

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Richland Elementary
5440 Rich Road
Memphis, Tennessee 38120

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ON SITE DATE:

August 12, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	2
Main Address	5440 Rich Road, Memphis, Tennessee 38120
Site Developed	1957 Renovated 2009
Site Area	12 acres (estimated)
Parking Spaces	121 total spaces all in open lots; 6 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 12, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Lisa Beckwith
Assessment and Report Prepared By	Eric Fewson P.E., C.E.M.
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The main school site was developed in 1957 with the first major renovation project occurring around 2009. A major HVAC renovation occurred in 2014. The two-story classroom annex was built in 2018. Prior to Shelby County Schools, the site was operated by Memphis School District.

Architectural

The two-story school building was constructed in 1957. All windows were replaced around 1999, along with some floor and ceiling finishes around that time. The windows do show typical age wear and have had issues with leaking over the years. The roof membrane was replaced around 2015 and has some areas of leaking and ponding. There are still some original suspected ACM vinyl tile flooring remaining in the classrooms and hallways.

The neighboring classroom annex was recently constructed in 2018. Windows have ongoing water leaks due to defective installation. Only typical lifecycle interior replacements are budgeted and anticipated for remaining finishes.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Classrooms in the main school are cooled and ventilated by ceiling mounted unit ventilators and split condensers. The unit ventilators and condensers were installed around 2014 and are sufficient. However, mold and mildew are prevalent throughout the school and the HVAC system is believed to contribute to this problem. Classrooms in the annex building are heated and cooled by packaged rooftop units. The units are still relatively new and should only require standard maintenance for the long term. The main school underwent electrical upgrades around 2014; however, the school has occasional nuisance breaker trips due to lack of circuits in some spaces.

Site

Water ponding issues are common after heavy rainfalls adjacent to the main school. This has led to occasional flooding in some classrooms and damage to equipment and surfaces. Playground equipment and surfaces are overall sufficient but will require some new play surfacing in the in the next few years due to advanced wear.

Recommended Additional Studies

The site drainage system is in poor condition. Typical rain events lead to ponding, while heavy rain events leading to flooding within the school. 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. The cost of this study is included in the cost tables.

Excessive ponding on the roof has led to multiple areas of vegetation growth and ongoing roof leaks. It is recommended to hire a registered architect to ascertain the existing conditions and explore options for remediation. Due to the ambiguity of the required repair scopes at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

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

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

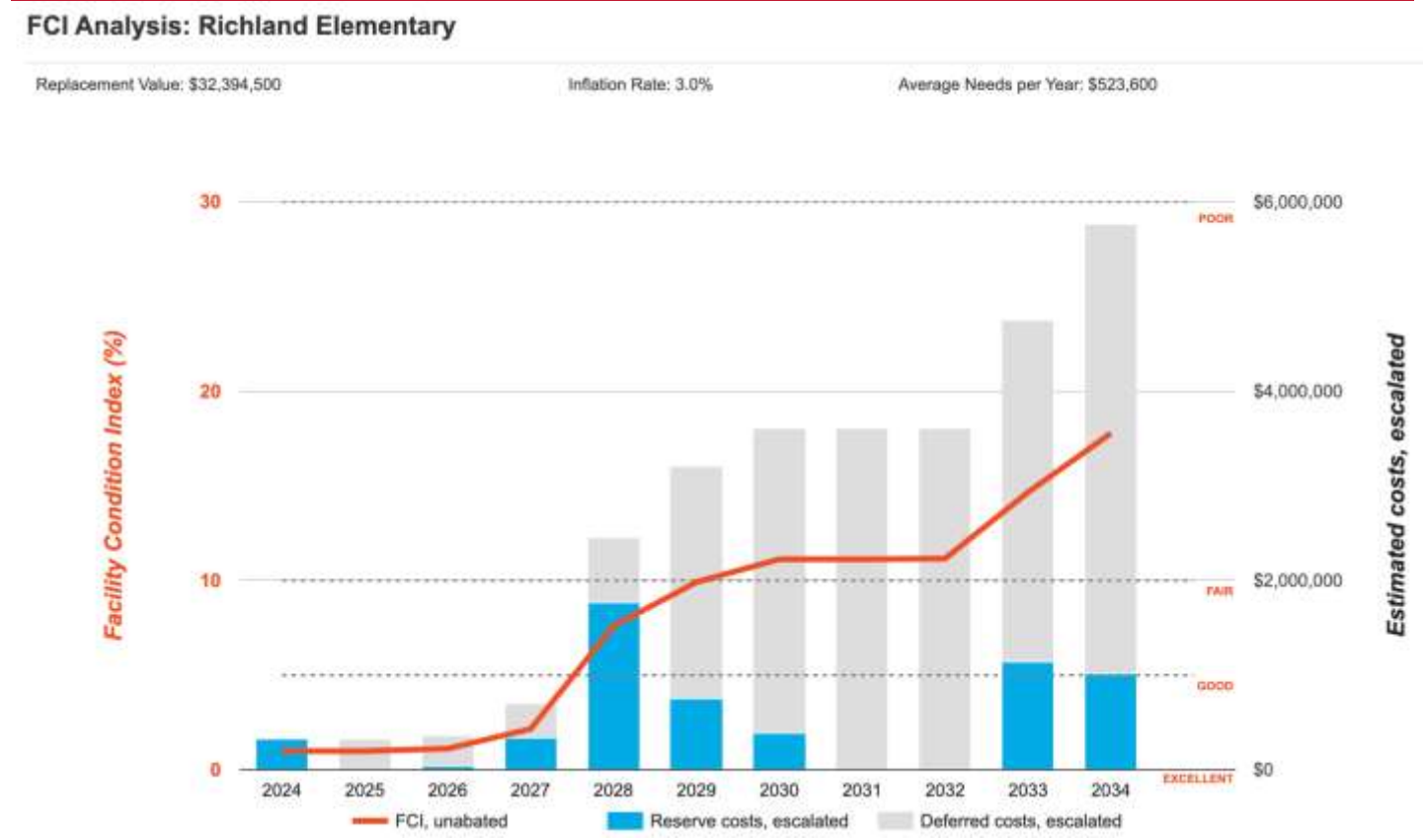
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Richland Elementary / Annex (2018)	\$400	22,000	\$8,800,000	0.0%	0.0%	0.6%	3.6%
Richland Elementary / Main Building (1957)	\$400	59,598	\$23,839,200	1.3%	2.9%	11.6%	20.2%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$1,900	-	\$2,600	\$4,500
Facade	-	-	\$4,500	-	\$857,200	\$861,700
Roofing	\$10,000	-	-	-	\$166,400	\$176,400
Interiors	\$160,000	-	\$719,000	\$436,200	\$1,280,400	\$2,595,700
Conveying	\$15,000	-	-	\$11,700	\$30,900	\$57,700
Plumbing	\$14,800	-	\$28,800	\$32,500	\$262,300	\$338,300
HVAC	-	\$15,500	\$293,900	\$678,000	\$581,300	\$1,568,600
Fire Protection	-	\$200	\$469,500	-	\$200	\$469,900
Electrical	-	\$13,600	\$325,900	\$94,100	\$252,600	\$686,200
Fire Alarm & Electronic Systems	\$98,300	-	\$223,700	\$1,028,500	\$303,000	\$1,653,500
Equipment & Furnishings	\$4,500	\$11,600	\$388,800	\$33,400	\$220,400	\$658,700
Special Construction & Demo	-	-	\$225,100	-	-	\$225,100
Site Development	-	-	\$64,000	\$201,200	\$262,400	\$527,600
Site Pavement	-	-	\$104,800	\$30,800	\$399,400	\$535,000
Follow-up Studies	\$19,000	-	-	-	-	\$19,000
TOTALS (3% Inflation)	\$321,600	\$40,800	\$2,849,900	\$2,546,500	\$4,619,100	\$10,377,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Richland Elementary / Main Building	10	\$314,600
Richland Elementary / Site	1	\$7,000
Total	11	\$321,600

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8023794	Richland Elementary / Main Building	Roof	B3010	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	Poor	Performance/Integrity	\$10,000
8023787	Richland Elementary / Main Building	Throughout Building	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Retrofit/Adaptation	\$160,000
8023802	Richland Elementary / Main Building	Hallways & Common Areas	D1010	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	Failed	Performance/Integrity	\$15,000
8023865	Richland Elementary / Main Building	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Retrofit/Adaptation	\$1,300
8023743	Richland Elementary / Main Building	Restrooms	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Poor	Retrofit/Adaptation	\$1,500
8023746	Richland Elementary / Main Building	Hallways & Common Areas	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Poor	Performance/Integrity	\$12,000
8023797	Richland Elementary / Main Building	Closet	D6060	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	Failed	Performance/Integrity	\$98,300
8023870	Richland Elementary / Main Building	Kitchen	E1030	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	Poor	Retrofit/Adaptation	\$4,500
8071864	Richland Elementary / Main Building	Roof	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report	Poor	Performance/Integrity	\$7,000
8071863	Richland Elementary / Main Building	Throughout	P2030	Engineering Study, Mechanical, HVAC Obstructions, Evaluate/Report	Poor	Safety	\$5,000
Total (10 items)							\$314,600

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8023790	Richland Elementary / Site	Building Exterior	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	\$7,000
Total (1 items)							\$7,000

Key Findings



NO IMAGE
AVAILABLE

Recommended Follow-up Study: Mechanical, HVAC Controls/Rebalance

Mechanical, HVAC Controls/Rebalance
Main Building Richland Elementary Throughout

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$5,000

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Engineer is recommended to study the mold issue and explore plans to remediate high humidity levels in school. - AssetCALC ID: 8071863



Roofing in Poor condition.

any type, Non-Destructive Moisture Inspection
Main Building Richland Elementary Roof

Uniformat Code: B3010

Recommendation: **Evaluate/Report in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

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Excessive ponding on the roof has led to multiple areas of vegetation growth and ongoing roof leaks. - AssetCALC ID: 8023794



Stair Climber Inclined Lift in Failed condition.

Wheelchair, per Story
Main Building Richland Elementary Hallways
and Common Areas

Uniformat Code: D1010

Recommendation: **Replace/Install in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

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Does not work - AssetCALC ID: 8023802



Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Main Building Richland Elementary Hallways
and Common Areas

Uniformat Code: D2010

Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

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Past the EUL - AssetCALC ID: 8023746



Intercom/PA System in Failed condition.

Public Address Upgrade, Facility-Wide
Main Building Richland Elementary Closet

Uniformat Code: D6060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$98,300

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Bell system is obsolete and doesn't work - AssetCALC ID: 8023797



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Richland Elementary Building Exterior

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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Ongoing flooding and ponding - AssetCALC ID: 8023790



Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof
Main Building Richland Elementary Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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Ponding issue has resulted in vegetation growing on roof and ongoing roof leaks. It is recommended to retain a registered architect to explore plans for remediation. - AssetCALC ID: 8071864

No photo

Modernization recommendation

Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, High
Density/Complexity
Main Building Richland Elementary Throughout
Building

Uniformat Code: D4010
Recommendation: **Install in 2028**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$417,200

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No fire suppression in place - AssetCALC ID: 8023878



Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Main Building Richland Elementary Restrooms

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

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,500

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Original fixture has exceeded the EUL - AssetCALC ID: 8023743



Toilet in Poor condition.

Commercial Water Closet
Main Building Richland Elementary Restrooms

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

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,300

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Past the EUL - AssetCALC ID: 8023865



Foodservice Equipment in Poor condition.

Exhaust Hood, 8 to 10 LF
Main Building Richland Elementary Kitchen

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

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$4,500

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Hood is 70 years old - AssetCALC ID: 8023870



Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Main Building Richland Elementary Throughout Building

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

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$160,000

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9x9 tile - AssetCALC ID: 8023787

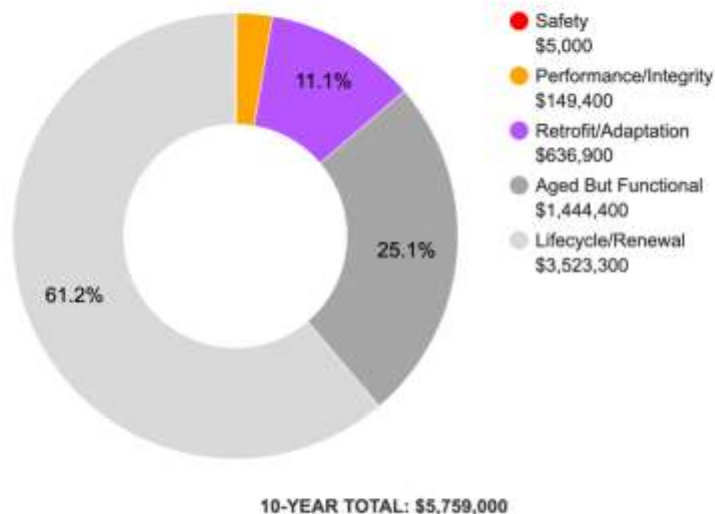
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1957/2009	
Building Size	59,598 SF (est.)	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: Four wheelchair stair climbers serving classroom wings	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units , Split-system unit ventilators Supplemental components: Ductless split-systems, cabinet unit heaters, window a/c units	Fair

Main Building: Systems Summary		
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Site water drainage issues, water ponding in front, mold issues throughout building, school bell system no longer operates, sewer backups/flooding, wall and window leaks, building lacks fire suppression, inefficient interior lighting	

3. Classroom Annex



Classroom Annex: Systems Summary

Constructed/Renovated	2018	
Building Size	22,000 SF (est.)	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU Floors: VCT, ceramic tile Ceilings: ACT	Good
Elevators	Passenger: One traction car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Classroom Annex: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	All annex windows leak due to poor installation	

4. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage: chain link and wrought iron fencing Playgrounds Moderately furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation not present Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, CFL	Fair
Ancillary Structures	Two portable classrooms installed in the 1990's	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Inadequate site drainage leads to constant water ponding and flooding issues into some classrooms	

5. Property Space Use and Observed Areas

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 campus was originally constructed in 1957 and substantially renovated in 2009 and some widespread accessibility improvements appear to have been implemented since that time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1957/2009	No	No
Main Building	1957/2009	No	No
Classroom Annex	2018	No	No

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

Scope

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

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

8. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Richland Elementary School, 5440 Rich Road, Memphis, Tennessee 38120, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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10. Appendices

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

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CLASSROOM ANNEX



6 - WINDOW, ALUMINUM DOUBLE-GLAZED

Photographic Overview



7 - EXTERIOR DOOR, ALUMINUM AND GLAZED



8 - ROOFING, PONDING ISSUE



9 - CLASSROOM



10 - FLOORING, VCT



11 - ELEVATOR CONTROLS



12 - DOMESTIC WATER BOILER

Photographic Overview



13 - COMMERCIAL WATER CLOSET



14 - UNIT HEATER



15 - UNIT VENTILATOR



16 - SPLIT SYSTEM DUCTLESS



17 - SPLIT SYSTEM, CONDENSING UNIT



18 - PACKAGED UNIT, RTU

Photographic Overview



19 - EXHAUST FAN



20 - FIRE SUPPRESSION SYSTEM



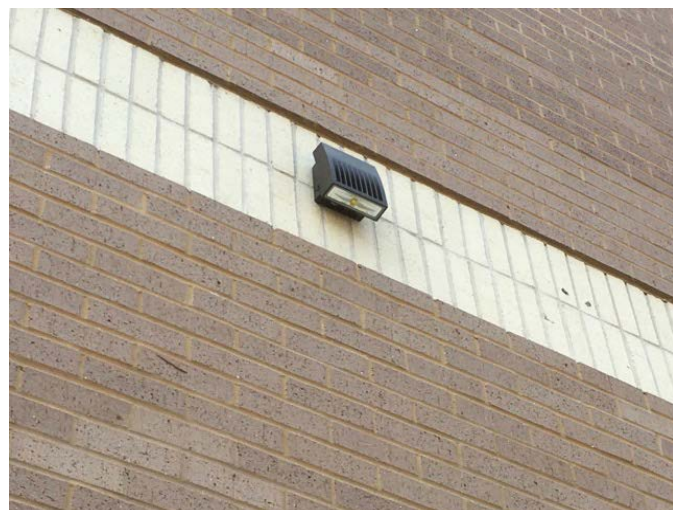
21 - DISTRIBUTION PANEL



22 - ELECTRICAL SYSTEM



23 - EXIT SIGN, LED



24 - EXTERIOR FIXTURE, LED

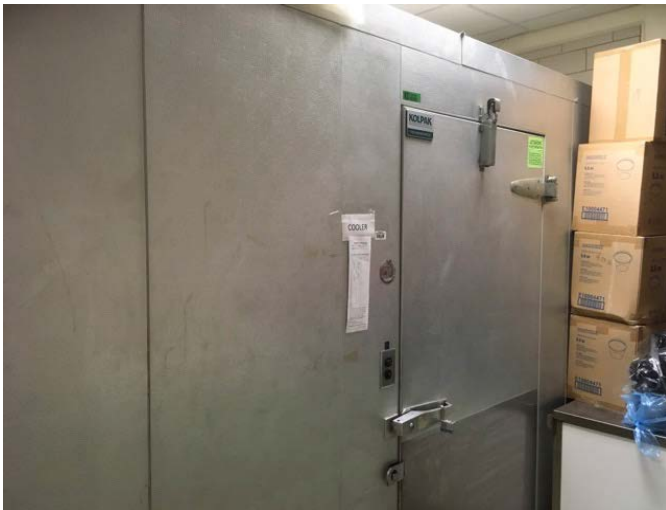
Photographic Overview



25 - INTERIOR LIGHTING SYSTEM



26 - FIRE ALARM PANEL



27 - WALK-IN, REFRIGERATOR



28 - FOOD WARMER



29 - CONVECTION OVENS



30 - CASEWORK, COUNTERTOP

Photographic Overview



31 - SHADE STRUCTURE



32 - CLASSROOM, PORTABLE



33 - ARTIFICIAL PLAY TURF



34 - PLAY STRUCTURES



35 - FENCE, WROUGHT IRON



36 - STAIR/RAMP RAILS, METAL

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-159.354

Source

Google

Project Name

Richland Elementary

On-Site Date

August 15, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Richland Elementary

Name of person completing form: Sonja Wright

Title / Association w/ property: Asst Principal

Length of time associated w/ property: 1.5

Date Completed: August 12, 2024

Phone Number: 901-416-2148

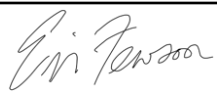
Method of Completion: DURING - verbally completed during assessment

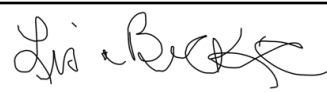
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1957	Renovated 2009	
2	Building size in SF	81,598	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2009	Windows and restrooms
		Roof	2015	Estimate
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Annex 2018		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Site water drainage project, new roof. Budgeted unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Building settling, flooding west side after heavy rain including under wall, ponding issues in front, moisture in multiple classrooms, mold and mildew throughout ongoing, bell system is obsolete and no longer works		

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?	✗				West side
8	Are there any wall, window, basement or roof leaks?	✗				Walls, windows, roof throughout. Breezeways leak and asbestos is in ceiling insulation.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Throughout
10	Are your elevators unreliable, with frequent service calls?	✗				All lift gates have intermittent issues
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Sewer backups, flooding multiple instances
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				No local control
14	Is the electrical service outdated, undersized, or problematic?	✗				Teachers lounge not enough circuits
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Flooding constant after heavy rain, ponding in front and west side
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	✗				Annex all windows leak due to missing seal
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				Door handles, chair lifts, toilets
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				After school programs


Signature of Assessor


Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Richland Elementary

BV Project Number: 163745.23R000-159.354

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

Richland Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances			Main entrance	
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools				✗
Other	NA			

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

Richland Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

Richland Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



CHAIR LIFT



CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Richland Elementary: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Richland Elementary / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Annex	Fair	Stair/Ramp Rails, Metal, Refinish	1,000 LF	4	8023717
B1080	Annex	Fair	Stair/Ramp Rails, Metal, Refinish	150 LF	4	8023874
Facade						
B2020	Annex	Good	Window, Aluminum Double-Glazed, 28-40 SF	36	24	8023857
B2050	Annex	Fair	Exterior Door, Steel, any type, Refinish	5	4	8023881
Roofing						
B3010	Annex	Good	Roofing, Modified Bitumen	11,000 SF	14	8023748
B3060	Annex	Good	Roof Hatch, Metal	1	24	8023831
Interiors						
C1020	Annex	Good	Interior Window, Fixed, 12 SF	12	34	8023856
C1030	Annex	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	48	34	8023853
C1030	Annex	Good	Door Hardware, School, per Door	53	24	8023752
C1070	Annex	Good	Suspended Ceilings, Acoustical Tile (ACT)	22,000 SF	19	8023773
C1090	Annex	Good	Toilet Partitions, Plastic/Laminate	16	14	8023841
C2010	Annex	Fair	Wall Finishes, any surface, Prep & Paint	30,000 SF	4	8023845
C2010	Annex	Good	Wall Finishes, Ceramic Tile	400 SF	34	8023734
C2030	Annex	Fair	Flooring, Vinyl Tile (VCT)	20,000 SF	9	8023815
C2030	Annex	Good	Flooring, Ceramic Tile	1,800 SF	34	8023822
Conveying						
D1010	Annex	Fair	Elevator Cab Finishes, Standard	1	9	8023718
D1010	Annex	Good	Elevator Controls, Automatic, 1 Car	1	14	8023810
Plumbing						
D2010	Annex	Fair	Pump, Circulation, Domestic Water	1	9	8023855

Component Condition Report | Richland Elementary / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Annex	Good	Water Heater, Electric, Commercial (12 kW)	1	14	8023737
D2010	Annex	Good	Urinal, Standard	4	24	8023738
D2010	Annex	Good	Toilet, Commercial Water Closet	25	24	8023765
D2010	Annex	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	9	8023862
D2010	Annex	Good	Backflow Preventer, Domestic Water	1	24	8023826
D2010	Annex	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	25	24	8023868
D2010	Annex	Good	Sink/Lavatory, Service Sink, Floor	2	29	8023764
D2010	Annex	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	24	8023834
HVAC						
D3020	Annex	Good	Boiler Supplemental Components, Expansion Tank	1	34	8023837
D3020	Annex	Good	Unit Heater, Electric	1	14	8023798
D3020	Annex	Good	Unit Heater, Electric	6	14	8023768
D3030	Annex	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	9	8023789
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-7]	1	14	8023739
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-5]	1	14	8023744
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-2]	1	14	8023776
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-1]	1	14	8023769
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-1]	1	14	8023873
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-5]	1	14	8023728
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-8]	1	14	8023828
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-3]	1	14	8023801
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-7]	1	14	8023754
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-4]	1	14	8023735
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-3]	1	14	8023808
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-4]	1	14	8023736

Component Condition Report | Richland Elementary / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-2]	1	14	8023876
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-6]	1	14	8023842
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-6]	1	14	8023723
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	19	8023854
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-3]	1	19	8023840
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-5]	1	19	8023784
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-4]	1	19	8023852
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-6]	1	19	8023821
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	19	8023756
Fire Protection						
D4010	Annex	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	22,000 SF	34	8023872
D4010	Annex	Good	Backflow Preventer, Fire Suppression	1	24	8023832
Electrical						
D5020	Annex	Good	Secondary Transformer, Dry, Stepdown	1	24	8023796
D5020	Annex	Good	Distribution Panel, 120/208 V [LVR]	1	24	8023757
D5020	Annex	Good	Distribution Panel, 277/480 V [MDP]	1	24	8023733
D5020	Annex	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	22,000 SF	34	8023806
D5040	Annex	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	4	8023827
D5040	Annex	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	40	9	8023858
D5040	Annex	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	14	8023819
D5040	Annex	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,000 SF	14	8023844
Fire Alarm & Electronic Systems						
D7050	Annex	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	22,000 SF	14	8023848
Equipment & Furnishings						
E2010	Annex	Good	Casework, Cabinetry, Standard	200 LF	14	8023750

Component Condition Report | Richland Elementary / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Annex	Fair	Casework, Countertop, Plastic Laminate	200 LF	9	8023742

Pedestrian Plazas & Walkways

G2030	Annex	Good	Sidewalk, Concrete, Large Areas	2,000 SF	44	8023763
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Component Condition Report | Richland Elementary / Main Building

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

B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	502	15	8023871
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	20	15	8023780
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	35	4	8023816

Roofing

B3010	Roof	Poor	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	50,000 SF	0	8023794
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Interiors

C1030	Building Exterior	Fair	Door Hardware, School, per Door	185	15	8023820
C1030	Building Exterior	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	130	4	8023839
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	65,000 SF	10	8023793
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	48	5	8023779
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	170,000 SF	4	8023811
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	25	8023846
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	20,000 SF	0	8023787
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	3	8023803
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	2,000 SF	35	8023786
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	32,598 SF	4	8023774
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	2,000 SF	4	8023836

Conveying

Component Condition Report | Richland Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Hallways & Common Areas	Failed	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	1	0	8023802
D1010	Hallways & Common Areas	Fair	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	1	15	8023792
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	53	15	8023863
D2010	Closet	Fair	Water Heater, Electric, Commercial (12 kW)	1	10	8023761
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	1	0	8023865
D2010	Utility Rooms/Areas	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	3	8023788
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water	1	8	8023732
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	38	15	8023864
D2010	Restrooms	Good	Drinking Fountain, Wall-Mounted, Single-Level	12	11	8023814
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	1	0	8023743
D2010	Restrooms	Fair	Urinal, Standard	16	15	8023875
D2010	Hallways & Common Areas	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	2	0	8023746
D2020	Kitchen	Fair	Supplemental Components, Grease Trap/Interceptor, Undercounter	2	5	8023830
HVAC						
D3020	Utility Rooms/Areas	Fair	Boiler Supplemental Components, Expansion Tank	1	8	8023809
D3020	Commercial Kitchen	Fair	Unit Heater, Electric	2	5	8023799
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW	12	5	8023727
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508939
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508948
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508961
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508972
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508945
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508925
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508963

Component Condition Report | Richland Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508947
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508968
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	53	10	8023867
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508969
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508922
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508929
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508965
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508938
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508933
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508926
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508940
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508964
D3030	Building Exterior	Fair	Air Conditioner, Window/Thru-Wall	1	2	8023747
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508967
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508970
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508931
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508944
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508954
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508951
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508959
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508941
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508937
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508955
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508949
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508962

Component Condition Report | Richland Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508927
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508936
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508924
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508953
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508934
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508942
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508923
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508928
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508960
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508950
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508966
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508921
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508956
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508971
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508946
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508932
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508935
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508957
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508958
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508952
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508943
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8508930
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	14	8023860
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	4	2	8023772
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	2	8023851

Component Condition Report | Richland Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Building Exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper	17	10	8023783
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	59,598 SF	4	8023878
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	2	8071865
Electrical						
D5020	Hallways & Common Areas	Good	Distribution Panel, 277/480 V [HP-1]	1	20	8023785
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [Main]	1	20	8023818
D5020	Hallways & Common Areas	Good	Distribution Panel, 277/480 V [HP-3]	1	20	8023778
D5020	Throughout Building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	59,598 SF	30	8023880
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [AC3]	1	20	8023850
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [AC2]	1	20	8146851
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [AC1]	1	20	8147161
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	32	2	8023807
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	40	4	8023866
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	10	8023770
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	59,598 SF	5	8023753
Fire Alarm & Electronic Systems						
D6060	Closet	Failed	Intercom/PA System, Public Address Upgrade, Facility-Wide	59,598 SF	0	8023797
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, High Density, Install	81,598 SF	6	8023730
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	3	8023833
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	59,598 SF	5	8023859
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	81,598 SF	9	8023729
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8023724
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8023749

Component Condition Report | Richland Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	8023781
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	8023721
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	2	8023812
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8023843
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	8023800
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	15	8023726
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8023791
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	8023766
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	8023847
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	8023719
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	8023825
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	15	8023823
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	8023722
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	4	8023758
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	0	8023870
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8023731
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	700 SF	4	8023775
E2010	Classrooms General	Fair	Casework, Cabinetry, High-End or Laboratory	510 LF	3	8023782
Follow-up Studies						
P2030	Roof	Poor	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	8071864
P2030	Throughout	Poor	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	1	0	8071863

Component Condition Report | Richland Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						

Component Condition Report | Richland Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	750 SF	28	8023771
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	4	8023838
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	4	8023795
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,500 SF	19	8023762
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,500 SF	4	8023817
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	7,500 SF	5	8023720
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	6,300 SF	9	8023777
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	2,300 SF	4	8023759
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	9	8023861
G2050	Site	Good	Play Structure, Multipurpose, Large	2	14	8023741
G2050	Site	Good	Play Structure, Swing Set, 4 Seats	4	14	8023813
Sitework						
G2060	Site	Good	Picnic Table, Precast Concrete	12	23	8023869
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	160 LF	44	8023725
G2060	Site	Fair	Flagpole, Metal	1	4	8023849
G2060	Site	Good	Picnic Table, Metal Powder-Coated	10	14	8023760
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	5	14	8023879
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	200 LF	29	8023804
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Wrought Iron	2	19	8023835
G2060	Site	Fair	Park Bench, Metal Powder-Coated	7	5	8023745
G2060	Site	Good	Park Bench, Metal Powder-Coated	4	14	8023805
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	4	5	8023751
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	14	8023877

Component Condition Report | Richland Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Fair	Planter Boxes, Pre-Manufactured, Standard	40 LF	10	8023767
Follow-up Studies						
P2030	Building Exterior	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	8023790

Appendix F:

Replacement Reserves

Replacement Reserves Report



10/29/2024

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
Richland Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Richland Elementary / Annex	\$0	\$0	\$0	\$0	\$54,638	\$0	\$0	\$0	\$0	\$262,390	\$0	\$0	\$0	\$0	\$814,749	\$0	\$0	\$0	\$0	\$149,749	\$0	\$1,281,526
Richland Elementary / Main Building	\$314,637	\$0	\$40,792	\$336,997	\$1,399,633	\$664,710	\$389,729	\$0	\$11,528	\$651,066	\$999,739	\$19,933	\$3,351	\$11,014	\$479,158	\$1,483,029	\$0	\$18,016	\$39,837	\$685,428	\$253,102	\$7,801,699
Richland Elementary / Site	\$7,000	\$0	\$0	\$0	\$306,279	\$87,641	\$0	\$0	\$0	\$221,322	\$10,751	\$0	\$0	\$0	\$214,674	\$0	\$0	\$0	\$0	\$447,100	\$0	\$1,294,768
Grand Total	\$321,637	\$0	\$40,792	\$336,997	\$1,760,550	\$752,351	\$389,729	\$0	\$11,528	\$1,134,778	\$1,010,491	\$19,933	\$3,351	\$11,014	\$1,508,581	\$1,483,029	\$0	\$18,016	\$39,837	\$1,282,278	\$253,102	\$10,377,994

Richland Elementary

Richland Elementary / Annex																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Annex	8023874	Stair/Ramp Rails, Metal, Refinish	10	6	4	150	LF	\$1.50	\$225					\$225											\$225							\$450
B1080	Annex	8023717	Stair/Ramp Rails, Metal, Refinish	10	6	4	1000	LF	\$1.50	\$1,500					\$1,500											\$1,500							\$3,000
B2050	Annex	8023881	Exterior Door, Steel, any type, Refinish	10	6	4	5	EA	\$100.00	\$500					\$500											\$500							\$1,000
B3010	Annex	8023748	Roofing, Modified Bitumen, Replace	20	6	14	11000	SF	\$10.00	\$110,000															\$110,000								\$110,000
C1070	Annex	8023773	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	22000	SF	\$3.50	\$77,000																				\$77,000			\$77,000
C1090	Annex	8023841	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	16	EA	\$750.00	\$12,000															\$12,000								\$12,000
C2010	Annex	8023845	Wall Finishes, any surface, Prep & Paint	10	6	4	30000	SF	\$1.50	\$45,000					\$45,000										\$45,000								\$90,000
C2030	Annex	8023815	Flooring, Vinyl Tile (VCT), Replace	15	6	9	20000	SF	\$5.00	\$100,000										\$100,000													\$100,000
D1010	Annex	8023718	Elevator Cab Finishes, Standard, Replace	15	6	9	1	EA	\$9,000.00	\$9,000										\$9,000													\$9,000
D1010	Annex	8023810	Elevator Controls, Automatic, 1 Car, Replace	20	6	14	1	EA	\$5,000.00	\$5,000															\$5,000								\$5,000
D2010	Annex	8023855	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	\$2,600.00	\$2,600										\$2,600													\$2,600
D2010	Annex	8023737	Water Heater, Electric, Commercial (12 kW), Replace	20	6	14	1	EA	\$12,400.00	\$12,400															\$12,400								\$12,400
D2010	Annex	8023862	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	6	EA	\$1,200.00	\$7,200										\$7,200													\$7,200
D3020	Annex	8023798	Unit Heater, Electric, Replace	20	6	14	1	EA	\$1,200.00	\$1,200															\$1,200								\$1,200
D3020	Annex	8023768	Unit Heater, Electric, Replace	20	6	14	6	EA	\$1,200.00	\$7,200															\$7,200								\$7,200
D3030	Annex	8023789	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	6	9	1	EA	\$3,500.00	\$3,500										\$3,500													\$3,500
D3050	Annex	8023842	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023736	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023876	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023723	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023808	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023739	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023744	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023776	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023735	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023769	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023873	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023828	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023801	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023754	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3050	Annex	8023728	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																\$7,500							\$7,500
D3060	Annex	8023840	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400			\$1,400
D3060	Annex	8023854	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400			\$1,400
D3060	Annex	8023784	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400			\$1,400
D3060	Annex	8023852	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400			\$1,400
D3060	Annex	8023821	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400			\$1,400
D3060	Annex	8023756	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400			\$1,400
D5040	Annex	8023858	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	6	9	40	EA	\$1,720.00	\$68,800											\$68,800												\$68,800
D5040	Annex	8023827	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	6	EA	\$220.00	\$1,320					\$1,320											\$1,320							\$2,640

Replacement Reserves Report



10/29/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5040	Annex	8023844	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	22000	SF	\$4.50	\$99,000															\$99,000							\$99,000
D5040	Annex	8023819	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	12	EA	\$400.00	\$4,800															\$4,800							\$4,800
D7050	Annex	8023848	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	22000	SF	\$3.00	\$66,000															\$66,000							\$66,000
E2010	Annex	8023742	Casework, Countertop, Plastic Laminate, Replace	15	6	9	200	LF	\$50.00	\$10,000										\$10,000												\$10,000
E2010	Annex	8023750	Casework, Cabinetry, Standard, Replace	20	6	14	200	LF	\$300.00	\$60,000															\$60,000							\$60,000
Totals, Unescalated											\$0	\$0	\$0	\$0	\$48,545	\$0	\$0	\$0	\$0	\$201,100	\$0	\$0	\$0	\$0	\$538,645	\$0	\$0	\$0	\$0	\$85,400	\$0	\$873,690
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$54,638	\$0	\$0	\$0	\$0	\$262,390	\$0	\$0	\$0	\$0	\$814,749	\$0	\$0	\$0	\$0	\$149,749	\$0	\$1,281,526

Richland Elementary / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	8023871	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	502	EA	\$650.00	\$326,300																\$326,300						\$326,300
B2050	Building Exterior	8023816	Exterior Door, Steel, any type, Refinish	10	6	4	35	EA	\$100.00	\$3,500					\$3,500										\$3,500							\$7,000
B2050	Building Exterior	8023780	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace	30	15	15	20	EA	\$11,000.00	\$220,000																\$220,000						\$220,000
B3010	Roof	8023794	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	0	0	0	50000	SF	\$0.20	\$10,000	\$10,000																					\$10,000
C1030	Building Exterior	8023839	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	130	EA	\$950.00	\$123,500					\$123,500																	\$123,500
C1030	Building Exterior	8023820	Door Hardware, School, per Door, Replace	30	15	15	185	EA	\$400.00	\$74,000																\$74,000						\$74,000
C1070	Throughout Building	8023793	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	65000	SF	\$3.50	\$227,500											\$227,500											\$227,500
C1090	Restrooms	8023779	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	48	EA	\$750.00	\$36,000						\$36,000																\$36,000
C2010	Throughout Building	8023811	Wall Finishes, any surface, Prep & Paint	10	6	4	170000	SF	\$1.50	\$255,000					\$255,000										\$255,000							\$510,000
C2030	Cafeteria	8023836	Flooring, Wood, Strip, Refinish	10	6	4	2000	SF	\$4.00	\$8,000					\$8,000										\$8,000							\$16,000
C2030	Throughout Building	8023787	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	20000	SF	\$8.00	\$160,000	\$160,000															\$160,000						\$320,000
C2030	Throughout Building	8023774	Flooring, Vinyl Tile (VCT), Replace	15	11	4	32598	SF	\$5.00	\$162,990					\$162,990															\$162,990		\$325,980
C2030	Library	8023803	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1000	SF	\$7.50	\$7,500				\$7,500										\$7,500								\$15,000
D1010	Hallways & Common Areas	8023802	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	25	25	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000
D1010	Hallways & Common Areas	8023792	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	25	10	15	1	EA	\$15,000.00	\$15,000																\$15,000						\$15,000
D2010	Utility Rooms/Areas	8023732	Storage Tank, Domestic Water, Replace	30	22	8	1	EA	\$2,400.00	\$2,400										\$2,400												\$2,400
D2010	Utility Rooms/Areas	8023788	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	22	3	1	EA	\$22,500.00	\$22,500				\$22,500																		\$22,500
D2010	Closet	8023761	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	\$12,400.00	\$12,400											\$12,400											\$12,400
D2010	Restrooms	8023743	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	1	EA	\$1,500.00	\$1,500	\$1,500																					\$1,500
D2010	Hallways & Common Areas	8023746	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	2	EA	\$6,000.00	\$12,000	\$12,000																					\$12,000
D2010	Restrooms	8023865	Toilet, Commercial Water Closet, Replace	30	30	0	1	EA	\$1,300.00	\$1,300	\$1,300																					\$1,300
D2010	Restrooms	8023814	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	12	EA	\$1,200.00	\$14,400											\$14,400											\$14,400
D2010	Restrooms	8023864	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	38	EA	\$1,500.00	\$57,000																\$57,000						\$57,000
D2010	Restrooms	8023863	Toilet, Commercial Water Closet, Replace	30	15	15	53	EA	\$1,300.00	\$68,900																\$68,900						\$68,900
D2010	Restrooms	8023875	Urinal, Standard, Replace	30	15	15	16	EA	\$1,100.00	\$17,600																\$17,600						\$17,600
D2020	Kitchen	8023830	Supplemental Components, Grease Trap/Interceptor, Undercounter, Replace	20	15	5	2	EA	\$1,800.00	\$3,600						\$3,600																\$3,600
D3020	Commercial Kitchen	8023799	Unit Heater, Electric, Replace	20	15	5	2	EA	\$1,800.00	\$3,600						\$3,600																\$3,600
D3020	Hallways & Common Areas	8023727	Unit Heater, Electric, 11 to 20 KW, Replace	20	15	5	12	EA	\$3,600.00	\$43,200						\$43,200																\$43,200
D3020	Utility Rooms/Areas	8023809	Boiler Supplemental Components, Expansion Tank, Replace	40	32	8	1	EA	\$300.00	\$300									\$300													\$300
D3030	Building Exterior	8023747	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$2,200.00	\$2,200			\$2,200										\$2,200									\$4,400
D3030	Roof	8508939	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508948	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508961	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508972	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508945	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508925	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508963	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508947	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3030	Roof	8508968	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$3,800.00	\$3,800					\$3,800															\$3,800		\$7,600
D3030	Roof	8508969	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508922	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508929	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508965	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508938	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508933	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508926	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508940	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508964	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508967	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508970	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508931	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508944	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508954	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508951	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$7,100.00	\$7,100					\$7,100															\$7,100		\$14,200
D3030	Roof	8508959	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508941	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508937	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508955	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508949	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508962	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508927	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508936	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508924	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508953	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508934	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$7,100.00	\$7,100					\$7,100															\$7,100		\$14,200
D3030	Roof	8508942	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508923	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508928	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508960	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508950	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508966	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508921	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508956	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$3,400.00	\$3,400					\$3,400															\$3,400		\$6,800
D3030	Roof	8508971	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508946	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508932	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,200.00	\$5,200					\$5,200															\$5,200		\$10,400
D3030	Roof	8508935	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508957	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508958	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$2,300.00	\$2,300					\$2,300															\$2,300		\$4,600
D3030	Roof	8508952	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508943	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Roof	8508930	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$8,000
D3030	Classrooms General	8023867	Unit Ventilator, approx/nominal 3 Ton, Replace	20	10	10	53	EA	\$9,000.00	\$477,000										\$477,000												\$477,000
D3060	Roof	8023851	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	2	EA	\$1,400.00	\$2,800			\$2,800																			\$2,800
D3060	Roof	8023772	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	4	EA	\$2,400.00	\$9,600			\$9,600																			\$9,600
D3060	Building Exterior	8023783	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	17	EA	\$1,400.00	\$23,800										\$23,800												\$23,800
D3060	Roof	8023860	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	2	EA	\$2,400.00	\$4,800															\$4,800							\$4,800

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2024																2025																2026																2027																2028																2029																2030																2031																2032																2033																2034																2035																2036																2037																2038																2039																2040																2041																2042																2043																2044																Deficiency Repair Estimate																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

Richland Elementary / Site

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Replacement Reserves Report



10/29/2024

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
G2050		Site		8023759	Playfield Surfaces, Artificial Play Turf, Replace	15	11	4	2300	SF	\$20.00	\$46,000					\$46,000																\$46,000		\$92,000
G2050		Site		8023777	Playfield Surfaces, Artificial Play Turf, Replace	15	6	9	6300	SF	\$20.00	\$126,000										\$126,000													\$126,000
G2050		Site		8023861	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA	\$20,000.00	\$20,000										\$20,000													\$20,000
G2050		Site		8023813	Play Structure, Swing Set, 4 Seats, Replace	20	6	14	4	EA	\$2,500.00	\$10,000																\$10,000							\$10,000
G2050		Site		8023741	Play Structure, Multipurpose, Large, Replace	20	6	14	2	EA	\$35,000.00	\$70,000																\$70,000							\$70,000
G2060		Site		8023751	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	4	EA	\$800.00	\$3,200						\$3,200																	\$3,200
G2060		Site		8023745	Park Bench, Metal Powder-Coated, Replace	20	15	5	7	EA	\$700.00	\$4,900						\$4,900																	\$4,900
G2060		Site		8023805	Park Bench, Metal Powder-Coated, Replace	20	6	14	4	EA	\$700.00	\$2,800																\$2,800							\$2,800
G2060		Site		8023760	Picnic Table, Metal Powder-Coated, Replace	20	6	14	10	EA	\$700.00	\$7,000																\$7,000							\$7,000
G2060		Site		8023879	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	6	14	5	EA	\$700.00	\$3,500																\$3,500							\$3,500
G2060		Site		8023835	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	6	19	2	EA	\$800.00	\$1,600																					\$1,600		\$1,600
G2060		Site		8023849	Flagpole, Metal, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																		\$2,500
G2060		Site		8023877	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	6	14	1	EA	\$25,000.00	\$25,000																\$25,000							\$25,000
G2080		Site		8023767	Planter Boxes, Pre-Manufactured, Standard, Replace	25	15	10	40	LF	\$200.00	\$8,000											\$8,000												\$8,000
P2030		Building Exterior		8023790	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																						\$7,000
Totals, Unescalated													\$7,000	\$0	\$0	\$0	\$272,125	\$75,600	\$0	\$0	\$0	\$169,625	\$8,000	\$0	\$0	\$0	\$141,925	\$0	\$0	\$0	\$0	\$254,975	\$0	\$929,250	
Totals, Escalated (3.0% inflation, compounded annually)													\$7,000	\$0	\$0	\$0	\$306,279	\$87,641	\$0	\$0	\$0	\$221,322	\$10,751	\$0	\$0	\$0	\$214,674	\$0	\$0	\$0	\$0	\$447,100	\$0	\$1,294,768	

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023810	D1010	Elevator Controls	Automatic, 1 Car		Richland Elementary / Annex	Annex	ThyssenKrupp	TAC32T	No dataplate	2018		
2	8023802	D1010	Stair Climber Inclined Lift	Wheelchair, per Story	660 LBS	Richland Elementary / Main Building	Hallways & Common Areas	Garaventa	GSL Artira	60355	2014		
3	8023792	D1010	Stair Climber Inclined Lift	Wheelchair, per Story	660 LBS	Richland Elementary / Main Building	Hallways & Common Areas	Garaventa	GSL Artira	60352	2014		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023732	D2010	Storage Tank	Domestic Water	115 GAL	Richland Elementary / Main Building	Utility Rooms/Areas	Rheem / Ruud	ST120A	RR 0902G03024	2002		
2	8023788	D2010	Boiler	Gas, Domestic, 260 to 500 MBH	275 MBH	Richland Elementary / Main Building	Utility Rooms/Areas	Rheem / Ruud	Inaccessible	Inaccessible	2002		
3	8023855	D2010	Pump	Circulation, Domestic Water	0.5 HP	Richland Elementary / Annex	Annex	Inaccessible	Inaccessible	Inaccessible	2018		
4	8023761	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	Richland Elementary / Main Building	Closet	Bradford White	M240T6DS-1NCWW	LB34060692	2014		
5	8023737	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Richland Elementary / Annex	Annex	A. O. Smith	DEN-52 110	1837111871108	2018		
6	8023826	D2010	Backflow Preventer	Domestic Water	2.5 IN	Richland Elementary / Annex	Annex	Zurn	Inaccessible	Inaccessible	2018		
7	8023830	D2020	Supplemental Components	Grease Trap/Interceptor, Undercounter		Richland Elementary / Main Building	Kitchen				2009		2
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023798	D3020	Unit Heater	Electric	5 KW	Richland Elementary / Annex	Annex	Berko	Inaccessible	Inaccessible	2018		

2	8023799	D3020	Unit Heater	Electric	5 KW	Richland Elementary / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible	2009	2
3	8023768	D3020	Unit Heater	Electric	5 KW	Richland Elementary / Annex	Annex	Inaccessible	Inaccessible	Inaccessible	2018	6
4	8023727	D3020	Unit Heater	Electric, 11 to 20 KW	20 KW	Richland Elementary / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2009	12
5	8023837	D3020	Boiler Supplemental Components	Expansion Tank	3 GAL	Richland Elementary / Annex	Annex	Watts	Inaccessible	Inaccessible	2018	
6	8023809	D3020	Boiler Supplemental Components	Expansion Tank	3 GAL	Richland Elementary / Main Building	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	1992	
7	8023747	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Richland Elementary / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2014	
8	8508939	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813E03958	2013	
9	8508948	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013	
10	8508961	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813F05679	2013	
11	8508972	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H04808	2013	
12	8508945	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813J01057	2013	
13	8508925	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013	
14	8508963	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H04788	2013	
15	8508947	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013	
16	8508968	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB030H4S44Y	5813H09877	2013	

17	8508969	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09861	2013
18	8508922	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09875	2013
19	8508929	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
20	8508965	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01049	2013
21	8508938	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01042	2013
22	8508933	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
23	8508926	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813H09870	2013
24	8508940	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09873	2013
25	8508964	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09858	2013
26	8508967	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01046	2013
27	8508970	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
28	8508931	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01080	2013
29	8508944	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
30	8508954	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
31	8508951	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Richland Elementary / Main Building	Roof	Lennox	SSB060H4544Y	5813H09854	2013

32	8508959	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09874	2013
33	8508941	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01067	2013
34	8508937	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813H09864	2013
35	8508955	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
36	8508949	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
37	8508962	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09876	2013
38	8508927	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813H09852	2013
39	8508936	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
40	8508924	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
41	8508953	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09881	2013
42	8508934	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Richland Elementary / Main Building	Roof	Lennox	SSB060H4544Y	5813M00965	2013
43	8508942	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09859	2013
44	8508923	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01058	2013
45	8508928	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013
46	8508960	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013

47	8508950	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H04845	2013	
48	8508966	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813H09871	2013	
49	8508921	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H04888	2013	
50	8508956	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Richland Elementary / Main Building	Roof	Lennox	XC16-024-230 -02	5813J03154	2013	
51	8508971	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4S44Y	5813H09860	2013	
52	8508946	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813H09865	2013	
53	8508932	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB048H4S42Y	5813F05682	2013	
54	8508935	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013	
55	8508957	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013	
56	8508958	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Richland Elementary / Main Building	Roof	Lennox	Illegible	Illegible	2013	
57	8508952	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	5813J01055	2013	
58	8508943	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	SSB036H4544Y	Illegible	2013	
59	8508930	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Richland Elementary / Main Building	Roof	Lennox	38B036H4S44Y	5813H09857	2013	
60	8023789	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Richland Elementary / Annex	Annex	Daikin Industries	RXB12AXVJU	No dataplate	2018	
61	8023867	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Richland Elementary / Main Building	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2014	53

62	8023873	D3050	Packaged Unit [RTU-1-1]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03725	2018
63	8023876	D3050	Packaged Unit [RTU-1-2]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03727	2018
64	8023808	D3050	Packaged Unit [RTU-1-3]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03722	2018
65	8023736	D3050	Packaged Unit [RTU-1-4]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03728	2018
66	8023744	D3050	Packaged Unit [RTU-1-5]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03732	2018
67	8023842	D3050	Packaged Unit [RTU-1-6]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03723	2018
68	8023754	D3050	Packaged Unit [RTU-1-7]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03724	2018
69	8023769	D3050	Packaged Unit [RTU-2-1]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03718.	2018
70	8023776	D3050	Packaged Unit [RTU-2-2]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03719	2018
71	8023801	D3050	Packaged Unit [RTU-2-3]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03726	2018
72	8023735	D3050	Packaged Unit [RTU-2-4]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03720	2018
73	8023728	D3050	Packaged Unit [RTU-2-5]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03730	2018
74	8023723	D3050	Packaged Unit [RTU-2-6]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03731	2018
75	8023739	D3050	Packaged Unit [RTU-2-7]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03721	2018
76	8023828	D3050	Packaged Unit [RTU-2-8]	RTU, Pad or Roof-Mounted	3 TON	Richland Elementary / Annex	Annex	Lennox	LGH036H4EB4G	5618D03729	2018

77	8023851	D3060	Exhaust Fan	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	2		
78	8023783	D3060	Exhaust Fan	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2009	17		
79	8023860	D3060	Exhaust Fan	Centrifugal, 16" Damper 1000 CFM	Richland Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate	2013	2		
80	8023772	D3060	Exhaust Fan	Centrifugal, 16" Damper 2000 CFM	Richland Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate	1985	4		
81	8023756	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Annex	Annex	Greenheck	6-097-V6-4-X	15406517	2018			
82	8023854	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Annex	Annex	Greenheck	6-085 VC - Y	15406522	2018			
83	8023840	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Annex	Annex	Greenheck	6-080-VE-Y	15406527	2018			
84	8023852	D3060	Exhaust Fan [EF-4]	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Annex	Annex	Greenheck	G-123-VC-S-X	15406532	2018			
85	8023784	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Annex	Annex	Greenheck	6-080-V6-X	15406536	2018			
86	8023821	D3060	Exhaust Fan [EF-6]	Centrifugal, 12" Damper 1000 CFM	Richland Elementary / Annex	Annex	Greenheck	6-070-VG-X	15406541	2018			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023832	D4010	Backflow Preventer	Fire Suppression	4 IN	Richland Elementary / Annex	Annex	Ames	No dataplate	No dataplate	2018		
2	8071865	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Richland Elementary / Main Building	Throughout				2009		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023796	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Richland Elementary / Annex	Annex	Eaton	DT-3	No dataplate	2018		

2	8147161	D5020	Distribution Panel [AC1]	120/208 V	400 AMP	Richland Elementary / Main Building	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2014		
3	8146851	D5020	Distribution Panel [AC2]	120/208 V	400 AMP	Richland Elementary / Main Building	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2014		
4	8023850	D5020	Distribution Panel [AC3]	120/208 V	400 AMP	Richland Elementary / Main Building	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2014		
5	8023785	D5020	Distribution Panel [HP-1]	277/480 V	600 AMP	Richland Elementary / Main Building	Hallways & Common Areas	Siemens	Illegible	No dataplate	2014		
6	8023778	D5020	Distribution Panel [HP-3]	277/480 V	400 AMP	Richland Elementary / Main Building	Hallways & Common Areas	Siemens	No dataplate	No dataplate	2014		
7	8023757	D5020	Distribution Panel [LVR]	120/208 V	400 AMP	Richland Elementary / Annex	Annex	No dataplate	No dataplate	No dataplate	2018		
8	8023818	D5020	Distribution Panel [Main]	120/208 V	1200 AMP	Richland Elementary / Main Building	Electrical Room	GE	No dataplate	No dataplate	2014		
9	8023733	D5020	Distribution Panel [MDP]	277/480 V	600 AMP	Richland Elementary / Annex	Annex	No dataplate	No dataplate	No dataplate	2018		
10	8023827	D5040	Emergency & Exit Lighting	Exit Sign, LED		Richland Elementary / Annex	Annex				2018		6
11	8023866	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Richland Elementary / Main Building	Throughout Building				2009		40
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023833	D7050	Fire Alarm Panel	Fully Addressable		Richland Elementary / Main Building	Office Areas	Notifier	No dataplate	No dataplate	2010		
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8023731	E1030	Foodservice Equipment	Convection Oven, Double		Richland Elementary / Main Building	Kitchen	Blodgett			2010		
2	8023721	E1030	Foodservice Equipment	Convection Oven, Single		Richland Elementary / Main Building	Kitchen	ACCUTEMP	N61201D06000200	54039	2018		

3	8023800	E1030	Foodservice Equipment	Convection Oven, Single	Richland Elementary / Main Building	Kitchen	ACCUTEMP	N61201D06000200	53595	2018	
4	8023726	E1030	Foodservice Equipment	Dairy Cooler/Wells	Richland Elementary / Main Building	Kitchen	Traulsen	RMC58D4	24F02391	2024	
5	8023870	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Richland Elementary / Main Building	Kitchen				1957	
6	8023791	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Richland Elementary / Main Building	Kitchen	FWE	UHS-12	123233101	2012	
7	8023766	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Richland Elementary / Main Building	Kitchen	Bevles			2010	
8	8023825	E1030	Foodservice Equipment	Icemaker, Freestanding	Richland Elementary / Main Building	Kitchen	Manitowoc	B570	110635145	2012	
9	8023781	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Richland Elementary / Main Building	Kitchen	Delfield	SCFT-60-NU	1805150001840	2018	
10	8023722	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Richland Elementary / Main Building	Kitchen	Delfield	SCFT-60-NU	1805150001834	2018	
11	8023758	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Richland Elementary / Main Building	Kitchen	Sunfire			2011	
12	8023847	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Richland Elementary / Main Building	Kitchen	Migali	C-3R-HC	C-3R-HC00317120700920002	2017	
13	8023724	E1030	Foodservice Equipment	Steamer, Tabletop	Richland Elementary / Main Building	Kitchen	Duke Manufacturing	305-25PGP M	05180266	2005	
14	8023749	E1030	Foodservice Equipment	Steamer, Tabletop	Richland Elementary / Main Building	Kitchen	Duke Manufacturing	305-25PGP M	05180263	2005	
15	8023812	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Richland Elementary / Main Building	Commercial Kitchen	BOHN			2009	2
16	8023719	E1030	Foodservice Equipment	Walk-In, Freezer	Richland Elementary / Main Building	Commercial Kitchen	Kolpak	Illegible		2009	
17	8023843	E1030	Foodservice Equipment	Walk-In, Refrigerator	Richland Elementary / Main Building	Commercial Kitchen	Kolpak	Illegible		2009	

18	8023823	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Richland Elementary / Main Building	Commercial Kitchen	2009	2
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