

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Riverwood Elementary  
1330 Stern Lane  
Cordova, Tennessee 38016

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*163745.23R000-165.354*

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	1330 Stern Lane, Cordova, Tennessee 38016
Site Developed	2010
Site Area	15.4 acres (estimated)
Parking Spaces	149 total spaces all in open lots; 5 of which are accessible
Building Area	104,133 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	Y-Care, Multi-purpose room
Date(s) of Visit	Jul 19, 2024
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 <a href="mailto:Tsylorm15@scsk12.org">Tsylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Priscilla Jones
Assessment and Report Prepared By	Randall Patzke
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Elementary School was originally built in 2010. Since that time minimal changes have been made to the site. An additional playground, outside classroom, storage shed, and signage have been added.

### Architectural

The school is a partial two story brick veneer structure with aluminum windows with security screens. The school has four types of roofing, TPO, metal, fiberglass panels and Modified Bitumen. There have been roof leaks in areas with modified bitumen. The modified bitumen roofing has areas that have blistered. The school finishes appear well maintained. The raised rubber floor tiles in the stair wells have worn out and the bumps are mostly gone. The carpet in the library is worn. There are a couple of locations with broken out VCT.

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

The building is heated and cooled using rooftop top package units. These units are well into their useful life and future replacement will be required. The lighting has not been upgraded to LED. As the fixtures are nearing end of life replacement should be planned for. There were no plumbing issues identified or observed. This school did have a mixing valve for domestic hot water. The fire alarm and security systems are nearing the end of life and future replacement should be budgeted. This school is one of a few with the Annunciator panel for the generator. The selected location is not observed like the fire alarm panel as it is in a classroom.

### Site

The asphalt paving should be seal coated and restriped to extend the useful life. The north sign appears to have been broken off. Site bollards require repainting.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

#### FCI Analysis | Riverwood Elementary School(2010)

<i>Replacement Value</i> \$ 41,253,200	<i>Total SF</i> 103,133	<i>Cost/SF</i> \$ 400	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 21,500		0.1 %
3-Year	\$ 737,900		1.8 %
5-Year	\$ 1,784,500		4.3 %
10-Year	\$ 6,265,800		15.2 %

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

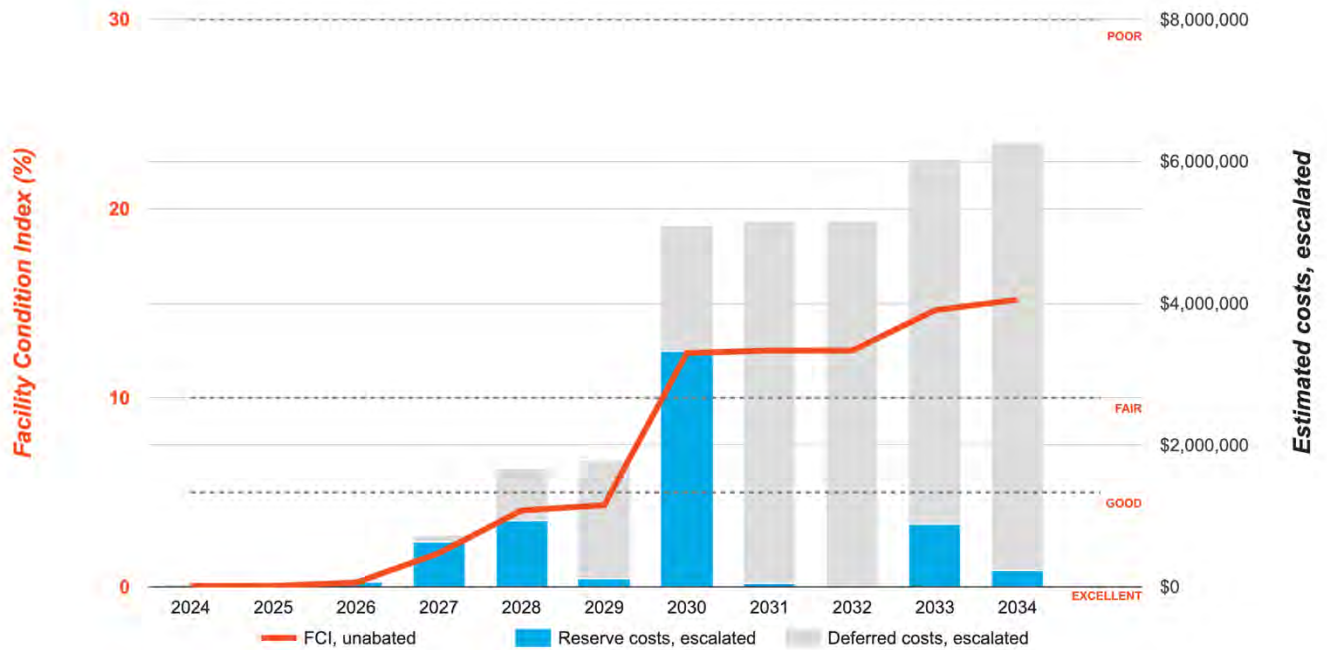
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Riverwood Elementary School

Replacement Value: \$41,253,200

Inflation Rate: 3.0%

Average Needs per Year: \$569,700




## Immediate Needs

Facility/Building	Total Items	Total Cost
Riverwood Elementary School	1	\$21,500
<b>Total</b>	<b>1</b>	<b>\$21,500</b>

## Riverwood Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7898599	Riverwood Elementary School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	NA	Performance/Integrity	\$21,500
<b>Total (1 items)</b>							<b>\$21,500</b>

Key Findings



### Foodservice Equipment

Dishwasher Commercial  
Riverwood Elementary School Kitchen

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

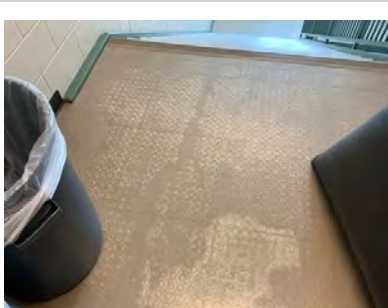
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,500

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Out of service - AssetCALC ID: 7898599



### Flooring in Poor condition.

Rubber Tile  
Riverwood Elementary School Hallways and Common Areas

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,800

\$\$\$\$

Worn out - AssetCALC ID: 7898733

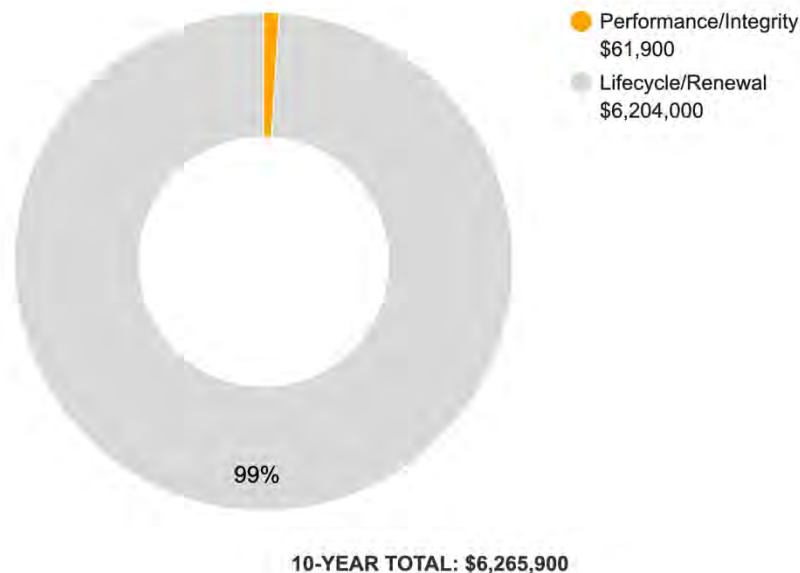
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane Tertiary: Flat construction with Metal and Arched construction with Fiberglass panels	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Good
<b>Elevators</b>	Passenger: 1 hydraulic car serving both floors	Good
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Central System: None Non-Central System: Rooftop Packaged units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system with dry-piped portion, fire extinguishers, and kitchen hood system	Good

## Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with aprons and adjacent concrete sidewalks, curbs, and stairs	Good
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds with fencing Limited Park benches, trash receptacles	Good
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: HPS	Good
<b>Ancillary Structures</b>	Storage shed, Gazebo, Greenhouse	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Rubber flooring worn, dishwasher out of service	



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	-	-	\$800	-	\$1,100	\$2,000
Facade	-	-	-	\$85,500	\$146,300	\$231,700
Roofing	-	-	-	\$972,900	\$235,100	\$1,208,000
Interiors	-	\$11,500	\$923,300	\$50,700	\$1,867,000	\$2,852,600
Conveying	-	-	\$3,300	\$6,000	\$92,700	\$101,900
Plumbing	-	-	-	\$71,300	\$293,400	\$364,700
HVAC	-	\$20,400	\$5,200	\$1,025,900	\$39,900	\$1,091,400
Fire Protection	-	-	\$5,600	\$1,000	\$9,300	\$15,800
Electrical	-	-	-	\$600,000	\$797,300	\$1,397,300
Fire Alarm & Electronic Systems	-	-	\$597,900	\$285,300	\$931,600	\$1,814,800
Equipment & Furnishings	\$21,500	-	\$153,000	\$1,029,500	\$313,600	\$1,517,600
Special Construction & Demo	-	-	-	-	\$11,900	\$11,900
Site Pavement	-	\$41,900	-	\$48,600	\$122,400	\$212,900
Site Development	-	-	-	\$150,400	\$216,600	\$367,000
Site Utilities	-	-	-	\$154,300	\$6,300	\$160,500
<b>TOTALS (3% inflation)</b>	<b>\$21,500</b>	<b>\$73,700</b>	<b>\$1,689,300</b>	<b>\$4,481,300</b>	<b>\$5,084,400</b>	<b>\$11,350,200</b>



### 3. 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

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

- Rear Kitchen Roof; locked room and no key
- Misc. Classrooms ; Rooms not accessible because of floor waxing operations in process
- Main Electrical Room; Not found during assessment

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2010. The facility has not since been substantially renovated.

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

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

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Riverwood Elementary, 1330 Stern Lane, Cordova, Tennessee 38016, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

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## 8. Appendices

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



## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



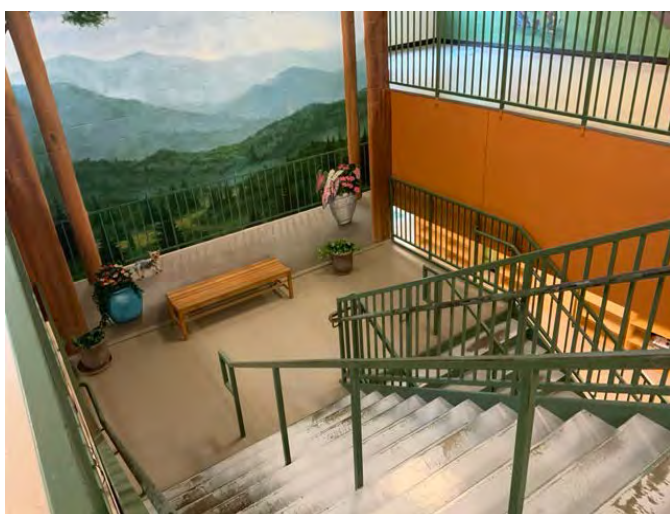
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE



6 - FACADE



## Photographic Overview



7 - PRIMARY ROOF OVERVIEW



8 - SECONDARY ROOF OVERVIEW



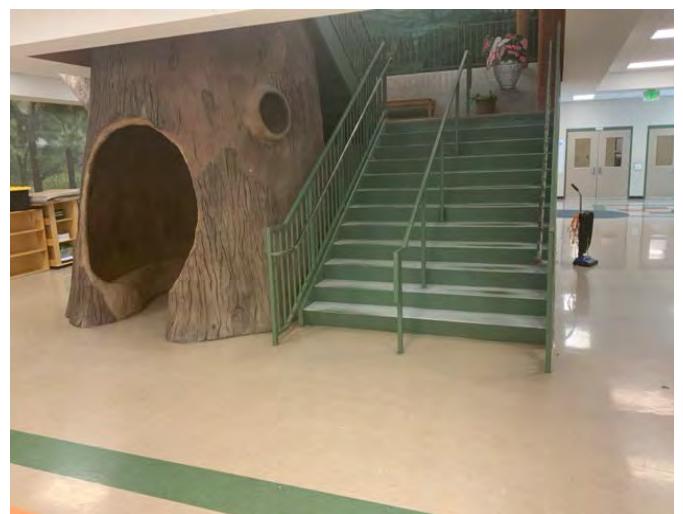
9 - ROOF SKYLIGHT



10 - SCIENCE CLASSROOM



11 - STAIRWELL



12 - LOBBY



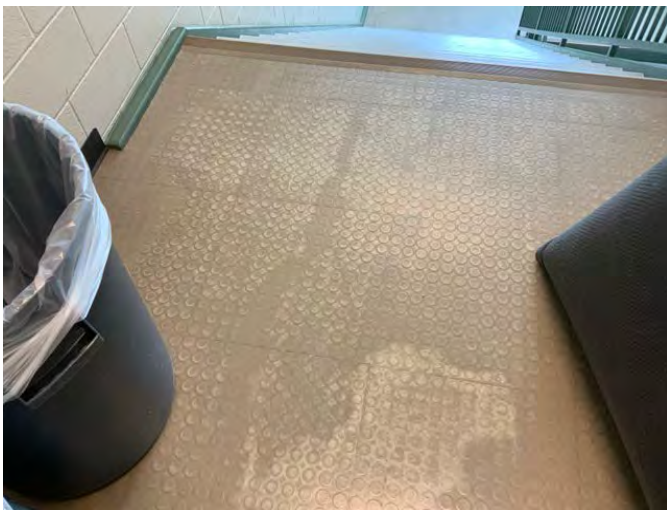
## Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



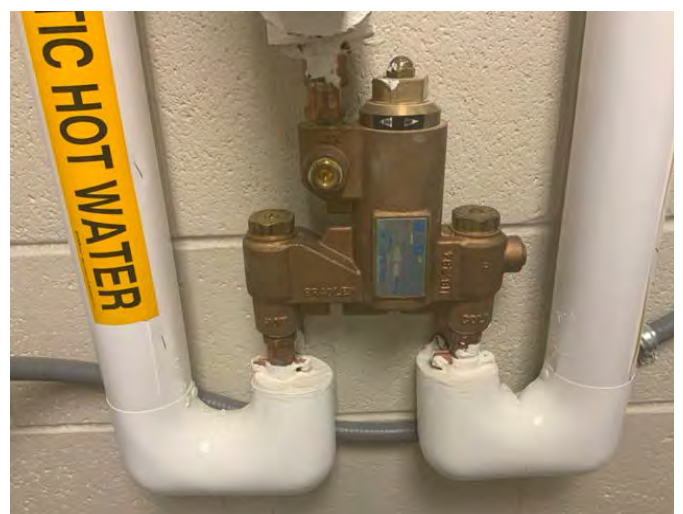
15 - FLOORING



16 - FLOORING



17 - WATER HEATER



18 - PIPING AND VALVES



## Photographic Overview



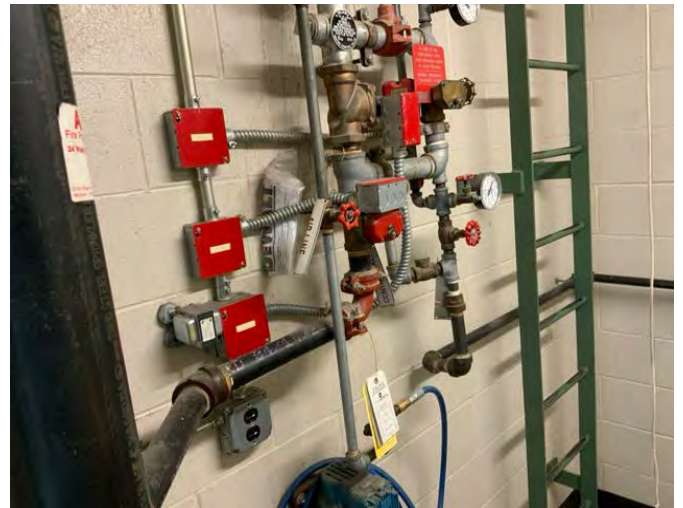
19 - PACKAGED UNIT



20 - GENERATOR



21 - DISTRIBUTION PANEL



22 - FIRE SPRINKLER RISERS



23 - FOODSERVICE EQUIPMENT



24 - FOODSERVICE EQUIPMENT



## Photographic Overview



25 - GAZEBO STRUCTURE



26 - PARKING LOTS



27 - SIDEWALK



28 - PLAY STRUCTURE



29 - SIGNAGE



30 - PLANTER BOXES

## Appendix B:



### Site Plan

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## Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	163745.23R000-165.354	Riverwood Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	July 19, 2024	



## Appendix C:

### Pre-Survey Questionnaire

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Riverwood Elementary

**Name of person completing form:** Priscilla Jones

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

**Length of time associated w/ property:** 12

**Date Completed:** July 18, 2024

**Phone Number:** 901.528.9312

**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 2010	Renovated	
2	Building size in SF	103,133 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks		

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

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



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Riverwood Elementary

**BV Project Number:** 163745.23R000-165.354

### Abbreviated Accessibility Checklist

#### 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.	✗			
3	Has building management reported any accessibility-based complaints or litigation?		✗		

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

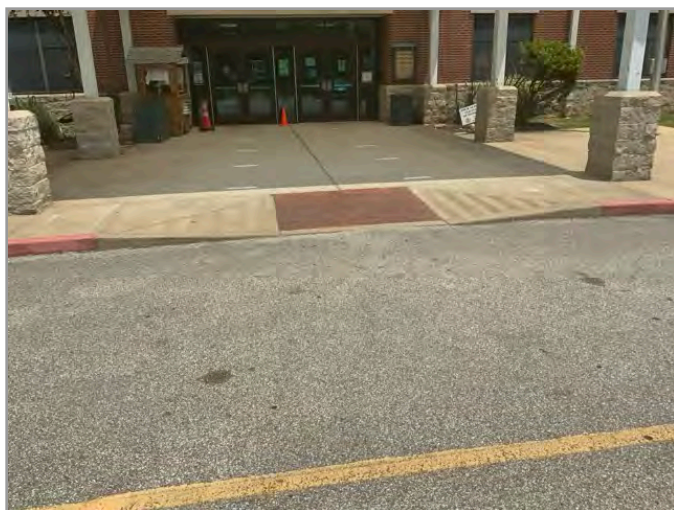


2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		✗		
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

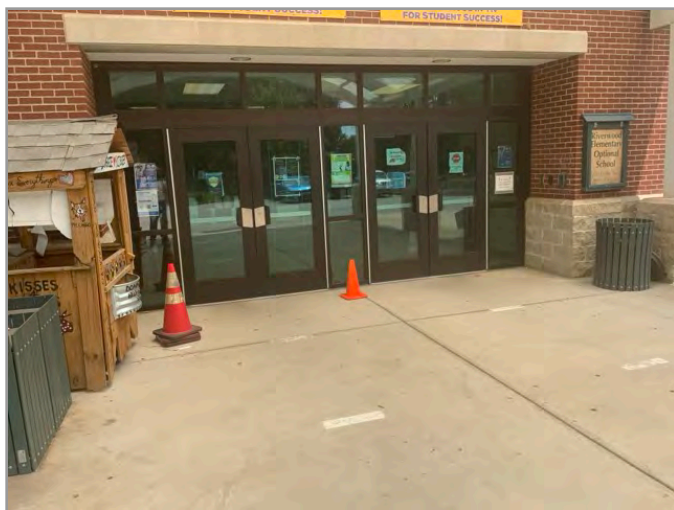
Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			×	
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	×			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	×			
4	Do curb ramps appear to have compliant slopes for all components ?	×			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			×	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			×	

<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			×	
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?			×	
<b>9</b>	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	×			



## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



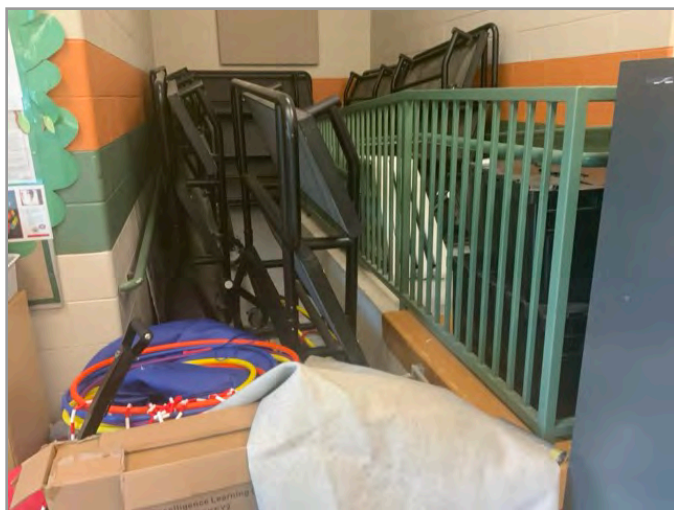
ADDITIONAL ENTRANCE

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



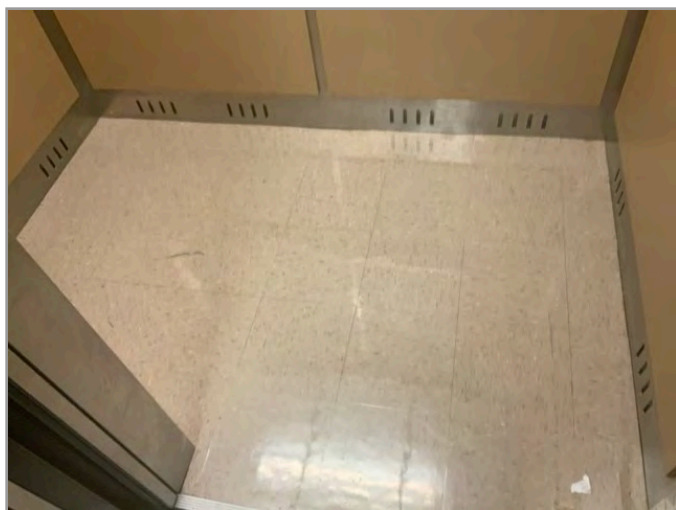
SELF-SERVICE AREA

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

<b>7</b>	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
<b>8</b>	Are audible and visual floor position indicators provided in the elevator car?	✕			
<b>9</b>	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?				Wet wax in elevator car, unable to check

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			



## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## **Appendix E:**

### Component Condition Report

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Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	4	7898613
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	9,000 SF	36	7898550
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	36,000 SF	36	7898571
B2020	Building Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	53	10	7898597
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	85	16	7898680
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	16	7898695
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	31	26	7898591
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	71,400 SF	6	7898548
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,400 SF	6	7898556
B3010	Roof	Good	Roofing, Metal	475 SF	26	7898582
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	6	7898611
B3060	Roof	Fair	Roof Hatch, Metal	5	16	7898690
B3060	Roof	Fair	Roof Skylight, per SF of glazing	2,800 SF	16	7898651
Interiors						
C1010	Classrooms General	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	36 SF	11	7898562
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	60 SF	11	7898568
C1020	Library	Good	Interior Window, Fixed, 12 SF	6	26	7898664
C1030	Hallways & Common Areas	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	8	26	7898625
C1030	Throughout Building	Good	Interior Door, Steel, Standard	181	26	7898744
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	102,000 SF	11	7898745
C1090	Commercial Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	16 LF	10	7898712

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	6	7898658
C2010	Cafeteria	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	1,000 SF	9	7898761
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	222,000 SF	4	7898656
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	3	7898631
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	91,500 SF	4	7898750
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	3,600 SF	36	7898594
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	3,200 SF	4	7898769
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,300 SF	26	7898612
C2030	Hallways & Common Areas	Poor	Flooring, Rubber Tile	1,200 SF	2	7898733
C2050	Cafeteria	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	4	7898696
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	6	7898787
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	1	3	7898687
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	16	7898749
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	16	7898757
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	6	7898657
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	16	7898574
D2010	Restrooms	Fair	Toilet, Child-Sized	8	16	7898635
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	16	11	7898600
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	103,133 SF	26	7898673
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	4	21	7898729
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial ( 36 kW)	1	6	7898670
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	22	16	7898771
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial ( 36 kW)	1	6	7898560

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	40	16	7898705
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	16	7898580
D2010	Multi-Purpose Room	Fair	Backflow Preventer, Domestic Water	1	16	7898628
D2010	Restrooms	Fair	Urinal, Standard	12	16	7898569
D2010	Mechanical Room	Fair	Piping & Valves, Mixing Valve, Domestic Water	1	16	7898717
D2010	Multi-Purpose Room	Fair	Backflow Preventer, Domestic Water	1	16	7898619
D2010	Multi-Purpose Room	Fair	Backflow Preventer, Domestic Water	1	16	7898759
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	2	6	7898724
HVAC						
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric	2	6	7898627
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank	1	26	7898652
D3030	Roof	Fair	Split System Ductless, Single Zone [Crac-1-1]	1	2	7898774
D3030	Roof	Fair	Split System Ductless, Single Zone [Crac-1-2]	1	3	7898605
D3030	Roof	Fair	Split System Ductless, Single Zone [Crac -2-2]	1	2	7898669
D3030	Roof	Fair	Split System Ductless, Single Zone [Crac-2-1]	1	2	7898734
D3030	Roof	Fair	Split System Ductless, Single Zone [Crac-1-3]	1	2	7898644
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B124.rtu1-27]	1	6	7898563
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A105.rtu1-4]	1	6	7898553
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.C100.rtu1-21]	1	6	7898736
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A114.rtu1-11]	1	6	7898772
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E214.rtu2-26]	1	6	7898743
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.stair2.rtu2-13]	1	6	7898751
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B115.rtu1-37]	1	6	7898778
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B109.rtu1-32]	1	6	7898577
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.C105.rtu1-49]	1	6	7898739

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B113rtu1-36]	1	6	7898682
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E212.rtu2-22]	1	6	7898576
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A104.rtu1-3]	1	6	7898719
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7898755
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.Aerv.rtu1-10]	1	6	7898648
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E205.rtu2-23]	1	6	7898762
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D209.rtu2-11]	1	6	7898602
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E213.rtu2-24]	1	6	7898686
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A126.rtu1-20]	1	6	7898609
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A117.rtu1-18]	1	6	7898641
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B116.rtu1-35]	1	6	7898647
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.Eerv.rtu2-27]	1	6	7898737
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B125.rtu1-25]	1	6	7898784
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A100.rtu1-12]	1	6	7898715
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A111.rtu1-9]	1	6	7898620
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E203.rtu2-19]	1	6	7898640
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B106.rtu1-26]	1	6	7898662
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E210.rtu2-18]	1	6	7898691
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A107.rtu1-5]	1	6	7898579
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B108.rtu1-30]	1	6	7898572
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D206.rtu2-5]	1	6	7898559
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B127s.rtu1-39]	1	6	7898721
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B133.rtu1-41]	1	6	7898677
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B107.rtu1-28]	1	6	7898699
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D216.rtu2-12]	1	6	7898595

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D208.rtu2-9]	1	6	7898725
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.cafew.rtu1-46]	1	6	7898660
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A118.rtu1-19]	1	6	7898592
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D215.rtu2-10]	1	6	7898672
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.cafee.rtu1-45]	1	6	7898788
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.C101RTU1-47]	1	6	7898583
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7898565
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.berv.rtu1-40]	1	6	7898735
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B105rtu1-24]	1	6	7898637
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D205.rtu2-3]	1	6	7898752
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.stair3.rtu2-28]	1	6	7898776
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.Future.rtu1-48]	1	6	7898603
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B119.rtu1-33]	1	6	7898714
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.Stair1.rtu2-2]	1	6	7898665
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B136.rtu1-42]	1	6	7898671
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7898718
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.music.rtu1-50]	1	6	7898697
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A100.rtu1-7]	1	6	7898727
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7898588
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E204.rtu2-21]	1	6	7898720
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A108.rtu1-6]	1	6	7898738
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E209.rtu2-16]	1	6	7898643
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A124.rtu1-16]	1	6	7898615
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B121.rtu1-29]	1	6	7898646
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D217.rtu2-14]	1	6	7898700

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E202.rtu2-17]	1	6	7898766
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A125.rtu1-17]	1	6	7898659
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A102.rtu1-1]	1	6	7898589
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.Derv.rtu2-1]	1	6	7898663
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D213.rtu2-6]	1	6	7898650
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A110.rtu1-8]	1	6	7898618
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D214.rtu2-8]	1	6	7898730
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A116.rtu1-15]	1	6	7898676
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E201.rtu2-15]	1	6	7898741
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B120.rtu1-31]	1	6	7898570
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B112.rtu1-34]	1	6	7898586
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A123.rtu1-13]	1	6	7898679
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A115.rtu1-14]	1	6	7898710
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.A103.rtu1-2]	1	6	7898767
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D207.rtu2-7]	1	6	7898557
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E206.rtu2-25]	1	6	7898722
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.D212.rtu2-4]	1	6	7898561
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.E211.rtu2-20]	1	6	7898566
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [236.B129.rtu1-23]	1	6	7898709
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	6	7898593
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	6	7898624
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	6	7898578
Fire Protection						
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry	4	26	7898547
D4010	Site	Fair	Supplemental Components, Fire Department Connection, Double	1	16	7898716



Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	103,133 SF	26	7898688
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	2 LF	6	7898708
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	30	5	7898581
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7898633
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	11	7898706
D5010	Building Exterior	Fair	Generator, Diesel	1	11	7898604
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7898645
D5020	Electrical Room	Good	Switchboard, 277/480 V	1	26	7898661
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	2	16	7898649
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7898777
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	16	7898623
D5020	Throughout Building	Fair	Distribution Panel, 277/480 V	13	16	7898775
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	3	16	7898684
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	16	7898756
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	2	16	7898634
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	14	16	7898622
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	2	16	7898575
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	16	7898704
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	103,133 SF	26	7898642
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	103,133 SF	6	7898616
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	34	6	7898681
D5080	Electrical Room	Fair	Surge Protector, Wall Mounted, 270/480V	6	6	7898693
Fire Alarm & Electronic Systems						
D6030	Multi-Purpose Room	Fair	Sound System, Theater/Auditorium/Church	7,300 SF	6	7898638

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	104,133 SF	3	7898555
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	104,133 SF	3	7898558
D7030	Commercial Kitchen	Fair	Security Panel, Annunciator	1	3	7898596
D7050	Classrooms Science	Fair	Fire Alarm Panel, Annunciator	1	6	7898606
D7050	Throughout Building	Fair	Fire Alarm Panel, Annunciator	2	6	7898621
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	6	7898689
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	104,133 SF	6	7898683
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	5	7898552
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	7898732
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7898740
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	7898701
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7898674
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	5	7898601
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	5	7898598
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	3	7898731
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	7898551
E1030	Kitchen	NA	Foodservice Equipment, Dishwasher Commercial	1	0	7898599
E1030	Building Exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	14	7898782
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7898607
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	7898587
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7898758
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	7898617
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7898748
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	4	7898668

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7898667
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	7898707
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7898780
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7898754
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	7898608
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7898692
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	7898728
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7898654
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	16	7898666
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	4	7898723
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	5	7898765
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	5	7898760
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	7898746
E1040	Classrooms Science	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	5	16	7898584
E1070	Kitchen	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	900 SF	6	7898590
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	400 LF	5	7898629
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	60 LF	10	7898636
E2010	Classrooms Science	Good	Casework, Countertop, Solid Surface	60 LF	26	7898785
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	2,200 LF	9	7898781
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	100 SF	17	7898585
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	144 SF	18	7898770
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	660 SF	28	7898639
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Concrete	3,100 SF	36	7898653

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Good	Parking Lots, Pavement, Concrete	660 SF	48	7898753
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	2	11	7898626
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	87,800 SF	2	7898698
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	25,000 SF	36	7898763
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	6	7898779
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	6	7898786
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,315 SF	6	7898702
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	17	7898768
G2050	Site	Fair	Lake Dock/Pier, Decking & Structure, Wood Pile-Supported	264 SF	16	7898655
G2050	Site	Good	Lake Dock/Pier, Decking Only, Composite or Aluminum	100 SF	26	7898573
G2050	Site	Good	Playfield Surfaces, Chips Rubber, 6" Depth	1,500 SF	12	7898713
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,235 SF	6	7898678
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	2	6	7898783
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	2	17	7898764
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	5	6	7898703
G2060	Site	Fair	Flagpole, Metal	1	16	7898747
G2060	Site	Fair	Bollard, Concrete or Metal	24	16	7898726
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	300 SF	26	7898675
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	4	9	7898630
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	9	10	7898567
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 4'	120 LF	26	7898614
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	17	7898632
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	12	7898610

Component Condition Report | Riverwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	6	18	7898564
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	5,550 LF	26	7898549
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF)	65 LF	26	7898711
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	77 LF	17	7898742
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	19	6	7898685
Utilities						
G3010	Site	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	16	7898694

## Appendix F:

### Replacement Reserves

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## Replacement Reserves Report

## Riverwood Elementary School

**9/6/2024**



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Riverwood Elementary School	\$21,500	\$0	\$73,743	\$642,631	\$931,640	\$115,000	\$3,317,252	\$53,020	\$0	\$879,182	\$231,893	\$982,173	\$76,435	\$18,504	\$553,683	\$88,493	\$1,193,982	\$243,150	\$992,005	\$820,641	\$115,411	\$11,350,337
Grand Total	\$21,500	\$0	\$73,743	\$642,631	\$931,640	\$115,000	\$3,317,252	\$53,020	\$0	\$879,182	\$231,893	\$982,173	\$76,435	\$18,504	\$553,683	\$88,493	\$1,193,982	\$243,150	\$992,005	\$820,641	\$115,411	\$11,350,337

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	7898613	Stair/Ramp Rails, Metal, Refinish	10	6	4	500	LF	\$1.50	\$750					\$750											\$750						\$1,500	
B2020	Building Exterior	7898680	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	85	EA	\$950.00	\$80,750																	\$80,750					\$80,750	
B2020	Building Exterior	7898597	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	53	EA	\$1,200.00	\$63,600											\$63,600										\$63,600		
B2050	Building Exterior	7898695	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	8	EA	\$1,300.00	\$10,400																	\$10,400					\$10,400	
B3010	Roof	7898548	Roofing, Modified Bitumen, Replace	20	14	6	71400	SF	\$10.00	\$714,000							\$714,000															\$714,000	
B3010	Roof	7898556	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	5400	SF	\$17.00	\$91,800							\$91,800															\$91,800	
B3020	Roof	7898611	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	1000	LF	\$9.00	\$9,000							\$9,000															\$9,000	
B3060	Roof	7898651	Roof Skylight, per SF of glazing, Replace	30	14	16	2800	SF	\$50.00	\$140,000																	\$140,000					\$140,000	
B3060	Roof	7898690	Roof Hatch, Metal, Replace	30	14	16	5	EA	\$1,300.00	\$6,500																	\$6,500					\$6,500	
C1010	Classrooms General	7898562	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	14	11	36	SF	\$29.40	\$1,058												\$1,058										\$1,058	
C1010	Cafeteria	7898568	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	14	11	60	SF	\$29.40	\$1,764												\$1,764										\$1,764	
C1070	Throughout Building	7898745	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	102000	SF	\$3.50	\$357,000												\$357,000										\$357,000	
C1090	Restrooms	7898658	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	28	EA	\$750.00	\$21,000							\$21,000															\$21,000	
C1090	Commercial Kitchen	7898712	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	16	LF	\$500.00	\$8,000											\$8,000											\$8,000	
C2010	Cafeteria	7898761	Any Wall including Ceiling, Dampening Panels for Soundproofing, Replace	20	11	9	1000	SF	\$11.42	\$11,420											\$11,420											\$11,420	
C2010	Throughout Building	7898656	Wall Finishes, any surface, Prep & Paint	10	6	4	222000	SF	\$1.50	\$333,000							\$333,000									\$333,000							\$666,000
C2030	Cafeteria	7898631	Flooring, Wood, Strip, Refinish	10	7	3	1000	SF	\$4.00	\$4,000																						\$8,000	
C2030	Hallways & Common Areas	7898733	Flooring, Rubber Tile, Replace	15	13	2	1200	SF	\$9.00	\$10,800																		\$10,800					\$21,600
C2030	Throughout Building	7898750	Flooring, Vinyl Tile (VCT), Replace	15	11	4	91500	SF	\$5.00	\$457,500							\$457,500															\$457,500	
C2030	Library	7898769	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3200	SF	\$7.50	\$24,000							\$24,000									\$24,000						\$48,000	
C2050	Cafeteria	7898696	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1000	SF	\$2.00	\$2,000																	\$2,000						\$4,000
D1010	Elevator Shafts/Utility	7898687	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	\$3,000.00	\$3,000																\$3,000						\$6,000	
D1010	Elevator Shafts/Utility	7898787	Elevator Controls, Automatic, 1 Car, Replace	20	14	6	1	EA	\$5,000.00	\$5,000							\$5,000															\$5,000	
D1010	Elevator Shafts/Utility	7898749	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	14	16	1	EA	\$55,000.00	\$55,000																	\$55,000					\$55,000	
D2010	Mechanical Room	7898657	Water Heater, Electric, Commercial ( 12 kW), Replace	20	14	6	1	EA	\$12,400.00	\$12,400							\$12,400															\$12,400	
D2010	Utility Rooms/Areas	7898670	Water Heater, Electric, Commercial ( 36 kW), Replace	20	14	6	1	EA	\$18,500.00	\$18,500							\$18,500															\$18,500	
D2010	Utility Rooms/Areas	7898560	Water Heater, Electric, Commercial ( 36 kW), Replace	20	14	6	1	EA	\$18,500.00	\$18,500							\$18,500															\$18,500	
D2010	Mechanical Room	7898580	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	\$1,400.00	\$1,400																	\$1,400					\$1,400	
D2010	Multi-Purpose Room	7898628	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	\$3,200.00	\$3,200																	\$3,200					\$3,200	
D2010	Mechanical Room	7898717	Piping & Valves, Mixing Valve, Domestic Water, Replace	30	14	16	1	EA	\$1,280.00	\$1,280																	\$1,280					\$1,280	
D2010	Multi-Purpose Room	7898619	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	\$3,200.00	\$3,200																	\$3,200					\$3,200	
D2010	Multi-Purpose Room	7898759	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	\$3,200.00	\$3,200																	\$3,200					\$3,200	
D2010	Hallways & Common Areas	7898600	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	16	EA	\$1,200.00	\$19,200												\$19,200										\$19,200	
D2010	Restrooms	7898757	Toilet, Commercial Water Closet, Replace	30	14	16	38	EA	\$1,300.00	\$49,400																	\$49,400					\$49,400	
D2010	Classrooms General	7898574	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	6	EA	\$1,200.00	\$7,200																	\$7,200					\$7,200	
D2010	Restrooms	7898635	Toilet, Child-Sized, Replace	30	14	16	8	EA	\$900.00	\$7,200																	\$7,200					\$7,200	
D2010	Restrooms	7898771	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	22	EA	\$1,500.00	\$33,000																	\$33,000					\$33,000	
D2010	Restrooms	7898705	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	14	16	40	EA	\$1,100.00	\$44,000																	\$44,000					\$44,000	
D2010	Restrooms	7898569	Urinal, Standard, Replace	30	14	16	12	EA	\$1,100.00	\$13,200																	\$13,200					\$13,200	
D2060	Mechanical Room	7898724	Air Compressor, Tank-Style, Replace	20	14	6	2	EA	\$5,150.00	\$10,300							\$10,300															\$10,300	
D3020	Hallways & Common Areas	7898627	Unit Heater, Electric, Replace	20	14	6	2	EA	\$1,200.00	\$2,400							\$2,400															\$2,400	
D3030	Roof	7898774	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$4,800.00	\$4,800																		\$4,800				\$9,600	
D3030	Roof	7898669	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$4,800.00	\$4,800																		\$4,800				\$9,600	
D3030	Roof	7898734	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$4,800.00	\$4,800																		\$4,800				\$9,600	
D3030	Roof	7898644	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$4,800.00	\$4,800																		\$4,800				\$9,600	
D3030	Roof	7898605	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$4,800							\$4,800												\$4,800			\$9,600	
D3050	Roof	7898563	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500	





Replacement Reserves Report

Riverwood Elementary School



9/6/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof	7898588	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
D3050	Roof	7898720	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898738	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898643	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898615	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898646	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898700	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898766	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898659	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898589	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898663	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
D3050	Roof	7898650	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898618	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898730	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898676	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898741	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898570	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898586	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898679	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898710	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898557	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898722	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898561	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898566	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898709	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500															\$7,500
D3050	Roof	7898593	Make-Up Air Unit, MUA or MAU, Replace	20	14	6	1	EA	\$35,000.00	\$35,000							\$35,000															\$35,000
D3060	Roof	7898624	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	2	EA	\$2,400.00	\$4,800							\$4,800															\$4,800
D3060	Roof	7898578	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000
D4010	Site	7898716	Supplemental Components, Fire Department Connection, Double, Replace	30	14	16	1	EA	\$1,140.00	\$1,140																	\$1,140					\$1,140
D4010	Commercial Kitchen	7898708	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	2	LF	\$400.00	\$800							\$800															\$800
D4030	Throughout Building	7898581	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	30	EA	\$150.00	\$4,500						\$4,500										\$4,500						\$9,000
D4030	Commercial Kitchen	7898633	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300											\$300					\$600
D5010	Building Exterior	7898604	Generator, Diesel, Replace	25	14	11	1	EA	\$280,000.00	\$280,000												\$280,000										\$280,000
D5010	Electrical Room	7898706	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	\$50,000.00	\$50,000												\$50,000										\$50,000
D5020	Electrical Room	7898645	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$16,000.00	\$16,000																	\$16,000					\$16,000
D5020	Electrical Room	7898649	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	2	EA	\$10,000.00	\$20,000																	\$20,000					\$20,000
D5020	Electrical Room	7898777	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$6,700.00	\$6,700																	\$6,700					\$6,700
D5020	Electrical Room	7898634	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	2	EA	\$7,600.00	\$15,200																	\$15,200					\$15,200
D5020	Electrical Room	7898623	Distribution Panel, 277/480 V, Replace																													

## Replacement Reserves Report

**Riverwood Elementary School**

9/6/2024

Uniform 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
D7030	Throughout Building	7898558	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	104	133	SF	\$2.00	\$208,266					\$208,266												\$208,266			\$416,532
D7030	Commercial Kitchen	7898596	Security Panel, Annunciator, Replace	15	12	3	1	EA	\$500.00	\$500			\$500															\$500			\$1,000
D7050	Classrooms Science	7898606	Fire Alarm Panel, Annunciator, Replace	15	9	6	1	EA	\$1,580.00	\$1,580						\$1,580															\$1,580
D7050	Throughout Building	7898621	Fire Alarm Panel, Annunciator, Replace	15	9	6	2	EA	\$1,580.00	\$3,160						\$3,160															\$3,160
D7050	Office Areas	7898689	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000
D7050	Throughout Building	7898683	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	14	6	104	133	SF	\$2.00	\$208,266					\$208,266															\$208,266
E1030	Kitchen	7898599	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500									\$21,500									\$21,500		\$64,500
E1030	Kitchen	7898674	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700			\$5,400
E1030	Kitchen	7898731	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$4,600.00	\$9,200			\$9,200															\$9,200			\$18,400
E1030	Kitchen	7898607	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600			\$3,600															\$3,600			\$7,200
E1030	Building Exterior	7898617	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300			\$6,300															\$6,300			\$12,600
E1030	Kitchen	7898748	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,700.00	\$1,700			\$1,700															\$1,700			\$3,400
E1030	Kitchen	7898754	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600			\$5,600										\$5,600								\$11,200
E1030	Kitchen	7898668	Foodservice Equipment, Ice maker, Freestanding, Replace	15	11	4	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400
E1030	Kitchen	7898723	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	\$3,800.00	\$3,800				\$3,800															\$3,800		\$7,600
E1030	Kitchen	7898552	Foodservice Equipment, Steamer, Tabletop, Replace	10	5	5	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000						\$14,000
E1030	Kitchen	7898732	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700					\$4,700															\$4,700	\$9,400
E1030	Kitchen	7898601	Foodservice Equipment, Steamer, Tabletop, Replace	10	5	5	1	EA	\$7,000.00	\$7,000					\$7,000											\$7,000					\$14,000
E1030	Kitchen	7898598	Foodservice Equipment, Steamer, Tabletop, Replace	10	5	5	1	EA	\$7,000.00	\$7,000					\$7,000											\$7,000					\$14,000
E1030	Kitchen	7898587	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700					\$4,700															\$4,700	\$9,400
E1030	Kitchen	7898667	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600					\$3,600															\$3,600	\$7,200
E1030	Kitchen	7898608	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700					\$4,700															\$4,700	\$9,400
E1030	Kitchen	7898728	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700					\$4,700															\$4,700	\$9,400
E1030	Kitchen	7898765	Foodservice Equipment, Steamer, Tabletop, Replace	10	5	5	1	EA	\$7,000.00	\$7,000					\$7,000											\$7,000					\$14,000
E1030	Kitchen	7898760	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	2	EA	\$10,500.00	\$21,000					\$21,000											\$21,000					\$42,000
E1030	Kitchen	7898740	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280						\$8,280											\$8,280				\$16,560
E1030	Kitchen	7898692	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700
E1030	Kitchen	7898654	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700
E1030	Kitchen	7898758	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600							\$3,600														\$3,600
E1030	Kitchen	7898701	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000										\$15,000											\$15,000
E1030	Kitchen	7898551	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000										\$25,000											\$25,000
E1030	Kitchen	7898707	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	\$4,500.00	\$4,500										\$4,500											\$4,500
E1030	Kitchen	7898780	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600										\$3,600											\$3,600
E1030	Building Exterior	7898782	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$6,300.00	\$6,300														\$6,300							\$6,300
E1030	Kitchen	7898666	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	2	EA	\$2,500.00	\$5,000																\$5,000					\$5,000
E1040	Classrooms Science	7898584	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	14	16	5	EA	\$2,450.00	\$12,250																\$12,250					\$12,250
E1040	Hallways & Common Areas	7898746	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000					\$3,000										\$3,000						\$6,000
E1070	Kitchen	7898590	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	900	SF	\$15.00	\$13,500						\$13,500															\$13,500
E2010	Throughout Building	7898629	Casework, Countertop, Plastic Laminate, Replace	15	10	5	400	LF	\$50.00	\$20,000					\$20,000															\$20,000	\$40,000
E2010	Throughout Building	7898781	Casework, Cabinetry, Standard, Replace	20	11	9	2200	LF	\$300.00	\$660,000									\$660,000												\$660,000
E2010	Classrooms Science	7898636	Casework, Cabinetry, High-End or Laboratory, Replace	20	10	10	60	LF	\$500.00	\$30,000										\$30,000											\$30,000
F1020	Site	7898585	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	13	17	100	SF	\$35.00	\$3,500																	\$3,500				\$3,500
F1020	Site	7898770	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	144	SF	\$25.00	\$3,600																		\$3,600			\$3,600
G2020	Site	7898698	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	87800	SF	\$0.45	\$39,510		\$39,510					\$39,510				\$39,510						\$39,510				\$158,040
G2020	Site	7898626	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	14	11	2	EA	\$260.00	\$520											\$520										\$520
G2050	Site	7898655	Lake Dock/Pier, Decking & Structure, Wood Pile-Supported, Replace	25	9	16	264	SF	\$60.00	\$15,840																\$15,840					\$15,840
G2050	Site	7898779	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	\$20,000.00	\$20,000						\$20,000															\$20,000
G2050	Site	7898786	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	\$20,000.00	\$20,000						\$20,000															\$20,000
G2050	Site	7898702	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	14	6	1315	SF	\$26.00	\$34,190						\$34,190															\$34,190
G2050	Site	7898678	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	14	6	1235	SF	\$26.00	\$32,110						\$32,110															\$32,110
G2050	Site	7898783	Play Structure, Multipurpose, Very Small, Replace	20	14	6	2	EA	\$6,000.00	\$12,000						\$12,000															\$12,000



Replacement Reserves Report  
Riverwood Elementary School



9/6/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
G2050	Site	7898713	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	3	12	1500	SF	\$7.00	\$10,500												\$10,500										\$10,500		
G2050	Site	7898768	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	\$20,000.00	\$20,000																		\$20,000					\$20,000	
G2060	Site	7898703	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	5	EA	\$700.00	\$3,500							\$3,500																\$3,500	
G2060	Site	7898630	Bike Rack, Fixed 1-5 Bikes, Replace	20	11	9	4	EA	\$600.00	\$2,400										\$2,400													\$2,400	
G2060	Site	7898610	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	6	EA	\$600.00	\$3,600												\$3,600											\$3,600	
G2060	Site	7898564	Picnic Table, Wood/Composite/Fiberglass, Replace	20	2	18	6	EA	\$600.00	\$3,600																			\$3,600					\$3,600
G2060	Site	7898567	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	9	EA	\$150.00	\$1,350										\$1,350													\$1,350	
G2060	Site	7898747	Flagpole, Metal, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500						\$2,500	
G2060	Site	7898764	Signage, Property, Monument, Replace/Install	20	3	17	2	EA	\$3,000.00	\$6,000																		\$6,000						\$6,000
G2060	Site	7898632	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	3	17	1	EA	\$25,000.00	\$25,000																			\$25,000					\$25,000
G2060	Site	7898726	Bollard, Concrete or Metal, Replace	30	14	16	24	EA	\$1,000.00	\$24,000																	\$24,000						\$24,000	
G2080	Site	7898742	Planter Boxes, Pre-Manufactured, High-End, Replace	25	8	17	77	LF	\$300.00	\$23,100																			\$23,100					\$23,100
G3010	Site	7898694	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	14	16	1	EA	\$3,910.00	\$3,910																	\$3,910						\$3,910	
G4050	Site	7898685	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	14	6	19	EA	\$6,800.00	\$129,200							\$129,200																\$129,200	
Totals, Unescalated											\$21,500	\$0	\$69,510	\$588,098	\$827,750	\$99,200	\$2,778,147	\$43,110	\$0	\$673,820	\$172,550	\$709,542	\$53,610	\$12,600	\$366,050	\$56,800	\$744,050	\$147,110	\$582,698	\$468,000	\$63,900	\$8,478,045		
Totals, Escalated (3.0% inflation, compounded annually)											\$21,500	\$0	\$73,743	\$642,631	\$931,640	\$115,000	\$3,317,252	\$53,020	\$0	\$879,182	\$231,893	\$982,173	\$76,435	\$18,504	\$553,683	\$88,493	\$1,193,982	\$243,150	\$992,005	\$820,641	\$115,411	\$11,350,337		

## Appendix G:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898787	D1010	Elevator Controls	Automatic, 1 Car	2500 LB	Riverwood Elementary School	Elevator Shafts/Utility	Shindler			2010		
2	7898749	D1010	Passenger Elevator	Hydraulic, 2 Floors		Riverwood Elementary School	Elevator Shafts/Utility	Shindler	EOB 187Y	7271C23602-S	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898657	D2010	Water Heater	Electric, Commercial ( 12 kW)	50 GAL	Riverwood Elementary School	Mechanical Room	State Industries, Inc.	PCE5220RTA	1014M001971	2010		
2	7898670	D2010	Water Heater	Electric, Commercial ( 36 kW)	119 GAL	Riverwood Elementary School	Utility Rooms/Areas	State Industries, Inc.	CSB12018SFEB 100	1014M001960	2010		
3	7898560	D2010	Water Heater	Electric, Commercial ( 36 kW)	119 GAL	Riverwood Elementary School	Utility Rooms/Areas	State Industries, Inc.	CSB12018SFEB	1010M000640	2010		
4	7898580	D2010	Backflow Preventer	Domestic Water	1 IN	Riverwood Elementary School	Mechanical Room	Watts	909	627889	2010		
5	7898628	D2010	Backflow Preventer	Domestic Water	2 IN	Riverwood Elementary School	Multi-Purpose Room	Wilkins Zurn	975XL	3146762	2010		
6	7898619	D2010	Backflow Preventer	Domestic Water	2 IN	Riverwood Elementary School	Multi-Purpose Room	Wilkins Zurn	975XL	3134066	2010		
7	7898759	D2010	Backflow Preventer	Domestic Water	2 IN	Riverwood Elementary School	Multi-Purpose Room	Wilkins Zurn	975XL	3134063	2010		
8	7898724	D2060	Air Compressor	Tank-Style	.75 HP	Riverwood Elementary School	Mechanical Room	Dewalt	Illegible	Illegible	2010		2
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898627	D3020	Unit Heater	Electric	2 KW	Riverwood Elementary School	Hallways & Common Areas	No dataplate	No dataplate	No dataplate	2010		2



2	7898652	D3020	Boiler Supplemental Components	Expansion Tank	5 GAL	Riverwood Elementary School	Mechanical Room					2010
3	7898669	D3030	Split System Ductless [Crac -2-2]	Single Zone	1.5 TON	Riverwood Elementary School	Roof	Friedrich	WW1803F	LJJ0 04025		2010
4	7898774	D3030	Split System Ductless [Crac-1-1]	Single Zone	1.5 TON	Riverwood Elementary School	Roof	Friedrich	Illegible	Illegible		2010
5	7898605	D3030	Split System Ductless [Crac-1-2]	Single Zone	1.5 TON	Riverwood Elementary School	Roof	Friedrich	Illegible	Illegible		2010
6	7898644	D3030	Split System Ductless [Crac-1-3]	Single Zone	1.5 TON	Riverwood Elementary School	Roof	Friedrich	Illegible	Illegible		2010
7	7898734	D3030	Split System Ductless [Crac-2-1]	Single Zone	1.5 TON	Riverwood Elementary School	Roof	Friedrich	Illegible	Illegible		2010
8	7898593	D3050	Make-Up Air Unit	MUA or MAU	2800 CFM	Riverwood Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible		2010
9	7898755	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible		2010
10	7898565	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible		2010
11	7898718	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471975		2010
12	7898588	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	6 TON	Riverwood Elementary School	Roof	Johnson Controls	J06ZRN10P4TZZ40003B	N0N9464079		2010
13	7898715	D3050	Packaged Unit [236.A100.rtu1-12]	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466487		2010
14	7898727	D3050	Packaged Unit [236.A100.rtu1-7]	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464886		2010
15	7898589	D3050	Packaged Unit [236.A102.rtu1-1]	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464898		2010
16	7898767	D3050	Packaged Unit [236.A103.rtu1-2]	RTU, Pad or Roof- Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464887		2010

17	7898719	D3050	<b>Packaged Unit</b> [236.A104.rtu1-3]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464895	2010
18	7898553	D3050	<b>Packaged Unit</b> [236.A105.rtu1-4]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464893	2010
19	7898579	D3050	<b>Packaged Unit</b> [236.A107.rtu1-5]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464896	2010
20	7898738	D3050	<b>Packaged Unit</b> [236.A108.rtu1-6]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464894	2010
21	7898618	D3050	<b>Packaged Unit</b> [236.A110.rtu1-8]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466479	2010
22	7898620	D3050	<b>Packaged Unit</b> [236.A111.rtu1-9]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464897	2010
23	7898772	D3050	<b>Packaged Unit</b> [236.A114.rtu1-11]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466499	2010
24	7898710	D3050	<b>Packaged Unit</b> [236.A115.rtu1-14]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466500	2010
25	7898676	D3050	<b>Packaged Unit</b> [236.A116.rtu1-15]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466482	2010
26	7898641	D3050	<b>Packaged Unit</b> [236.A117.rtu1-18]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466490	2010
27	7898592	D3050	<b>Packaged Unit</b> [236.A118.rtu1-19]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464888	2010
28	7898679	D3050	<b>Packaged Unit</b> [236.A123.rtu1-13]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466494	2010
29	7898615	D3050	<b>Packaged Unit</b> [236.A124.rtu1-16]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466496	2010
30	7898659	D3050	<b>Packaged Unit</b> [236.A125.rtu1-17]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466493	2010
31	7898609	D3050	<b>Packaged Unit</b> [236.A126.rtu1-20]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466486	2010

32	7898648	D3050	<b>Packaged Unit</b> [236.Aerv.rtu1-10]	RTU, Pad or Roof-Mounted	15 TON	Riverwood Elementary School	Roof	Johnson Controls	J15ZRS24P4TZZ10001B	N0N9460026	2010
33	7898637	D3050	<b>Packaged Unit</b> [236.B105rtu1-24]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466952	2010
34	7898662	D3050	<b>Packaged Unit</b> [236.B106.rtu1-26]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464891	2010
35	7898699	D3050	<b>Packaged Unit</b> [236.B107.rtu1-28]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471989	2010
36	7898572	D3050	<b>Packaged Unit</b> [236.B108.rtu1-30]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471990	2010
37	7898577	D3050	<b>Packaged Unit</b> [236.B109.rtu1-32]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471987	2010
38	7898586	D3050	<b>Packaged Unit</b> [236.B112.rtu1-34]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471978	2010
39	7898682	D3050	<b>Packaged Unit</b> [236.B113rtu1-36]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471979	2010
40	7898778	D3050	<b>Packaged Unit</b> [236.B115.rtu1-37]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466488	2010
41	7898647	D3050	<b>Packaged Unit</b> [236.B116.rtu1-35]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	N0N9466953	J03ZJD06U4TZZ10006C	2010
42	7898714	D3050	<b>Packaged Unit</b> [236.B119.rtu1-33]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464885	2010
43	7898570	D3050	<b>Packaged Unit</b> [236.B120.rtu1-31]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466497	2010
44	7898646	D3050	<b>Packaged Unit</b> [236.B121.rtu1-29]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ100060	N0N9471992	2010
45	7898563	D3050	<b>Packaged Unit</b> [236.B124.rtu1-27]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471984	2010
46	7898784	D3050	<b>Packaged Unit</b> [236.B125.rtu1-25]	RTU, Pad or Roof-Mounted	4 TON	Riverwood Elementary School	Roof	Johnson Controls	J04ZRD06U4TZZ10001C	N0N9466971	2010

47	7898721	D3050	<b>Packaged Unit</b> [236.B127s.rtu1-39]	RTU, Pad or Roof-Mounted	8 TON	Riverwood Elementary School	Roof	Johnson Controls	J08ZRN10P4TZZ40001B	N0N9464081	2010
48	7898709	D3050	<b>Packaged Unit</b> [236.B129.rtu1-23]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471974	2010
49	7898677	D3050	<b>Packaged Unit</b> [236.B133.rtu1-41]	RTU, Pad or Roof-Mounted	8 TON	Riverwood Elementary School	Roof	Johnson Controls	J08ZHN10P4TZZ50001A	N1A0543708	2010
50	7898671	D3050	<b>Packaged Unit</b> [236.B136.rtu1-42]	RTU, Pad or Roof-Mounted	8 TON	Riverwood Elementary School	Roof	Johnson Controls	J08ZHN10P4TZZ50001A	N1A0543709	2010
51	7898735	D3050	<b>Packaged Unit</b> [236.berv.rtu1-40]	RTU, Pad or Roof-Mounted	15 TON	Riverwood Elementary School	Roof	Johnson Controls	J15ZRS24P4TZZ10001B	N0N9460027	2010
52	7898736	D3050	<b>Packaged Unit</b> [236.C100.rtu1-21]	RTU, Pad or Roof-Mounted	5 TON	Riverwood Elementary School	Roof	Johnson Controls	J05ZRD06U4TZZ10002C	N0N9464853	2010
53	7898583	D3050	<b>Packaged Unit</b> [236.C101RTU1-47]	RTU, Pad or Roof-Mounted	15 TON	Riverwood Elementary School	Roof	Johnson Controls	J15ZRN24P4TZZ10003B	N0N9460024	2010
54	7898739	D3050	<b>Packaged Unit</b> [236.C105.rtu1-49]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466484	2010
55	7898788	D3050	<b>Packaged Unit</b> [236.cafee.rtu1-45]	RTU, Pad or Roof-Mounted	25 TON	Riverwood Elementary School	Roof	Johnson Controls	J25ZRN24P4TZZ10001B	N0N9460033	2010
56	7898660	D3050	<b>Packaged Unit</b> [236.cafew.rtu1-46]	RTU, Pad or Roof-Mounted	25 TON	Riverwood Elementary School	Roof	Johnson Controls	J25ZRN24P4TZZ10001B	N0N9460034	2010
57	7898752	D3050	<b>Packaged Unit</b> [236.D205.rtu2-3]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466480	2010
58	7898559	D3050	<b>Packaged Unit</b> [236.D206.rtu2-5]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466483	2010
59	7898557	D3050	<b>Packaged Unit</b> [236.D207.rtu2-7]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466481	2010
60	7898725	D3050	<b>Packaged Unit</b> [236.D208.rtu2-9]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471985	2010
61	7898602	D3050	<b>Packaged Unit</b> [236.D209.rtu2-11]	RTU, Pad or Roof-Mounted	4 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471982	2010

62	7898561	D3050	<b>Packaged Unit</b> [236.D212.rtu2-4]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471983	2010
63	7898650	D3050	<b>Packaged Unit</b> [236.D213.rtu2-6]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471976	2010
64	7898730	D3050	<b>Packaged Unit</b> [236.D214.rtu2-8]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471977	2010
65	7898672	D3050	<b>Packaged Unit</b> [236.D215.rtu2-10]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466495	2010
66	7898595	D3050	<b>Packaged Unit</b> [236.D216.rtu2-12]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466485	2010
67	7898700	D3050	<b>Packaged Unit</b> [236.D217.rtu2-14]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464892	2010
68	7898663	D3050	<b>Packaged Unit</b> [236.Derv.rtu2-1]	RTU, Pad or Roof-Mounted	7 TON	Riverwood Elementary School	Roof	Johnson Controls	J07ZRS10U4TZZ40001B	N0N9464056	2010
69	7898741	D3050	<b>Packaged Unit</b> [236.E201.rtu2-15]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466489	2010
70	7898766	D3050	<b>Packaged Unit</b> [236.E202.rtu2-17]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471991	2010
71	7898640	D3050	<b>Packaged Unit</b> [236.E203.rtu2-19]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464889	2010
72	7898720	D3050	<b>Packaged Unit</b> [236.E204.rtu2-21]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471986	2010
73	7898762	D3050	<b>Packaged Unit</b> [236.E205.rtu2-23]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471981	2010
74	7898722	D3050	<b>Packaged Unit</b> [236.E206.rtu2-25]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471993	2010
75	7898643	D3050	<b>Packaged Unit</b> [236.E209.rtu2-16]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466498	2010
76	7898691	D3050	<b>Packaged Unit</b> [236.E210.rtu2-18]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466951	2010



77	7898566	D3050	Packaged Unit [236.E211.rtu2-20]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471988	2010		
78	7898576	D3050	Packaged Unit [236.E212.rtu2-22]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466492	2010		
79	7898686	D3050	Packaged Unit [236.E213.rtu2-24]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464884	2010		
80	7898743	D3050	Packaged Unit [236.E214.rtu2-26]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9464890	2010		
81	7898737	D3050	Packaged Unit [236.Eerv.rtu2-27]	RTU, Pad or Roof-Mounted	7 TON	Riverwood Elementary School	Roof	Johnson Controls	J07ZRS10U4TZZ40001B	N0N9464057	2010		
82	7898603	D3050	Packaged Unit [236.Future.rtu1-48]	RTU, Pad or Roof-Mounted	10 TON	Riverwood Elementary School	Roof	Johnson Controls	J10ZRN15P4TZZ40004B	N0N9464090	2010		
83	7898697	D3050	Packaged Unit [236.music.rtu1-50]	RTU, Pad or Roof-Mounted	6 TON	Riverwood Elementary School	Roof	Johnson Controls	J06ZRN10P4TZZ40003B	N0N9464078	2010		
84	7898665	D3050	Packaged Unit [236.Stair1.rtu2-2]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9471980	2010		
85	7898751	D3050	Packaged Unit [236.stair2.rtu2-13]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZRD06U4TZZ10003C	N0N9464858	2010		
86	7898776	D3050	Packaged Unit [236.stair3.rtu2-28]	RTU, Pad or Roof-Mounted	3 TON	Riverwood Elementary School	Roof	Johnson Controls	J03ZJD06U4TZZ10006C	N0N9466491	2010		
87	7898624	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Riverwood Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible	2010		2
88	7898578	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2800 CFM	Riverwood Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible	2010		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898708	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Riverwood Elementary School	Commercial Kitchen				2010		2
2	7898581	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Riverwood Elementary School	Throughout Building				2019		30

3	7898633	D4030	Fire Extinguisher	Wet Chemical/CO2		Riverwood Elementary School	Commercial Kitchen				2019		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898604	D5010	Generator	Diesel	800 KW	Riverwood Elementary School	Building Exterior	Cummins	DQCC-2372029	C100105873	2010		
2	7898706	D5010	Automatic Transfer Switch	ATS	1200 AMP	Riverwood Elementary School	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2010		
3	7898645	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Riverwood Elementary School	Electrical Room	Square D	EE112T3H	No dataplate	2010		
4	7898649	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Riverwood Elementary School	Electrical Room	Square D	EE75T3H	No dataplate	2010		2
5	7898777	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Riverwood Elementary School	Electrical Room	Square D	EE30T3H	No dataplate	2010		
6	7898634	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Riverwood Elementary School	Electrical Room	Square D	EE45T3H	No dataplate	2010		2
7	7898661	D5020	Switchboard	277/480 V	2000 AMP	Riverwood Elementary School	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2010		
8	7898756	D5020	Distribution Panel	120/208 V	400 AMP	Riverwood Elementary School	Electrical Room	Square D	No dataplate	No dataplate	2010		
9	7898622	D5020	Distribution Panel	120/208 V	200 AMP	Riverwood Elementary School	Throughout Building	Square D	NQ	No dataplate	2010		14
10	7898623	D5020	Distribution Panel	277/480 V	1200 AMP	Riverwood Elementary School	Electrical Room	Square D	No dataplate	No dataplate	2010		
11	7898775	D5020	Distribution Panel	277/480 V	200 AMP	Riverwood Elementary School	Throughout Building	Square D	E1	No dataplate	2010		13
12	7898684	D5020	Distribution Panel	277/480 V	1200 AMP	Riverwood Elementary School	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2010		3
13	7898575	D5020	Distribution Panel	277/480 V	800 AMP	Riverwood Elementary School	Electrical Room	Square D	No dataplate	No dataplate	2010		2

14	7898704	D5020	Distribution Panel	277/480 V	400 AMP	Riverwood Elementary School	Mechanical Room Square D	No dataplate	No dataplate	2010			
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898689	D7050	Fire Alarm Panel	Fully Addressable		Riverwood Elementary School	Office Areas	Simplex	4100U	Inaccessible	2010		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7898740	E1030	Foodservice Equipment	Convection Oven, Double		Riverwood Elementary School	Kitchen	Blodgett	BD0-100-G-ES	012020C1165Z	2020		
2	7898754	E1030	Foodservice Equipment	Convection Oven, Single		Riverwood Elementary School	Kitchen	Duke Manufacturing	E101-GV	05243841	2010		
3	7898607	E1030	Foodservice Equipment	Dairy Cooler/Wells		Riverwood Elementary School	Kitchen	Beverage-Air Corporation	SMF58		2010		
4	7898758	E1030	Foodservice Equipment	Dairy Cooler/Wells		Riverwood Elementary School	Kitchen	MasterBuilt	DOMC-164-A	16110226	2016		
5	7898667	E1030	Foodservice Equipment	Dairy Cooler/Wells		Riverwood Elementary School	Kitchen	Avantco	178MC58HC	9143030009	2014		
6	7898780	E1030	Foodservice Equipment	Dairy Cooler/Wells		Riverwood Elementary School	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10742051	2019		
7	7898599	E1030	Foodservice Equipment	Dishwasher Commercial		Riverwood Elementary School	Kitchen	Inaccessible	Inaccessible	Inaccessible	2010		
8	7898707	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Riverwood Elementary School	Kitchen	K-tech	5424 PK-ND-2 Q	922000	2010		
9	7898692	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Riverwood Elementary School	Kitchen	Carter-Hoffmann	HL5-18 N6	578505-08 2015	2015		
10	7898654	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Riverwood Elementary School	Kitchen	Carter-Hoffmann	HL5-18 N6	578498	2015		
11	7898723	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Riverwood Elementary School	Kitchen	Salvajor Commercial	200	65417	2010		

12	7898668	E1030	Foodservice Equipment	Icemaker, Freestanding	Riverwood Elementary School	Kitchen	Manitowoc	SD0322A	110902485	2011	
13	7898732	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Riverwood Elementary School	Kitchen	Duke Manufacturing	DC-334-2599 M	07103010	2010	
14	7898587	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Riverwood Elementary School	Kitchen	Duke	DC-334-2585 M	07103000	2010	
15	7898608	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Riverwood Elementary School	Kitchen	Duke Manufacturing	DC-334-25SS M	07102996	2010	
16	7898728	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Riverwood Elementary School	Kitchen	Duke Manufacturing	TS530-4FL M	07103015	2010	
17	7898748	E1030	Foodservice Equipment	Range, 2-Burner	Riverwood Elementary School	Kitchen	Garland	No dataplate	No dataplate	2010	
18	7898674	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Riverwood Elementary School	Kitchen	True Manufacturing Co	T-23-HC	10744480	2010	
19	7898760	E1030	Foodservice Equipment	Steamer, Freestanding	Riverwood Elementary School	Kitchen	ACCUTEMP	E64803E14000200	50596	2016	2
20	7898552	E1030	Foodservice Equipment	Steamer, Tabletop	Riverwood Elementary School	Kitchen	Duke Manufacturing	DC-E305-25SS M	07103004	2010	
21	7898601	E1030	Foodservice Equipment	Steamer, Tabletop	Riverwood Elementary School	Kitchen	Duke Manufacturing	DC-E305-25SS M	07103003	2010	
22	7898598	E1030	Foodservice Equipment	Steamer, Tabletop	Riverwood Elementary School	Kitchen	Duke Manufacturing	DC-E305-25SS M	07103014	2010	
23	7898765	E1030	Foodservice Equipment	Steamer, Tabletop	Riverwood Elementary School	Kitchen	Duke Manufacturing	956-460-5	No dataplate	2010	
24	7898782	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Riverwood Elementary School	Building Exterior	Trenton Refrigeration	TEZA035L8-HT3D-F	239458180	2023	
25	7898617	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Riverwood Elementary School	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2010	
26	7898731	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Riverwood Elementary School	Kitchen	MasterBuilt	Inaccessible	Inaccessible	2010	2

27	7898551	E1030	Foodservice Equipment	Walk-In, Freezer	Riverwood Elementary School	Kitchen	Kol kraft	No dataplate	No dataplate	2010	
28	7898701	E1030	Foodservice Equipment	Walk-In, Refrigerator	Riverwood Elementary School	Kitchen	MasterBuilt	No dataplate	No dataplate	2010	
29	7898666	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Riverwood Elementary School	Kitchen				2010	2
30	7898746	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Riverwood Elementary School	Hallways & Common Areas					2