

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Raleigh Egypt Middle School  
4215 Alice Ann Drive  
Memphis, Tennessee 38128

**PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, Maryland 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

**BV CONTACT:**

*Andy Hupp  
Program Manager  
800.733.0660 x-7296632  
[Andy.Hupp@bureauveritas.com](mailto:Andy.Hupp@bureauveritas.com)*

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*September 30, 2024*

**ON SITE DATE:**

*August 28, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Middle School
<b>Number of Buildings</b>	2
<b>Main Address</b>	4215 Alice Ann Drive, Memphis, Tennessee 38128
<b>Site Developed</b>	1979
<b>Site Area</b>	6.97 acres (estimated)
<b>Parking Spaces</b>	80 total spaces all in open lots; 1 of which are accessible
<b>Outside Occupants/Leased Spaces</b>	None
<b>Date(s) of Visit</b>	August 28, 2024
<b>Management Point of Contact</b>	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
<b>On-site Point of Contact (POC)</b>	Percy Eilzey 901.558.6587
<b>Assessment and Report Prepared By</b>	Christopher Mosley
<b>Reviewed By</b>	Al Diefert Technical Report Reviewer for Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bureauveritas.com">Andy.Hupp@bureauveritas.com</a> 800.733.0660 x7296632
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

The facility was originally constructed in 1979. The Annex building was later added in 2001. The facilities have had minimal renovations since the time of construction.

### Architectural

Due to good maintenance practices the facilities have been well maintained. The facilities appear structurally sound, with no structural-related deficiencies reported or observed. The exterior wall consists of brick with aluminum windows. Throughout the exterior wall surface the joints have missing mortar and repairs are recommended. The modified bituminous roof has lots of granule loss. It was reported by the point of contact that when it rains roof granules wash away off the side of the building. The interior finishes are generally in good condition. The gymnasium floor was observed to have water damage throughout its surface. It was reported and observed to have possible mold on the walls inside and near stairwell 2C. The exterior and interior finishes have generally been replaced as needed and is anticipated for lifecycle replacement based on useful life and normal wear.

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

The MEPF systems and components appear to have been well maintained. The HVAC equipment varies in age and condition throughout the facilities. The components consist of boilers, an air-cooled chiller, air handlers, packaged unit's unit ventilators and split systems for heating and cooling. It was reported that a new HVAC replacement project is planned for the near future.

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. The hot water is supplied by domestic boilers with water heaters

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The of the facilities have distribution panels fed from the switchboard in the Annex building.

The A facility-wide fire suppression system and fire alarm system adequately serves the entire facility. Ongoing routine maintenance of the MEPF equipment is recommended.

### Site

The overall landscaping of the site has been well maintained. The asphalt paved parking lots, and driveways have heavy weathering and potholes in isolated areas. In addition, Sections of the concrete curbs are beginning to deteriorate. Continued routine maintenance is recommended.

### Recommended Additional Studies

The exterior wall is in poor condition. A section if the exterior wall is bulging and missing mortar. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The interior wall is in poor condition. The wall in and around stairwell C has suspected mold growth. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair for mold remediation is also included.

## Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Raleigh Egypt Middle School / Annex Building (2001)	\$400	26,100	\$10,440,000	0.0%	0.1%	0.4%	8.7%
Raleigh Egypt Middle School / Main Building (1979)	\$400	109,200	\$43,680,000	0.3%	1.3%	1.6%	10.5%



Campus Level FCI:

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

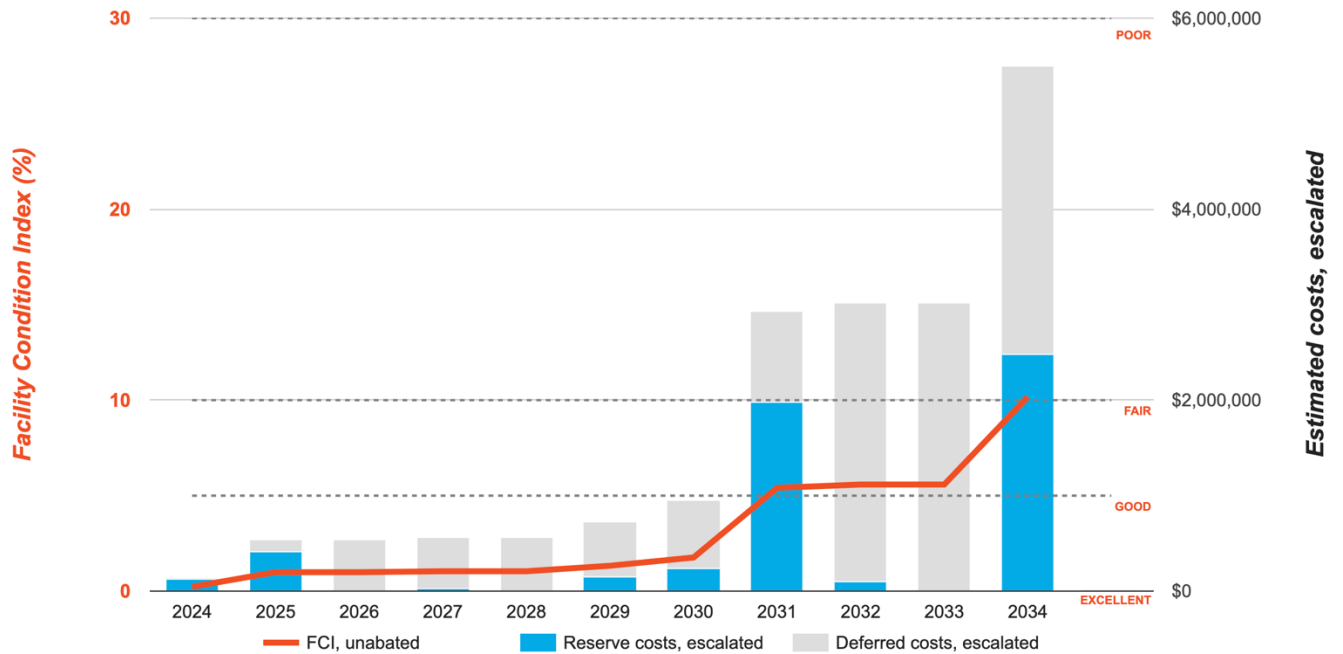
**Needs by Year with Unaddressed FCI Over Time**

**FCI Analysis: Raleigh Egypt Middle School**

Replacement Value: \$54,120,000

Inflation Rate: 3.0%

Average Needs per Year: \$500,400



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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	\$9,000	-	-	-	-	\$9,000
Facade	\$99,700	-	-	-	\$3,553,800	\$3,653,500
Roofing	-	-	-	\$679,700	\$173,900	\$853,600
Interiors	-	\$190,900	\$57,000	\$882,300	\$1,867,700	\$2,997,900
Conveying	-	-	-	\$120,000	\$220,300	\$340,200
Plumbing	-	-	\$32,200	\$36,400	\$734,200	\$802,800
HVAC	-	\$6,200	-	\$1,154,200	\$1,414,500	\$2,574,900
Fire Protection	-	-	-	\$164,000	\$876,200	\$1,040,200
Electrical	-	-	\$8,300	\$838,600	\$708,100	\$1,555,000
Fire Alarm & Electronic Systems	-	-	-	\$857,300	-	\$857,300
Equipment & Furnishings	-	-	\$72,400	\$36,300	\$344,500	\$453,200
Site Utilities	-	-	-	-	\$83,100	\$83,100
Site Pavement	-	\$217,800	\$12,300	\$14,300	\$35,700	\$280,100
Follow-up Studies	\$15,000	-	-	-	-	\$15,000
<b>TOTALS (3% inflation)</b>	<b>\$123,700</b>	<b>\$414,900</b>	<b>\$182,200</b>	<b>\$4,783,100</b>	<b>\$10,011,800</b>	<b>\$15,515,700</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Raleigh Egypt Middle School / Annex Building	1	\$700
Raleigh Egypt Middle School / Main Building	5	\$123,000
<b>Total</b>	<b>6</b>	<b>\$123,700</b>

### Annex Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8129916	Raleigh Egypt Middle School / Annex Building	Breezeway	B2010	Caulking, Window Edge/Trim, per LF, Replace	Poor	Performance/Integrity	\$700
<b>Total (1 items)</b>							<b>\$700</b>

### Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8129747	Raleigh Egypt Middle School / Main Building	Building Exterior	B1080	Stairs, Concrete/Masonry, Exterior, Repair	Poor	Performance/Integrity	\$9,000
8129733	Raleigh Egypt Middle School / Main Building	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$99,000
8129743	Raleigh Egypt Middle School / Main Building	Stairwell 2C	P2030	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	Poor	Environmental	\$4,500
8129725	Raleigh Egypt Middle School / Main Building	Stairwell 2C	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	Poor	Environmental	\$3,500
8129760	Raleigh Egypt Middle School / Main Building	Building Exterior	P2030	Engineering Study, Structural, General Design, Design	Poor	Performance/Integrity	\$7,000
<b>Total (5 items)</b>							<b>\$123,000</b>

Key Findings



**Exterior Walls in Poor condition.**

Brick  
Raleigh Egypt Middle School Main Building  
Exterior

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

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$99,000

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In various areas throughout the exterior wall the brick joints has broken or missing mortar - AssetCALC ID: 8129733



**Parking Lots in Poor condition.**

Curb and Gutter, Concrete  
Raleigh Egypt Middle School Main Building Site

Uniformat Code: G2020  
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

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Sections of the curbs are heavily deteriorated - AssetCALC ID: 8129735



**Piping and Valves in Poor condition.**

Fiberglass Insulation, HVAC Chilled Water  
Raleigh Egypt Middle School Main Building  
Throughout Building

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

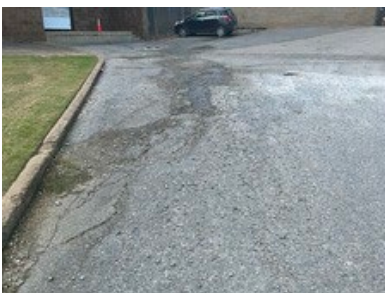
Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

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Condensation from pipes is leaking on to suspended ceiling tiles - AssetCALC ID: 8129746



**Parking Lots in Poor condition.**

Pavement, Asphalt  
Raleigh Egypt Middle School Main Building Site

Uniformat Code: G2020  
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$210,000

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The parking lot has heavy weathering and pothole throughout its surface - AssetCALC ID: 8129739



**Caulking in Poor condition.**

Window Edge/Trim, per LF  
Raleigh Egypt Middle School Annex Building  
Breezeway

Uniformat Code: B2010  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Windows in breezeway leaks when it rains. - AssetCALC ID: 8129916



**Recommended Follow-up Study: Structural, General Design**

Structural, General Design  
Raleigh Egypt Middle School Main Building  
Exterior

Uniformat Code: P2030  
Recommendation: **Design in 2024**

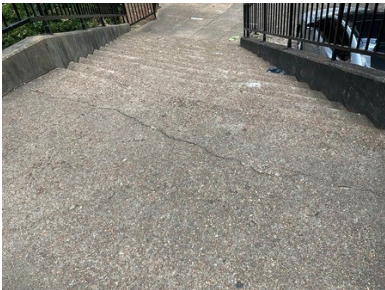
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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The bottom wall is building and missing mortar. I'm not sure it's a structural defect and a general repair - AssetCALC ID: 8129760



**Stairs in Poor condition.**

Concrete/Masonry, Exterior  
Raleigh Egypt Middle School Main Building  
Exterior

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Some stairs are broken and cracked in isolated areas - AssetCALC ID: 8129747



**Flooring in Poor condition.**

Maple Sports Floor  
Raleigh Egypt Middle School Main Building  
Gymnasium

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$185,300

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The gym floor has worn areas throughout it's surface. - AssetCALC ID: 8129696



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

Environmental, Remediation of Suspect Fungal Growth  
Raleigh Egypt Middle School Main Building  
Stairwell 2C

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$4,500

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Uniformat Code: P2030  
Recommendation: **Remove in 2024**

The stairwell and walls has fungal growth - AssetCALC ID: 8129743



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

Environmental, Analysis of Suspect Fungal Growth  
Raleigh Egypt Middle School Main Building  
Stairwell 2C

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

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

It was reported that mildew or mold caused by poor air quality - AssetCALC ID: 8129725

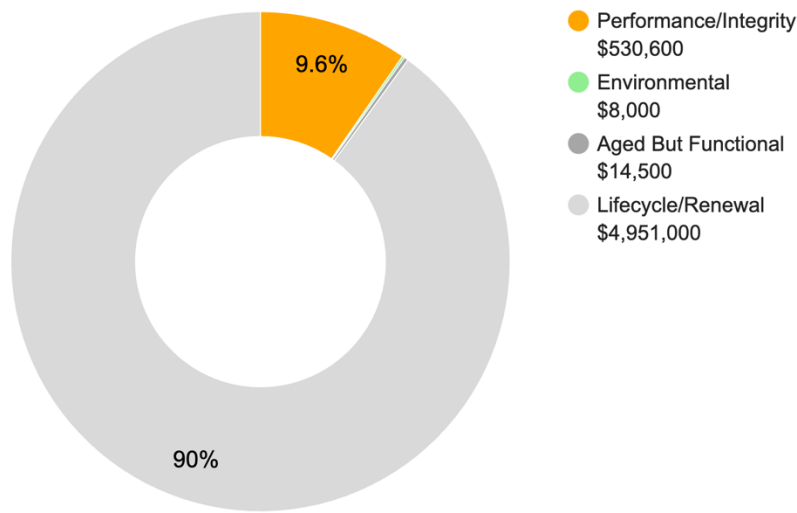
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,504,100



## 2. Main Building



### Main Building: Systems Summary

<b>Constructed/Renovated</b>	1979	
<b>Building/Group Size</b>	109,200 SF	
<b>Number of Stories</b>	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted lath and plaster and painted CMU Floors: VCT, ceramic tile, quarry tile, wood strip, and unfinished concrete Ceilings: Painted gypsum board, ACT and unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 2 hydraulic cars serving all floors Wheelchair lifts	Fair
<b>Plumbing</b>	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Air handlers and unit ventilators	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

<b>Main Building: Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Possible structural settlement, missing mortar on exterior walls, suspect interior mold issues, condensation leaking supply piping, poor gym floor	

### 3. Annex Building



#### Annex Building: Systems Summary

<b>Constructed/Renovated</b>	2001	
<b>Building Size</b>	26,100 SF	
<b>Number of Stories</b>	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply EPDM membrane	Fair
<b>Interiors</b>	Walls: Painted CMU and ceramic tile Floors: VCT and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper and Galvanized iron supply and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding unit ventilators Non-Central System: Split-system heat pumps and unit ventilators Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair

<b>Annex Building: Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Leaking windows in the interior breezeways	

## 4. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage chain link fencing Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED and metal halide Building-mounted: LED and halogen	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	Severe alligator cracking and potholes, broken curbs	

## 5. Property Space Use and Observed Areas

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### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed

## 6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1979. The facility has not since been substantially renovated.

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

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

## 7. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<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.

## 8. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 9. Certification

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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 Middle School, 4215 Alice Ann Drive, Memphis, Tennessee 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:** Christopher Mosley,  
Project Manager

**Reviewed by:**



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Al Diefert  
Technical Report Reviewer for  
Andy Hupp,  
Program Manager  
[Andy.Hupp@bureauveritas.com](mailto:Andy.Hupp@bureauveritas.com)  
800.733.0660 x7296632

## 10. Appendices

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



## Appendix A: Photographic Record

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### Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW



### Photographic Overview



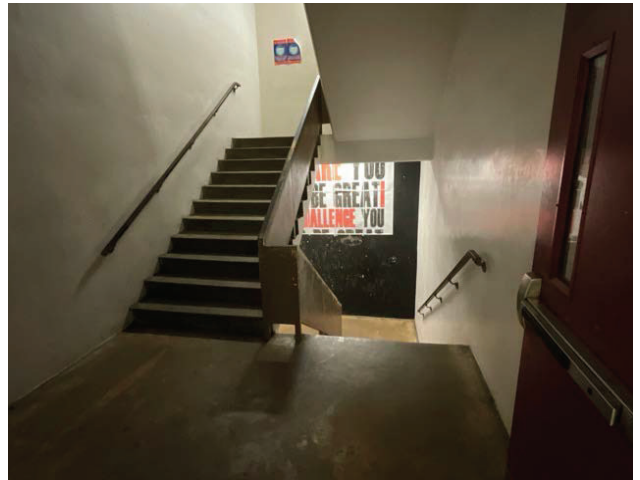
7 - HALLWAY



8 - HALLWAY



9 - OFFICE



10 - STAIRWELL



11 - KITCHEN



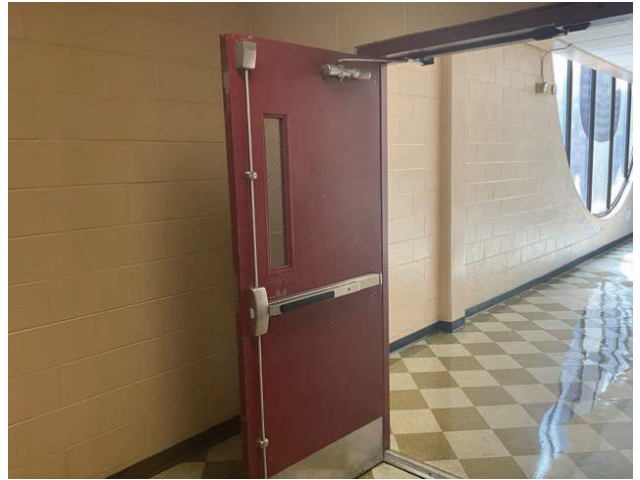
12 - CAFETERIA



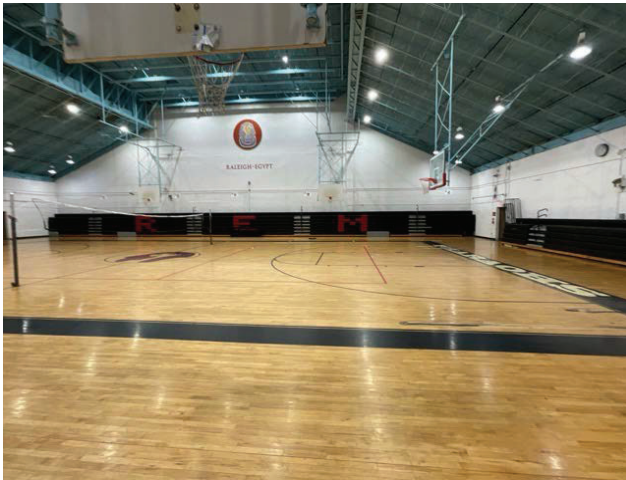
### Photographic Overview



13 - CAFETERIA SEATING AREA



14 - INTERIOR DOOR



15 - GYMNASIUM



16 - LOCKER ROOM



17 - CLASSROOM



18 - CLASSROOM



### Photographic Overview



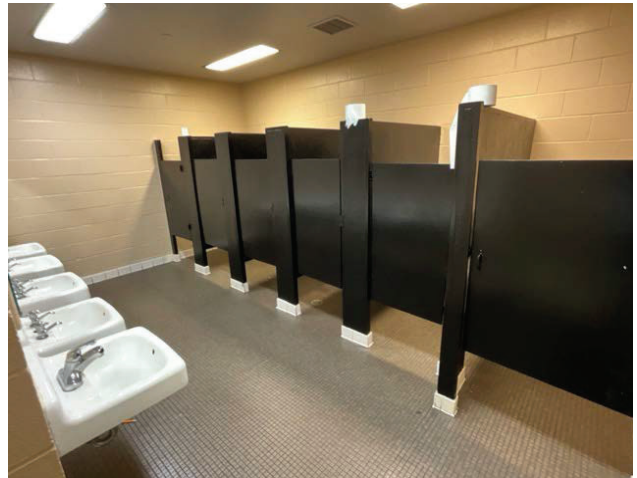
19 - CLASSROOM



20 - CLASSROOM



21 - PLUMBING FIXTURES



22 - PLUMBING FIXTURES



23 - WATER HEATER



24 - MECHANICAL ROOM



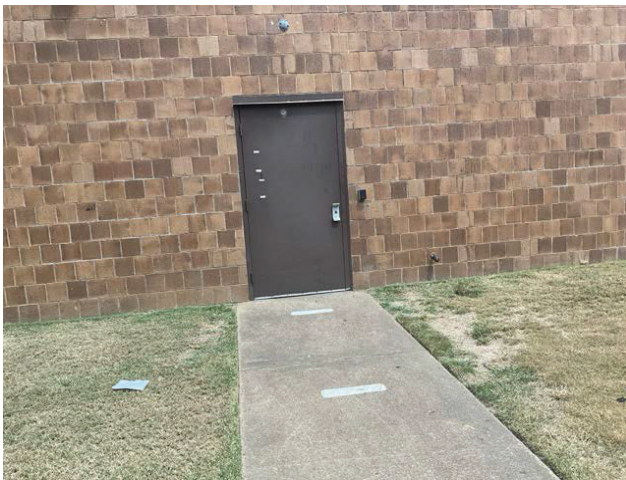
### Photographic Overview



25 - BOILERS



26 - HVAC DUCTWORK



27 - EXTERIOR DOOR



28 - PARKING OVERVIEW



29 - PROPERTY SIGNAGE



30 - SITE LIGHTING OVERVIEW





## Appendix B: Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	163745.23R000-157.354	Raleigh Egypt Middle School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	August 28, 2024	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Raleigh Egypt Middle School

**Name of person completing form:** Percy Ellzey

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

**Length of time associated w/ property:** 1 year

**Date Completed:** August 27, 2024

**Phone Number:** 901-558-6587

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

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1979	Renovated	
2	Building size in SF	109,200	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New HVAC is planned		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				
8	Are there any wall, window, basement or roof leaks?	X				Sky brigde leaks when it rains
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Down on the lower level
10	Are your elevators unreliable, with frequent service calls?		X			One elevator is really old
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				A few rooms are not cooled properly
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Raleigh Egypt Middle School

**BV Project Number:** 163745.23R000-157.354

Facility History and Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Raleigh Egypt Middle School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes	NA			
Playgrounds and Swimming Pools	NA			
Other	NA			

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

# Raleigh Egypt Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



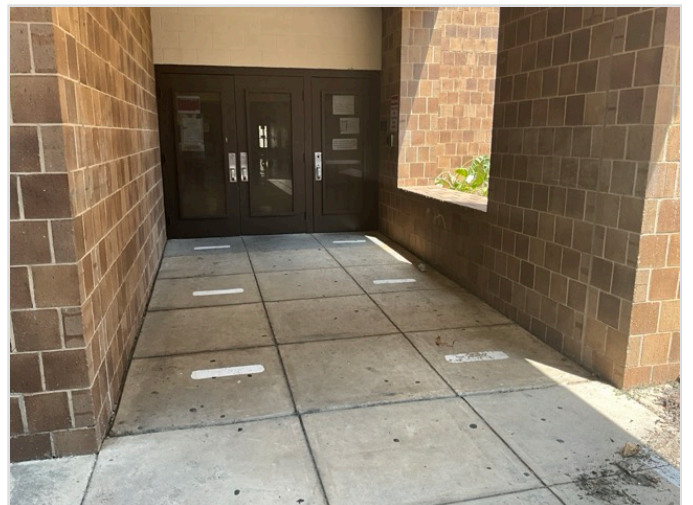
ACCESSIBLE PATH



SECOND PATHWAY



MAIN ENTRANCE

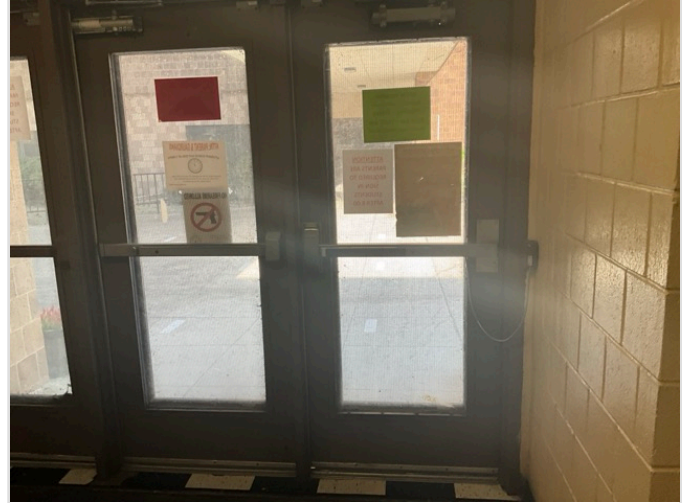


ADDITIONAL ENTRANCE

## Raleigh Egypt Middle School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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## Component Condition Report | Raleigh Egypt Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Building Exterior	Poor	Stairs, Concrete/Masonry, Exterior, Repair	300 SF	0	8129747
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	73,200 SF	30	8129732
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	3,000 SF	0	8129733
B2020	Building Exterior	Good	Glazing, any type, by SF	31,400 SF	20	8129701
B2020	Throughout Building	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	15	8129767
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	8129676
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	8129730
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	54,600 SF	7	8129753
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,000 SF	11	8129714
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	10	8129762
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	20	15	8129758
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	10	15	8129679
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	50	15	8129736
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	73,700 SF	11	8129707
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200 LF	10	8129674
C1090	Restrooms	Fair	Toilet Partitions, Wood	30	10	8129697
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	98,300 SF	6	8129692
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	76,400 SF	7	8129723
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	10,900 SF	20	8129722
C2030	Gymnasium	Poor	Flooring, Maple Sports Floor	10,900 SF	1	8129696

## Component Condition Report | Raleigh Egypt Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Quarry Tile	5,500 SF	20	8129755
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	24,600 SF	5	8129713
<b>Conveying</b>						
D1010	Room 201	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	15	8129715
D1010	Room 203	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	2	11	8129708
D1010	1st Fl	Fair	Elevator Cab Finishes, Standard	1	8	8129695
D1010	Throughout Building	Fair	Elevator Cab Finishes, Standard	1	8	8129666
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	109,200 SF	21	8129721
D2010	Site Utility Areas	Fair	Boiler, Gas, Domestic	1	15	8129740
D2010	Restrooms	Fair	Urinal, Standard	10	15	8129757
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water, 80 to 150 GAL	1	21	8129672
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	20	15	8129728
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	20	10	8129684
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	20	13	8129717
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	8129719
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	15	8129754
D2030	Roof	Fair	Supplemental Components, Drains, Roof	10	16	8129710
<b>HVAC</b>						
D3030	Hallways & Common Areas	Fair	Unit Ventilator, approx/nominal 2 Ton	20	7	8129702
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	50	10	8129749
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	109,200 SF	26	8129703
D3050	Throughout Building	Poor	Piping & Valves, Fiberglass Insulation, HVAC Chilled Water	1,000 LF	1	8129746
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	109,200 SF	15	8129686
D3050	Mechanical Room 205M	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	19	8129745

## Component Condition Report | Raleigh Egypt Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical Room 205M	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	19	8129724
D3050	Mechanical Room 205M	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	19	8129677
D3050	Mechanical Room 208M	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	24	8129675
D3050	Mechanical Room 205M	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU ]	1	19	8129729
D3050	Mechanical Room 205M	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	24	8129741
D3050	Mechanical Room 208M	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	24	8129665
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	8129751
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	10	8129709
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	8129742
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	8	8129700
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	8129752
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	109,200 SF	10	8129663
D4010	Sprinkler Room	Fair	Backflow Preventer, Fire Suppression	1	10	8129678
D4010	Sprinkler Room	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	109,200 SF	16	8129687
<b>Electrical</b>						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	8129693
D5020	Mechanical Room 216 M	Fair	Secondary Transformer, Dry, Stepdown	1	10	8129768
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown [TRANSFORMER TCRA]	1	15	8129699
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	15	8129763
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	15	8129690
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8129727
D5020	Mechanical Room 216 M	Fair	Distribution Panel, 277/480 V	1	15	8129671
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	8129706
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	109,200 SF	15	8129694

## Component Condition Report | Raleigh Egypt Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	109,200 SF	10	8129766
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	40	11	8129688
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	8129683
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	109,200 SF	10	8129744
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	109,200 SF	7	8129668
D7050	Office Areas	Fair	Fire Alarm Panel, Multiplex	1	7	8129662
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	109,200 SF	10	8129711
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8129765
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8129691
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	8129720
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	8129756
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	8129669
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	8129759
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8129705
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	8129667
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	12	8129764
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	8129731
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	8129726
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8129748
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8129685
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	8129718
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8129670
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	12	8129712

## Component Condition Report | Raleigh Egypt Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8129734
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	8129689
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8129673
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8129664
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8129681
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	12	8129704
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	12	8129682
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8129738
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	7	15	8129680
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	11	8129750
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	100	11	8129716
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	3	8129737
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,000 SF	1	8129739
G2020	Site	Poor	Parking Lots, Curb & Gutter, Concrete	50 LF	1	8129735
<b>Sitework</b>						
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	15	11	8129761
<b>Follow-up Studies</b>						
P2030	Stairwell 2C	Poor	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	8129725
P2030	Stairwell 2C	Poor	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	150 SF	0	8129743
P2030	Building Exterior	Poor	Engineering Study, Structural, General Design, Design	1	0	8129760

## Component Condition Report | Raleigh Egypt Middle School / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						

## Component Condition Report | Raleigh Egypt Middle School / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Breezeway	Poor	Caulking, Window Edge/Trim, per LF	200 LF	0	8129916
B2010	Building Exterior	Fair	Exterior Walls, Brick	19,200 SF	30	8129892
B2020	Building Exterior	Fair	Glazing, any type, by SF	4,800 SF	15	8129937
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	20	8129955
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	9,000 SF	11	8129891
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	180 LF	10	8129935
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	20	8129904
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	16	8129954
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	23,500 SF	16	8129896
C1090	Restrooms	Fair	Toilet Partitions, Wood	14	10	8129941
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	3,900 SF	20	8129911
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	23,500 SF	6	8129923
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	4,700 SF	20	8129900
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	4,800 SF	8	8129922
<b>Conveying</b>						
D1010	1st floor	Fair	Elevator Cab Finishes, Standard	1	7	8129899
D1010	Elevator Control Room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	7	8129938
<b>Plumbing</b>						
D2010	Mechanical Room A215 M	Fair	Backflow Preventer, Domestic Water	1	10	8129895
D2010	Mechanical Room A103	Fair	Storage Tank, Domestic Water, 151 to 250 GAL	1	20	8129906
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	15	8129944
D2010	Mechanical Room A103	Fair	Boiler, Gas, Domestic	1	5	8129893
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	15	8129909

## Component Condition Report | Raleigh Egypt Middle School / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	6	15	8129934
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	26,100 SF	15	8129926
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	8	11	8129939
D2060	Mechanical Room A103	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	3	8129929
D2060	Mechanical Room A103	Fair	Air Compressor, Tank-Style	1	7	8129912
<b>HVAC</b>						
D3020	Mechanical Room A215M	Fair	Boiler, Gas, HVAC	1	7	8129920
D3020	Mechanical Room A103	Fair	Boiler Supplemental Components, Chemical Feed System	1	8	8129903
D3020	Mechanical Room A103	Good	Boiler, Gas, HVAC [B-2]	1	26	8129940
D3020	Mechanical Room A103	Fair	Boiler Supplemental Components, Expansion Tank	1	21	8129907
D3020	Mechanical Room A215M	Fair	Unit Heater, Hydronic	1	10	8129933
D3020	Mechanical Room A103	Good	Boiler, Gas, HVAC [B-1]	1	26	8129932
D3030	Hallways & Common Areas	Fair	Unit Ventilator, approx/nominal 2 Ton	6	10	8129949
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8129919
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	12	8129913
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	20	10	8129894
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	15	8129930
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8129902
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8129943
D3030	Mechanical Room A103	Fair	Chiller, Water-Cooled, 81 to 100 TON	1	15	8129915
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8129908
D3050	Mechanical RoomA315M	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	10	8129952
D3050	Mechanical Room A215M	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	10	8129901
D3050	Mechanical Room A103	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	11	8129898
D3050	Mechanical Room A215M	Fair	Pump, Distribution, HVAC Heating Water [P-3]	1	7	8129946

## Component Condition Report | Raleigh Egypt Middle School / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical Room A103	Fair	Pump, Distribution, HVAC Heating Water	1	11	8129905
D3050	Mechanical Room A215M	Fair	Pump, Distribution, HVAC Heating Water [P-4]	1	7	8129942
D3050	Mechanical Room A215M	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	10	8129953
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	26,100 SF	20	8129945
D3050	Mechanical Room A103	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	11	8129931
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	8129925
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	8129921
<b>Electrical</b>						
D5020	Mechanical Room A215M	Fair	Secondary Transformer, Dry, Stepdown [TRANSFORMER TED2]	1	16	8129917
D5020	Building Exterior	Fair	Primary Transformer, Liquid Filled, Property-Owned	1	15	8129914
D5020	Mechanical Room A215M	Fair	Distribution Panel, 120/208 V [PANEL ED2]	1	15	8129918
D5020	Mechanical Room A103	Fair	Secondary Transformer, Dry, Stepdown	1	3	8129951
D5020	Mechanical Room A103	Fair	Distribution Panel, 120/208 V	1	15	8129927
D5020	Mechanical Room A215M	Fair	Distribution Panel, 277/480 V	1	15	8129928
D5020	Mechanical Room A103	Fair	Secondary Transformer, Dry, Stepdown [CP2 TRANSFORMER]	1	15	8129950
D5020	Mechanical Room A103	Fair	Switchboard, 277/480 V	1	7	8129936
D5030	Mechanical Room A103	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	8129947
D5030	Mechanical Room A103	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Load Pump #2]	1	14	8129948
D5030	Mechanical Room A103	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	8129910
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	26,100 SF	11	8129924
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	26,100 SF	10	8129897

## Appendix F: Replacement Reserves

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Replacement Reserves Report



9/30/2024

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 Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Raleigh Egypt Middle School / Annex Building	\$700	\$0	\$0	\$14,424	\$0	\$26,084	\$42,090	\$352,482	\$45,224	\$0	\$431,558	\$256,651	\$142,576	\$0	\$8,017	\$1,249,957	\$223,857	\$29,090	\$0	\$0	\$499,029		\$3,321,738
Raleigh Egypt Middle School / Main Building	\$123,000	\$414,884	\$0	\$12,293	\$0	\$129,421	\$190,750	\$1,622,327	\$49,341	\$0	\$2,049,397	\$733,159	\$31,082	\$51,766	\$0	\$1,710,415	\$1,135,201	\$66,114	\$19,152	\$117,485	\$3,738,289		\$12,194,076
<b>Grand Total</b>	<b>\$123,700</b>	<b>\$414,884</b>	<b>\$0</b>	<b>\$26,717</b>	<b>\$0</b>	<b>\$155,505</b>	<b>\$232,840</b>	<b>\$1,974,808</b>	<b>\$94,564</b>	<b>\$0</b>	<b>\$2,480,956</b>	<b>\$989,810</b>	<b>\$173,658</b>	<b>\$51,766</b>	<b>\$8,017</b>	<b>\$2,960,372</b>	<b>\$1,359,058</b>	<b>\$95,204</b>	<b>\$19,152</b>	<b>\$117,485</b>	<b>\$4,237,318</b>		<b>\$15,515,814</b>

Raleigh Egypt Middle School

Raleigh Egypt Middle School / Annex Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Breezeway	8129916	Caulking, Window Edge/Trim, per LF, Replace	0	0	0	200	LF	\$3.50	\$700	\$700																				\$700	
B2020	Building Exterior	8129937	Glazing, any type, by SF, Replace	30	15	15	4800	SF	\$55.00	\$264,000																\$264,000					\$264,000	
B2050	Building Exterior	8129955	Exterior Door, Steel, Standard, Replace	30	10	20	6	EA	\$600.00	\$3,600																		\$3,600		\$3,600		
B3010	Roof	8129891	Roofing, Single-Ply Membrane, EPDM, Replace	20	9	11	9000	SF	\$11.00	\$99,000												\$99,000									\$99,000	
B3020	Roof	8129935	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	180	LF	\$9.00	\$1,620										\$1,620											\$1,620	
C1030	Throughout Building	8129954	Interior Door, Steel, Standard, Replace	40	24	16	10	EA	\$600.00	\$6,000																\$6,000					\$6,000	
C1030	Throughout Building	8129904	Interior Door, Wood, Solid-Core, Replace	40	20	20	15	EA	\$700.00	\$10,500																		\$10,500			\$10,500	
C1070	Throughout Building	8129896	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	23500	SF	\$3.50	\$82,250																\$82,250					\$82,250	
C1090	Restrooms	8129941	Toilet Partitions, Wood, Replace	20	10	10	14	EA	\$500.00	\$7,000											\$7,000										\$7,000	
C2010	Throughout Building	8129911	Wall Finishes, Ceramic Tile, Replace	40	20	20	3900	SF	\$18.00	\$70,200																		\$70,200			\$70,200	
C2010	Throughout Building	8129923	Wall Finishes, any surface, Prep & Paint	10	4	6	23500	SF	\$1.50	\$35,250						\$35,250										\$35,250					\$35,250	
C2030	Throughout Building	8129900	Flooring, Ceramic Tile, Replace	40	20	20	4700	SF	\$18.00	\$84,600																		\$84,600			\$84,600	
C2030	Throughout Building	8129922	Flooring, Vinyl Tile (VCT), Replace	15	7	8	4800	SF	\$5.00	\$24,000												\$24,000									\$24,000	
D1010	1st floor	8129899	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,000.00	\$9,000												\$9,000										\$9,000
D1010	Elevator Control Room	8129938	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	23	7	1	EA	\$70,000.00	\$70,000												\$70,000										\$70,000
D2010	Mechanical Room A103	8129906	Storage Tank, Domestic Water, 151 to 250 GAL, Replace	30	10	20	1	EA	\$3,000.00	\$3,000																		\$3,000			\$3,000	
D2010	Mechanical Room A103	8129893	Boiler, Gas, Domestic, Replace	25	20	5	1	EA	\$22,500.00	\$22,500						\$22,500																\$22,500
D2010	Mechanical Room A215 M	8129895	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400
D2010	Throughout Building	8129926	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	26100	SF	\$11.00	\$287,100																\$287,100						\$287,100
D2010	Throughout Building	8129939	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	8	EA	\$1,200.00	\$9,600												\$9,600										\$9,600
D2010	Restrooms	8129944	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	16	EA	\$1,100.00	\$17,600																\$17,600						\$17,600
D2010	Restrooms	8129909	Toilet, Commercial Water Closet, Replace	30	15	15	18	EA	\$1,300.00	\$23,400																\$23,400						\$23,400
D2010	Restrooms	8129934	Urinal, Standard, Replace	30	15	15	6	EA	\$1,100.00	\$6,600																\$6,600						\$6,600
D2060	Mechanical Room A103	8129929	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	17	3	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600
D2060	Mechanical Room A103	8129912	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	\$10,600.00	\$10,600							\$10,600															\$10,600
D3020	Mechanical Room A215M	8129920	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	\$50,800.00	\$50,800							\$50,800															\$50,800
D3020	Mechanical Room A215M	8129933	Unit Heater, Hydronic, Replace	20	10	10	1	EA	\$1,700.00	\$1,700											\$1,700											\$1,700
D3020	Mechanical Room A103	8129903	Boiler Supplemental Components, Chemical Feed System, Replace	15	7	8	1	EA	\$11,700.00	\$11,700											\$11,700											\$11,700
D3030	Building Exterior	8129913	Chiller, Air-Cooled, Replace	25	13	12	1	EA	\$100,000.00	\$100,000												\$100,000										\$100,000
D3030	Building Exterior	8129930	Cooling Tower, (Typical) Open Circuit, Replace	25	10	15	1	EA	\$53,600.00	\$53,600																\$53,600						\$53,600
D3030	Mechanical Room A103	8129915	Chiller, Water-Cooled, 81 to 100 TON, Replace	25	10	15	1	EA	\$110,000.00	\$110,000																\$110,000						\$110,000
D3030	Building Exterior	8129919	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$3,400.00	\$3,400							\$3,400															\$3,400
D3030	Building Exterior	8129902	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,000.00	\$4,000							\$4,000															\$4,000
D3030	Building Exterior	8129943	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
D3030	Building Exterior	8129908	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,000.00	\$4,000							\$4,000															\$4,000
D3030	Hallways & Common Areas	8129949	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	6	EA	\$7,400.00	\$44,400												\$44,400										\$44,400
D3030	Classrooms General	8129894	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	20	EA	\$7,400.00	\$148,000												\$148,000										\$148,000
D3050	Mechanical Room A215M	8129946	Pump, Distribution, HVAC Heating Water, Replace	15	8	7	1	EA	\$5,100.00	\$5,100							\$5,100															\$5,100
D3050	Mechanical Room A215M	8129942	Pump, Distribution, HVAC Heating Water, Replace	15	8	7	1	EA	\$5,100.00	\$5,100							\$5,100															\$5,100
D3050	Mechanical Room A215M	8129901	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$6,100.00	\$6,100												\$6,100										\$6,100
D3050	Mechanical Room A215M	8129953	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$6,100.00	\$6,100												\$6,100										\$6,100
D3050	Mechanical Room A103	8129898	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	14	11	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600
D3050	Mechanical Room A103	8129905	Pump, Distribution, HVAC Heating Water, Replace	25	14	11	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600
D3050	Mechanical																															



Replacement Reserves Report



9/30/2024

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		
D3050	Mechanical Room 205M	8129724	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	6	19	1	EA	\$22,000.00	\$22,000																					\$22,000	\$22,000		
D3050	Mechanical Room 205M	8129677	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	6	19	1	EA	\$15,000.00	\$15,000																						\$15,000	\$15,000	
D3050	Mechanical Room 205M	8129729	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	6	19	1	EA	\$15,000.00	\$15,000																						\$15,000	\$15,000	
D3060	Roof	8129700	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	12	8	1	EA	\$3,000.00	\$3,000									\$3,000														\$3,000	
D3060	Roof	8129751	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400											\$2,400												\$2,400	
D3060	Roof	8129709	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	\$3,000.00	\$3,000											\$3,000												\$3,000	
D3060	Roof	8129742	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400											\$2,400												\$2,400	
D3060	Roof	8129752	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400											\$2,400												\$2,400	
D4010	Sprinkler Room	8129678	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	\$5,200.00	\$5,200												\$5,200											\$5,200	
D4010	Throughout Building	8129663	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	109200	SF	\$1.07	\$116,844											\$116,844												\$116,844	
D4010	Sprinkler Room	8129687	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	24	16	109200	SF	\$5.00	\$546,000																\$546,000							\$546,000	
D5020	Utility Rooms/Areas	8129727	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000															\$10,000	
D5020	Mechanical Room 216 M	8129768	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$10,000.00	\$10,000											\$10,000												\$10,000	
D5020	Mechanical Room	8129693	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																							\$6,700	
D5020	Mechanical Room	8129699	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,000.00	\$6,000																							\$6,000	
D5020	Mechanical Room	8129706	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																							\$6,700	
D5020	Electrical Room	8129763	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$5,300.00	\$5,300																							\$5,300	
D5020	Mechanical Room	8129690	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$10,000.00	\$10,000																							\$10,000	
D5020	Mechanical Room 216 M	8129671	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$10,000.00	\$10,000																							\$10,000	
D5030	Throughout Building	8129694	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	109200	SF	\$2.50	\$273,000																							\$273,000	
D5040	Building Exterior	8129683	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6	EA	\$600.00	\$3,600											\$3,600												\$3,600	
D5040	Throughout Building	8129766	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	109200	SF	\$4.50	\$491,400											\$491,400												\$491,400	
D5040	Gymnasium	8129688	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	40	EA	\$220.00	\$8,800												\$8,800											\$8,800	
D6060	Throughout Building	8129744	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	109200	SF	\$1.50	\$163,800											\$163,800												\$163,800	
D7030	Throughout Building	8129668	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	109200	SF	\$2.00	\$218,400																							\$218,400	
D7050	Office Areas	8129662	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,000.00	\$4,000																							\$4,000	
D7050	Throughout Building	8129711	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	109200	SF	\$2.00	\$218,400											\$218,400												\$218,400	
E1030	Kitchen	8129765	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280																	\$8,280	
E1030	Kitchen	8129691	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280																	\$8,280	
E1030	Kitchen	8129667	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600																					\$3,600		\$7,200	
E1030	Kitchen	8129726	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	\$10,500.00	\$10,500																							\$10,500	
E1030	Kitchen	8129748	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280																							\$8,280	
E1030	Kitchen	8129718	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	\$21,500.00	\$21,500						\$21,500																	\$21,500	
E1030	Kitchen	8129738	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	\$2,000.00	\$2,000																							\$2,000	
E1030	Kitchen	8129705	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000																\$2,000	
E1030	Kitchen	8129689	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600																\$4,600	
E1030	Kitchen	8129673	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000																							\$2,000	
E1030	Kitchen	8129664	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000																							\$2,000	
E1030	Kitchen	8129681	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700																	\$1,700
E1030	Kitchen	8129685	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$4,500.00	\$4,500																								\$4,500
E1030	Kitchen	8129670	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$4,500.00	\$4,500																								\$4,500
E1030	Kitchen	8129734	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00	\$1,700																								\$1,700
E1030	Kitchen	8129669	Foodservice Equipment, Ice maker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$6,700																								\$6,700
E1030	Kitchen	8129759	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	\$4,600.00	\$4,600												\$4,600												\$4,600
E1030	Kitchen	8129764	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600																								\$4,600
E1030	Kitchen	8129712	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300																								\$6,300
E1030	Kitchen	8129704	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600																								\$4,600
E1030	Kitchen	8129682	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300																								\$6,300
E1030	Kitchen	8129720	Sink/Lavatory, Commercial Kitchen, 3-Bowl,																															

Replacement Reserves Report



9/30/2024

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
G2020	Site	8129735	Parking Lots, Curb & Gutter, Concrete, Replace	50	49	1	50	LF	\$30.00 \$1,500		\$1,500																				\$1,500
G4050	Site	8129761	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	15	EA	\$4,000.00 \$60,000											\$60,000											\$60,000
P2030	Building Exterior	8129760	Engineering Study, Structural, General Design, Design	0	0	0	1	EA	\$7,000.00 \$7,000	\$7,000																					\$7,000
P2030	Stairwell 2C	8129725	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	\$3,500.00 \$3,500	\$3,500																					\$3,500
P2030	Stairwell 2C	8129743	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	0	0	0	150	SF	\$30.00 \$4,500	\$4,500																					\$4,500
<b>Totals, Unescalated</b>										\$123,000	\$402,800	\$0	\$11,250	\$0	\$111,640	\$159,750	\$1,319,100	\$38,950	\$0	\$1,524,944	\$529,650	\$21,800	\$35,250	\$0	\$1,097,850	\$707,420	\$40,000	\$11,250	\$67,000	\$2,069,800	\$8,271,454
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$123,000	\$414,884	\$0	\$12,293	\$0	\$129,421	\$190,750	\$1,622,327	\$49,341	\$0	\$2,049,397	\$733,159	\$31,082	\$51,766	\$0	\$1,710,415	\$1,135,201	\$66,114	\$19,152	\$117,485	\$3,738,289	\$12,194,076

## Appendix G: Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129938	D1010	<b>Passenger Elevator</b>	Hydraulic, 3 Floors	2500 LB	Raleigh Egypt Middle School / Annex Building	Elevator Control Room	Shindler	No dataplate	No dataplate	2001		
2	8129708	D1010	<b>Passenger Elevator</b>	Hydraulic, 3 Floors, 1500 to 2500 LB	2500 LB	Raleigh Egypt Middle School / Main Building	Room 203	ThyssenKrupp	EP09520	P98020	2005		2
3	8129715	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise	750 LB	Raleigh Egypt Middle School / Main Building	Room 201	Savaria	No dataplate	V1504P0111016989	2001		

**D20 Plumbing**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129906	D2010	<b>Storage Tank</b>	Domestic Water, 151 to 250 GAL	175 GAL	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	State Industries, Inc.	PVG020000VSA125	1445M001377	2014		
2	8129672	D2010	<b>Storage Tank</b>	Domestic Water, 80 to 150 GAL	119 GAL	Raleigh Egypt Middle School / Main Building	Utility Rooms/Areas	A. O. Smith	TJV 120A 000	1533M001617	2015		
3	8129740	D2010	<b>Boiler</b>	Gas, Domestic	500 MBH	Raleigh Egypt Middle School / Main Building	Site Utility Areas	Raypak	H3-0514A	1404377426	2014		

4	8129893	D2010	<b>Boiler</b>	Gas, Domestic	500 MBH	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Raypak	T05546	No dataplate	1994
5	8129895	D2010	<b>Backflow Preventer</b>	Domestic Water	1 IN	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215 M	Watts Regulator	QT	Illegible	1995
6	8129912	D2060	<b>Air Compressor</b>	Tank-Style	5 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Nemato	CG22	No dataplate	1995
7	8129929	D2060	<b>Supplemental Components</b>	Compressed Air Dryer, Process Support	100 CFM	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Ultra Force	Illegible	Illegible	1995

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129920	D3020	<b>Boiler</b>	Gas, HVAC	1500 MBH	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	Bryan Boilers	CL 150-W-GL	86921	2001		
2	8129932	D3020	<b>Boiler [B-1]</b>	Gas, HVAC	1500 MBH	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Cleaver-Brooks	CFC-E	604369600064	2020		
3	8129940	D3020	<b>Boiler [B-2]</b>	Gas, HVAC	1500 MBH	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Cleaver-Brooks	CFC-E	604369600065	2020		

4	8129933	D3020	<b>Unit Heater</b>	Hydronic	15 MBH	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	Trane	Inaccessible	Inaccessible	2000
5	8129903	D3020	<b>Boiler Supplemental Components</b>	Chemical Feed System		Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Chemtreat inc	No dataplate	No dataplate	2010
6	8129907	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	100 GAL	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	No dataplate	No dataplate	No dataplate	2005
7	8129913	D3030	<b>Chiller</b>	Air-Cooled	70 TON	Raleigh Egypt Middle School / Annex Building	Building Exterior	Trane	RTAA0704XM01A3D 0BF.	U0ID00310	2001
8	8129915	D3030	<b>Chiller</b>	Water-Cooled, 81 to 100 TON	100 TON	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	York	YSCACAS2-CHC	SGEM-078510	1996
9	8129930	D3030	<b>Cooling Tower</b>	(Typical) Open Circuit	220 TON	Raleigh Egypt Middle School / Annex Building	Building Exterior	BAC	VTI-N220-0	96600828	1996
10	8129919	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1.5 TON	Raleigh Egypt Middle School / Annex Building	Building Exterior	Trane	TTB018C100A2.	R462UDYBF	2000
11	8129902	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	Raleigh Egypt Middle School / Annex Building	Building Exterior	Trane	TTA036D400A0	R434YJE3F	2000

12	8129943	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3.5 TON	Raleigh Egypt Middle School / Annex Building	Building Exterior	Trane	TTA042D400B0	Z0652YL3F	2001	
13	8129908	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	Raleigh Egypt Middle School / Annex Building	Building Exterior	Trane	TTA036D400A0	R434YJN3F	2000	
14	8129949	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 CFM	Raleigh Egypt Middle School / Annex Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1995	6
15	8129702	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 CFM	Raleigh Egypt Middle School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1995	20
16	8129894	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	500 CFM	Raleigh Egypt Middle School / Annex Building	Classrooms General	Inaccessible	Inaccessible	Inaccessible	1995	20
17	8129749	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	500 CFM	Raleigh Egypt Middle School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible		50
18	8129898	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	15 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	WEG	015180T3E254T-S	1042367515	2010	
19	8129931	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	10 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	WEG	No dataplate	No dataplate	2010	

20	8129905	D3050	<b>Pump</b>	Distribution, HVAC Heating Water	15 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	WEG	R015180T3E254TC-S	No dataplate	2010
21	8129901	D3050	<b>Pump [P-1]</b>	Distribution, HVAC Chilled or Condenser Water	5 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	U.S. Electrical Motors	Illegible	Illegible	1995
22	8129953	D3050	<b>Pump [P-2]</b>	Distribution, HVAC Chilled or Condenser Water	5 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	U.S. Electrical Motors	R337B	No dataplate	1995
23	8129946	D3050	<b>Pump [P-3]</b>	Distribution, HVAC Heating Water	3 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	U.S. Electrical Motors	R3338	No dataplate	1995
24	8129942	D3050	<b>Pump [P-4]</b>	Distribution, HVAC Heating Water	3 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	U.S. Electrical Motors	Illegible	Illegible	1995
25	8129675	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	5600 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 208M	Daikin Industries	CAH014GDCCM	FB0U180202030	2018
26	8129665	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	5600 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 208M	Daikin Industries	CAH014GDCCM	FB0U180202029	2018
27	8129729	D3050	<b>Air Handler [AHU ]</b>	Interior AHU, Easy/Moderate Access	2400 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 205M	Daikin Industries	Inaccessible	Inaccessible	2018

28	8129745	D3050	<b>Air Handler</b> [AHU-1]	Interior AHU, Easy/Moderate Access	2400 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 205M	Daikin Industries	Inaccessible		FB0U180202031	2018
29	8129677	D3050	<b>Air Handler</b> [AHU-3]	Interior AHU, Easy/Moderate Access	2400 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 205M	Daikin Industries	CAH006GDCM		FB0U1802020	2018
30	8129724	D3050	<b>Air Handler</b> [AHU-4]	Interior AHU, Easy/Moderate Access	2800 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 205M	Daikin Industries	CAH007GDCH		FB0U180202027	2018
31	8129952	D3050	<b>Air Handler</b> [AHU-5]	Interior AHU, Easy/Moderate Access	10000 CFM	Raleigh Egypt Middle School / Annex Building	Mechanical RoomA315M	Trane	MCCA025GAY0ABC000 J0ECA00C0AA000AC00AA0b00000000		K01C31783B	2001
32	8129741	D3050	<b>Air Handler</b> [AHU-5]	Interior AHU, Easy/Moderate Access	10000 CFM	Raleigh Egypt Middle School / Main Building	Mechanical Room 205M	Daikin Industries	CAH025GDCC		FB0U180202035	2018
33	8129921	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 10" Damper	500 CFM	Raleigh Egypt Middle School / Annex Building	Roof	No dataplate	No dataplate		No dataplate	1995
34	8129925	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	2000 CFM	Raleigh Egypt Middle School / Annex Building	Roof	Cook	245083		No dataplate	1995
35	8129751	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1000 CFM	Raleigh Egypt Middle School / Main Building	Roof	Illegible	Illegible		Illegible	1995

36	8129742	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1000 CFM	Raleigh Egypt Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1995
37	8129752	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1000 CFM	Raleigh Egypt Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1995
38	8129709	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	2001 CFM	Raleigh Egypt Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1995
39	8129700	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	5000 CFM	Raleigh Egypt Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000

**D40 Fire Protection**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129678	D4010	<b>Backflow Preventer</b>	Fire Suppression	3 IN	Raleigh Egypt Middle School / Main Building	Sprinkler Room	No dataplate	No dataplate	No dataplate	1995		

**D50 Electrical**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129914	D5020	<b>Primary Transformer</b>	Liquid Filled, Property-Owned	100 KVA	Raleigh Egypt Middle School / Annex Building	Building Exterior	No dataplate	No dataplate	No dataplate	1995		

2	8129693	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Raleigh Egypt Middle School / Main Building	Mechanical Room	Westinghouse	V4B M28 T30 H	T-79-F-03104	1995
3	8129768	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Raleigh Egypt Middle School / Main Building	Mechanical Room 216 M	Westinghouse	Illegible	T79G-3445	1995
4	8129951	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Westinghouse	V4826T45H	T-79-7-04019	1995
5	8129727	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Raleigh Egypt Middle School / Main Building	Utility Rooms/Areas	Westinghouse	V48 128 T75 G	T79G-3444	1995
6	8129706	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Raleigh Egypt Middle School / Main Building	Mechanical Room	Siemens	36 B	1-S-0552P02	2005
7	8129950	D5020	<b>Secondary Transformer</b> [CP2 TRANSFORMER]	Dry, Stepdown	15 KVA	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Cutler-Hammer	H48M28F15A	J00C1581	1995
8	8129699	D5020	<b>Secondary Transformer</b> [TRANSFORMER TCRA]	Dry, Stepdown	15 KVA	Raleigh Egypt Middle School / Main Building	Mechanical Room	General Electric	9T23B3871	No dataplate	2005
9	8129917	D5020	<b>Secondary Transformer</b> [TRANSFORMER TED2]	Dry, Stepdown	112.5 KVA	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	General Electric	9T23B3875	No dataplate	2010

10	8129936	D5020	<b>Switchboard</b>	277/480 V	2500 AMP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Westinghouse	No dataplate	MH-44488	1979
11	8129927	D5020	<b>Distribution Panel</b>	120/208 V	400 AMP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	Westinghouse	Illegible	Illegible	1995
12	8129763	D5020	<b>Distribution Panel</b>	277/480 V	400 AMP	Raleigh Egypt Middle School / Main Building	Electrical Room	Westinghouse	WEHB-30-CIR	MH-44488	1990
13	8129928	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	General Electric	No dataplate	No dataplate	1985
14	8129690	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	Raleigh Egypt Middle School / Main Building	Mechanical Room	Westinghouse	CDP	MH-44488	1995
15	8129671	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	Raleigh Egypt Middle School / Main Building	Mechanical Room 216 M	Westinghouse	CDP	PMIMH-44488	1995
16	8129918	D5020	<b>Distribution Panel</b> [PANEL ED2]	120/208 V	400 AMP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A215M	General Electric	AQF3424CBX	No dataplate	2000
17	8129947	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	15 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	ABB	ACH580-VCR-023A-4	2212407118	2021

18	8129910	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	15 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	ABB	ACH580-VCR-023A-4	2212407144	2021		
19	8129948	D5030	<b>Variable Frequency Drive</b> [Load Pump #2]	VFD, by HP of Motor	5 HP	Raleigh Egypt Middle School / Annex Building	Mechanical Room A103	ABB	No dataplate	No dataplate	2018		
20	8129688	D5040	<b>Standard Fixture w/ Lamp</b>	any type, w/ LED Replacement	100 W	Raleigh Egypt Middle School / Main Building	Gymnasium				2015		40

#### D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129662	D7050	<b>Fire Alarm Panel</b>	Multiplex		Raleigh Egypt Middle School / Main Building	Office Areas	Notifier	AFP-400	No dataplate	1995		

#### E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129765	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Raleigh Egypt Middle School / Main Building	Kitchen	Duke Manufacturing	E101-GV	F05243783	2007		
2	8129691	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Raleigh Egypt Middle School / Main Building	Kitchen	Duke Manufacturing	E102-GV	20ABJA0038	2005		

3	8129748	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double	Raleigh Egypt Middle School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2005
4	8129667	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Raleigh Egypt Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2005
5	8129718	E1030	<b>Foodservice Equipment</b>	Dishwasher Commercial	Raleigh Egypt Middle School / Main Building	Kitchen	Hobart	CRS66A	85-1027194 H	2000
6	8129685	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF	Raleigh Egypt Middle School / Main Building	Kitchen	Greenheck	CVD 16 SS	981	2000
7	8129670	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF	Raleigh Egypt Middle School / Main Building	Kitchen	Greenheck	CVD 16 SS	No dataplate	2000
8	8129705	E1030	<b>Foodservice Equipment</b>	Food Puree	Raleigh Egypt Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2015
9	8129673	E1030	<b>Foodservice Equipment</b>	Food Puree	Raleigh Egypt Middle School / Main Building	Kitchen	Delfield	F14E1572	1809150001336	2015
10	8129664	E1030	<b>Foodservice Equipment</b>	Food Puree	Raleigh Egypt Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2015

11	8129738	E1030	<b>Foodservice Equipment</b>	Food Puree	Raleigh Egypt Middle School / Main Building	Kitchen	Delfield	SH-5-NU	Inaccessible	2005
12	8129734	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Raleigh Egypt Middle School / Main Building	Kitchen	FWE	No dataplate	No dataplate	2015
13	8129681	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Raleigh Egypt Middle School / Main Building	Kitchen	FWE	No dataplate	No dataplate	2015
14	8129669	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	Raleigh Egypt Middle School / Main Building	Kitchen	Hoshizaki	DB-130H	L69778M	2005
15	8129759	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Raleigh Egypt Middle School / Main Building	Kitchen	ARES	MBF8002GR	MBF8002 GRAUS1 T0320073100040034	2020
16	8129689	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Raleigh Egypt Middle School / Main Building	Kitchen	ARES	R49-5	RASS1118081	2015
17	8129726	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Raleigh Egypt Middle School / Main Building	Kitchen	Sterling	SPG-6MF	07D0203	2007
18	8129712	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Raleigh Egypt Middle School / Main Building	Kitchen	Kolpak	Inaccessible	Inaccessible	2021

19	8129682	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Raleigh Egypt Middle School / Main Building	Kitchen	Kolpak	Inaccessible	Inaccessible	2021
20	8129764	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Raleigh Egypt Middle School / Main Building	Kitchen	Kolpak	Inaccessible	Inaccessible	2021
21	8129704	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Raleigh Egypt Middle School / Main Building	Kitchen	Kolpak	Inaccessible	Inaccessible	2021
22	8129756	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer	Raleigh Egypt Middle School / Main Building	Kitchen	Kolpak	No dataplate	410237541DW1	2021
23	8129731	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator	Raleigh Egypt Middle School / Main Building	Kitchen	Kolpak	No dataplate	410237541DW2	2021
24	8129720	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 3-Bowl	Raleigh Egypt Middle School / Main Building	Kitchen				1995