FACILITY CONDITION ASSESSMENT



prepared for

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



Rozelle Elementary School 993 Roland Street Memphis, Tennessee 38114

PREPARED BY:

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BV PROJECT #:

163745.23R000-032.354

DATE OF REPORT:

March 8, 2024

ON SITE DATE:

February 2, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	993 Roland Street, Memphis, Tennessee 38114
Site Developed	1915 Renovated 1998
Site Area	5.21 acres (estimated)
Parking Spaces	43 total spaces all in open lots; 3 of which are accessible
Building Area	56.067 SF
Number of Stories	3 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 2, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Andre Hayes
Assessment and Report Prepared By	Randall Patzke
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

The school was built in 1915. The school is one of that had five of the Memphis 13 students enrolled to end segregation.

Architectural

The school is a brick structure with a TPO roof. The roof is in fair condition with no identified roof leaks. The windows are aluminum and generally in fair condition. Some of the doors are showing age that can be treated. The interior finishes are all fair or better in condition. The elevator has a higher than expected service call history. As reported by the POC, the elevator requires a new control board.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system has been replaced in 2017. This included fan coils, air handlers, boilers, cooling tower. The system appears to be in good condition. The electrical system was upgraded in 1985 with a new switchboard and main distribution panels. The distribution system and lighting are end of life and should be upgraded. The sanitary piping should be replaced in the future. The water heaters are electric tank style and have been updated. The building is protected with a fire alarm system and portable fire extinguishers.

Site

The Backstop fence is missing pieces, appears not in use. The retaining wall is rotten and falling apart. The north stairwell has roots growing into it, it appears not required. The sidewalk is starting to crack. There are areas that require raising of the soil near the sidewalks.

Recommended Additional Studies

None observed at time of assessment.



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 cutoff points.

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

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

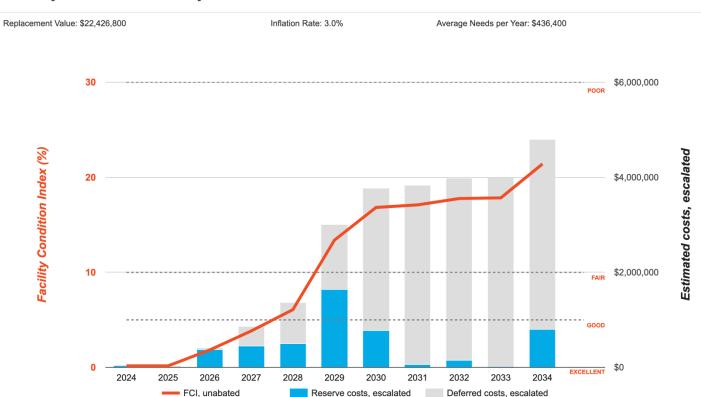
FCI Analysis Rozelle Elementary(1915)				
Replacement Value \$ 22,426,800	Total SF 56,067	Cost/SF \$ 400		
		Est Reserve Cost	FCI	
Current		\$ 37,000	0.2 %	
3-Year		\$ 860,800	3.8 %	
5-Year		\$ 3,003,400	13.4 %	
10-Year		\$ 4,799,700	21.4 %	



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: Rozelle Elementary





Immediate Needs

Facility/Building	Total Items	Total Cost
Rozelle Elementary	2	\$37,000
Total	2	\$37,000

Rozelle Elementary

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7409871	Rozelle Elementary	Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	Poor	Performance/Integrity	\$5,000
7409795	Rozelle Elementary	Site	G2080	Landscaping, Ground Cover, Repair	Poor	Performance/Integrity	\$32,000
Total (2 items)							\$37,000



Key Findings



Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link Rozelle Elementary Site

Uniformat Code: G2050

Recommendation: Replace in 2024

Priority Score: 82.9

Plan Type:

Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Not in use, fence sections missing, loose - AssetCALC ID: 7409871



Landscaping in Poor condition.

Ground Cover Rozelle Elementary Site

Uniformat Code: G2080

Recommendation: Repair in 2024

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$32,000

\$\$\$\$

No longer flush with walks - AssetCALC ID: 7409795



Stairs in Poor condition.

Concrete, Exterior Rozelle Elementary Site

Uniformat Code: B1080

Recommendation: Replace in 2026

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$55,000

\$\$\$\$

North stairs not used poorest condition - AssetCALC ID: 7409860



Signage in Poor condition.

Property, Building or Pole-Mounted Rozelle Elementary Site

Uniformat Code: G2060

Recommendation: Replace/Install in 2026

Priority Score: 54.7

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$1,500

\$\$\$\$







Retaining Wall in Poor condition.

Treated Timber Rozelle Elementary Site

Uniformat Code: G2060

Recommendation: Replace in 2026

Priority Score: 54.7

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$30,000

\$\$\$\$

Rotten and falling down - AssetCALC ID: 7409805

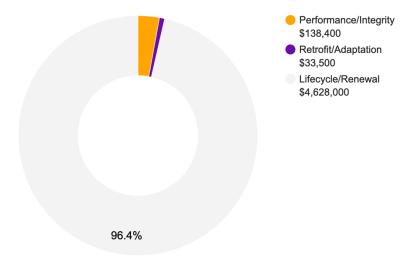


Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,799,900



2. Building and Site Information





Systems Summary						
System	Description	Condition				
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system and grade beam foundation system	Fair				
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete Windows: Aluminum	Fair				
Roof	Flat construction with single-ply TPO/PVC membrane	Fair				
Interiors	Walls: Painted lath and plaster, ceramic tile Floors: Carpet, VCT, faux wood plank, ceramic tile, quarry tile, terrazzo Ceilings: Painted lath and plaster and ACT	Fair				
Elevators	Passenger: 1 hydraulic car serving all three floors	Fair				
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair				
HVAC	Central System: Boilers, air handlers, and cooling tower feeding fan coil and cabinet terminal units Non-Central System: PTAC units Supplemental components: Make-up air units	Good				



Systems Summary	1	
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots adjacent concrete sidewalks, ramps, and stairs	Fair
Site Development	Property entrance signage: wood board, chain link ,wrought iron fencing; open dumpster area Playgrounds fencing Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber retaining walls Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: LED, HPS	Fair
Ancillary Structures	None	
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	ed
Key Issues and Findings	Backstop is falling apart, appears not used, retaining wall rotten and falling apart, s letters peeling off, ground cover needs to be raised in areas	ite signage



Systems Expenditure Fore	cast					
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$58,300	\$2,200	-	\$2,900	\$63,500
Facade	Ē.	-	\$1,400	\$269,500	\$18,000	\$288,800
Roofing		-	\$393,100	\$1,300	\$1,900	\$396,200
Interiors	-	-	\$589,600	\$255,700	\$1,011,900	\$1,857,200
Conveying	Ē	=	\$3,300	\$29,400	\$135,900	\$168,600
Plumbing	-	-	\$746,600	\$111,700	\$22,600	\$881,000
HVAC	 1	-	\$13,600	\$489,600	\$383,200	\$886,400
Fire Protection	=	=	\$1,900	-	\$2,600	\$4,500
Electrical	-	\$267,700	\$468,700		\$27,400	\$763,700
Fire Alarm & Electronic Systems	-	-	\$22,200	\$464,300	\$142,000	\$628,500
Equipment & Furnishings	-	-	\$69,600	\$99,500	\$98,700	\$267,900
Site Development	\$37,000	\$33,400	\$60,500	\$69,900	\$212,200	\$413,000
Site Pavement	E.	-	\$219,600	\$5,600	\$14,000	\$239,200
Site Utilities	_	\$14,600	-	-		\$14,600
TOTALS (3% inflation)	\$37,000	\$374,100	\$2,592,200	\$1,796,400	\$2,073,300	\$6,873,000

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.



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:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property;
- 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 1915. The facility was substantially renovated in 1998 and some accessibility improvements appear to have been implemented at that time.

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

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



Scope

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

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



6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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



Replacement Reserves

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

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

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

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems 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 Rozelle Elementary School, 993 Roland Street, Memphis, Tennessee 38114, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List



Appendix A: Photographic Record





1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



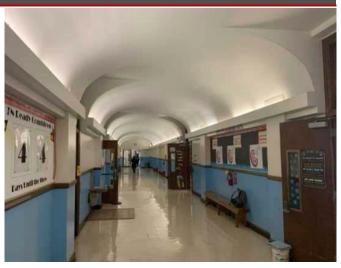
5 - EXTERIOR WALLS



6 - ROOF OVERVIEW



7 - ROOF OVERVIEW



8 - MAIN HALLWAY



9 - TYPICAL CLASSROOM



10 - TYPICAL CLASSROOM



11 - CAFETERIA



12 - WATER HEATERS



13 - MECHANICAL ROOM



14 - COOLING TOWER



15 - MAKE-UP AIR UNIT



16 - MAIN SWITCHBOARD



17 - ARTWORK



18 - PARKING LOTS



19 - SIDEWALK



20 - SPORTS APPARATUS



21 - SPORTS APPARATUS



22 - PLAY STRUCTURE



23 - RETAINING WALL



24 - CANOPY AND PLAY EQUIPMENT

Appendix B: Site Plan



Site Plan





Project Number	Project Name
163745.23R000-032.354	Rozelle Elementary School
Source	On-Site Date
Google	February 2, 2024



Appendix C:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rozelle Elementary School

Name of person completing form: Andre hayes

Title / Association w/ property: Plant manager

Length of time associated w/ property: 26

Date Completed: February 2, 2024

Phone Number: 9013782478

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 1915	Renovated 1998	Elevator			
2	Building size in SF	56,067	SF				
			Year	Additional Detail			
		Facade					
	Major Renovation/Rehabilitation	Roof	2006				
		Interiors					
3		HVAC	2019	Replaced equipment			
		Electrical					
		Site Pavement					
		Accessibility	2009	Restrooms			
4	List other significant capital improvements (focus on recent years; provide approximate date).	Hvac replacement					
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Windows, stadium seating in theater, doors, replace floors					
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Windows					

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?	×				Moisture in walls		
8	Are there any wall, window, basement or roof leaks?		×					
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		×					
10	Are your elevators unreliable, with frequent service calls?	×				Need a new board		
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		×					
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		×					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		×					
14	Is the electrical service outdated, undersized, or problematic?	×				Outdated, labeling not correct		
15	Are there any problems or inadequacies with exterior lighting?		×					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		×					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				×			
18	ADA: Has an accessibility study been previously performed? If so, when?	×				Maybe 2008		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	×				Restrooms, elevator		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		×					
21	Are any areas of the property leased to outside occupants?		×					

23 P.JL

Signature of Assessor

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Signature of POC

Appendix D:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

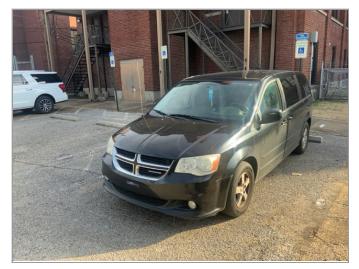
Property Name:	Rozelle Elementary School	

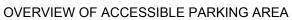
BV Project Number: 163745.23R000-032.354

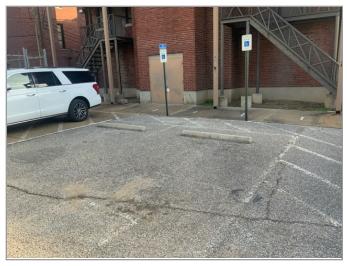
	Abbreviated Accessibility Checklist							
	Facility History & Interview							
	Question Yes No Unk Comments							
1	Has an accessibility study been previously performed? If so, when?	×			Maybe 2008			
2	Have any ADA improvements been made to the property since original construction? Describe.	×			Restrooms, elevator			
3	Has building management reported any accessibility-based complaints or litigation?		×					

Abbreviated Accessibility Checklist

Parking







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

ACCESSIBLE PATH

	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 ?	×			

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

Building Entrances



ACCESSIBLE 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 ?	×		
8	Do thresholds at accessible entrances appear to have a compliant height ?	×		

Interior Accessible Route







DOOR HARDWARE

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

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

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?	×			
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 ?	×			

7	Are tactile and Braille characters mounted to the left of each elevator car control button?	×		
8	Are audible and visual floor position indicators provided in the elevator car?	×		
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	×		

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 ?	×		
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?	×		
9	Do accessories and mirrors appear to be mounted at a compliant height?		×	

Playgrounds & Swimming Pools







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?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			×	

Appendix E:
Component Condition Report



UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Building exterior	Good	Roof Structure, Flat, Metal Deck Over Steel Beams	300 SF	55	7368377
B1080	Site	Poor	Stairs, Concrete, Exterior	1,000 SF	2	7409860
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	300 LF	4	7409855
B1080	Site	Fair	Stairs, Metal, Exterior, Refinish	1,000 SF	4	7409857
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	9,000 SF	40	7368350
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	20	10	7368351
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	125	10	7368355
B2020	Hallway	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	7409779
B2050		Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	10	7395939
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	10	7368376
B2080	Roof	Fair	Awning, Fabric, per SF of awning	1,400 SF	6	7409785
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	21,000 SF	3	7368362
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	3	7368381
B3060	Roof	Fair	Roof Hatch, Metal	1	12	7368349
B3080	Building exterior	Fair	Soffit/Fascia, Gypsum Board	120 SF	10	7368380
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	5	10	7409864
C1030	Throughout building	Fair	Door Hardware, School, per Door	80	5	7409874
C1030	Throughout building	Fair	Interior Door, Steel, Standard	15	10	7409837
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	52	10	7409810
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	53,000 SF	20	7409821

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	114	5	7409794
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	5	7409873
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	120,000 SF	4	7409851
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	10	7409876
C2030		Good	Flooring, Laminate Faux Wood	2,800 SF	10	7409839
C2030	caferateria	Fair	Flooring, Terrazzo	2,000 SF	10	7409980
C2030		Fair	Flooring, Vinyl Tile (VCT)	45,100 SF	5	7409792
C2030		Fair	Flooring, Ceramic Tile	1,000 SF	10	7409806
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	3,600 SF	4	7368353
C2030		Fair	Flooring, Quarry Tile	1,500 SF	10	7409820
C2050	Hallway	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	4	7409818
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7409788
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	19	7409838
D1010	Library	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	7409869
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	9	7409819
Plumbing						
D2010	Kitchen	Fair	Toilet, Residential Water Closet	1	15	7409836
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	6	7409868
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	10	7409877
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	7409809
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	56,067 SF	5	7409863
D2010	Boiler room	Fair	Water Heater, Electric, Commercial (12 kW)	2	3	7409803
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	7409848
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	7409811

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	10	7409802
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	12	11	7409834
D2010	Boiler room	Fair	Water Heater, Electric, Residential	1	5	7409799
D2010	Restrooms	Fair	Urinal, Standard	9	6	7409840
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	26	6	7409816
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	2	5	7375520
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	2	23	7409786
D3020	Boiler room	Good	Boiler Supplemental Components, Shot Feed Tank	1	25	7409833
D3020	Boiler room	Good	Boiler Supplemental Components, Chemical Feed System	1	10	7409782
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	34	7409780
D3020	Boiler room	Fair	Unit Heater, Hydronic	1	5	7409808
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	19	7409822
D3030	Elevator	Fair	Air Conditioner, Window/Thru-Wall	1	3	7409843
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	56,067 SF	6	7409812
D3050	Boiler room	Good	Fan Coil Unit, Hydronic Terminal	1	15	7409800
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	16	7375521
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	1	16	7375524
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	56,067 SF	6	7409789
D3050	Hallway	Good	Fan Coil Unit, Hydronic Terminal	5	15	7409856
D3050	Boiler room	Good	Supplemental Components, Air Separator, HVAC	1	10	7409832
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON	2	14	7368341
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	2	11	7409858
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	32	14	7409791
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	7375525

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	7375522
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	5	7368363
Fire Protection						
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7409861
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	9	5	7409807
Electrical						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	2	5	7409825
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	5	7409845
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	15	7409824
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	56,067 SF	5	7409849
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	56,067 SF	2	7409831
Fire Alarm & El	ectronic Systems					
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	56,067 SF	11	7409787
D6060	Office	Fair	Clock System, Employee Attendance System, Biometric or RFID	1	4	7409854
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	56,067 SF	6	7409801
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7409867
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	56,067 SF	8	7409828
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	56,067 SF	10	7409813
Equipment & F	urnishings					
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	11	7409842
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	7	7409817
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	11	7375523
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	9	7409814
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	13	7409798
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	5	7409865

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	7409862
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	4	7409846
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	6	7409872
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7409784
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	7409853
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7409823
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	1	3	7409797
E2010	Site	Fair	Artwork, Moderate Size/Value	1	5	7409830
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	5	7409829
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	16 LF	5	7409870
E2010	Office	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	1	5	7409783
Pedestrian Pla	zas & Walkways					
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,800 SF	3	7409781
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,600 SF	4	7409804
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	11,250 SF	4	7409850
Athletic, Recre	ational & Playfield Areas	3				
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	16	7409827
G2050	Site	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	1	0	7409871
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	1,600 SF	16	7409841
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	23	7409793
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	4	7409796
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,200 SF	4	7409847
Sitework						
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	800 SF	16	7409835
G2060	Site	Poor	Retaining Wall, Treated Timber	1,500 SF	2	7409805

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	750 LF	6	7409875
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	8	7409815
G2060	Site	Fair	Flagpole, Metal	1	5	7409866
G2060	Site	Poor	Signage, Property, Building or Pole-Mounted, Replace/Install	1	2	7409844
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	24	7409790
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	55 LF	17	7409826
G2080	Site	Poor	Landscaping, Ground Cover, Repair	10,000 SF	0	7409795
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	2	7409852
G4050	Throughout building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	2	7368379

Appendix F:
Replacement Reserves



Replacement Reserves Report

Rozelle Elementary



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
Rozelle Elementary	\$37,000	\$0	\$374,075	\$449,723	\$502,450	\$1,640,089	\$771,123	\$60,510	\$149,408	\$15,657	\$799,716	\$181,058	\$1,853	\$23,952	\$514,538	\$88,446	\$216,314	\$27,272	\$33,044	\$174,649	\$812,208	\$6,873,085
Grand Total	\$37,000	\$0	\$374,075	\$449,723	\$502,450	\$1,640,089	\$771,123	\$60,510	\$149,408	\$15,657	\$799,716	\$181,058	\$1,853	\$23,952	\$514,538	\$88,446	\$216,314	\$27,272	\$33,044	\$174,649	\$812,208	\$6,873,085

BUREAU VERITAS

IniformatLocation Code Description	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cos	st * Subtotal 2024	2025 2026	5 2027 2028	2029	9 2030 20	031 2032	2 2033	2034	2035	2036 203	7 2038 203	9 2040 204	41 2042 20	43 204	Defici 44 Ro Esti
31080 Site	7409860 Stairs, Concrete, Exterior, Replace	50	48	2	1000	SF	\$5	5.00 \$55,000	\$55,000													\$55
31080 Site	7409857 Stairs, Metal, Exterior, Refinish	10	6	4	1000	SF	\$	1.50 \$1,500		\$1,500								\$1,500				\$3
31080 Site	7409855 Stair/Ramp Rails, Metal, Refinish	10	6	4	300	LF	\$	1.50 \$450		\$450								\$450				
Building Exterior	7368355 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	125	EA	\$1,25	0.00 \$156,250							\$156,250							\$156
Building Exterior	7368351 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	20	EA	\$95	0.00 \$19,000							\$19,000							\$19
B2020 Hallway	7409779 Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	1	EA	\$1,20	0.00 \$1,200			\$1,200											\$1
Building Exterior	7368376 Exterior Door, Steel, Standard, Replace	40	30	10	6	EA	\$60	0.00 \$3,600							\$3,600							\$3
Rozelle Elementary	7395939 Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	9	EA	\$1,30	0.00 \$11,700							\$11,700							\$11
32080 Roof	7409785 Awning, Fabric, per SF of awning, Replace	10	4	6	1400	SF	\$	8.00 \$11,200				\$11,200							\$11,200			\$22
33010 Roof	7368362 Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	21000	SF	\$1	7.00 \$357,000		\$357,000												\$357
33020 Roof	7368381 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	300	LF	\$	9.00 \$2,700		\$2,700												\$2
33060 Roof	7368349 Roof Hatch, Metal, Replace	30	18	12	1	EA	\$1,30	0.00 \$1,300									\$1,300					\$1
3080 Building exterior	7368380 Soffit/Fascia, Gypsum Board, Replace	20	10	10	120	SF	\$	8.30 \$996							\$996							
1020 Throughout building	7409864 Interior Window, Fixed, 24 SF, Replace	40	30	10	5	EA	\$85	0.00 \$4,250							\$4,250							\$4
1030 Throughout building	7409837 Interior Door, Steel, Standard, Replace	40	30	10	15	EA	\$60	0.00 \$9,000							\$9,000							\$9
1030 Throughout building	7409810 Interior Door, Wood, Solid-Core, Replace	40	30	10	52	EA	\$70	0.00 \$36,400							\$36,400							\$36
1030 Throughout building	7409874 Door Hardware, School, per Door, Replace	30	25	5	80	EA	\$40	0.00 \$32,000			\$32,000											\$32
1070 Throughout building	g 7409821 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	53000	SF	\$	3.50 \$185,500													\$185,500	0 \$18!
1090 Restrooms	7409873 Toilet Partitions, Plastic/Laminate, Replace	20	15	5	28	EA	\$75	0.00 \$21,000			\$21,000											\$21
1090 Classrooms	7409794 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	114	EA	\$50	0.00 \$57,000			\$57,000	1										\$57
2010 Restrooms	7409876 Wall Finishes, Ceramic Tile, Replace	40	30	10	2000	SF	\$1	8.00 \$36,000							\$36,000							\$36
	g 7409851 Wall Finishes, any surface, Prep & Paint	10	6	4	120000) SF	\$	1.22 \$146,400		\$146,400								\$146,400				\$292
-	7 7409820 Flooring, Quarry Tile, Replace	50	40	10	1500			6.00 \$39,000							\$39,000							\$39
	7 7409806 Flooring, Ceramic Tile, Replace	40	30	10	1000	SF	\$1	8.00 \$18,000							\$18,000							\$18
	7 7409792 Flooring, Vinyl Tile (VCT), Replace	15	10	5	45100			5.00 \$225,500			\$225,500	1									\$225,500	-
	7 7409839 Flooring, Laminate Faux Wood, Replace	15	5	10	2800		_	7.00 \$19,600			, , , , , , , , , , , , , , , , , , , ,				\$19,600						1	\$19
2030 caferateria	7409980 Flooring, Terrazzo, Replace	50	40	10	2000			4.00 \$28,000							\$28,000							\$28
2030 Auditorium	7368353 Flooring, Carpet, Commercial Standard, Replace	10	6	4	3600			7.50 \$27,000		\$27,000					Ψ20,000			\$27,000			_	\$54
	7409818 Ceiling Finishes, any flat surface, Prep & Paint	10			3000			1.62 \$4,860		\$4,860								\$4,860				\$9
1010 Elevator	7409788 Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA		0.00 \$3,000		\$3,000							\$3,00				-	\$6
1010 Elevator	7409819 Elevator Controls, Automatic, 1 Car, Replace	20	11	9	1	EA		0.00 \$5,000		ψ0,000				\$5,000			ψ0,00	,				\$5
	7409838 Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	11	19	1	EA		0.00 \$75,000						\$5,000						\$75,0	00	\$75
1010 Elevator 1010 Library	7409869 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1			0.00 \$17,000							\$17,000					\$75,0	70	\$17
· ·		_	15		<u>'</u>	_				#24 800					\$17,000						-	
2010 Boiler room	7409803 Water Heater, Electric, Commercial (12 kW), Replace	20	17	3	2	EA		0.00 \$24,800		\$24,800	#200										***	\$24
2010 Boiler room	7409799 Water Heater, Electric, Residential, Replace	15	10	5	50007	EA		0.00 \$900			\$900										\$900	
, ,	g 7409863 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	56067		_	1.00 \$616,737			\$616,737				#0.000							\$616
2010 Boiler room	7409802 Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA		0.00 \$3,200			.				\$3,200							\$3
2010 Utility closet	7409809 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA		0.00 \$1,400			\$1,400											\$1
	g 7375520 Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	2	EA	_	0.00 \$1,600			\$1,600											\$1
2010 Restrooms	7409868 Toilet, Commercial Water Closet, Replace	30	24	6	27	EA		0.00 \$35,100				\$35,100										\$35
2010 Restrooms	7409840 Urinal, Standard, Replace	30	24	6	9	EA		0.00 \$9,900				\$9,900										\$9
2010 Restrooms	7409816 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	26	EA	\$1,50	0.00 \$39,000				\$39,000										\$39

Rozelle Elementary



3/8/2024

Uniformat	Location	ID Cost Description	Lifespan (FUL)	-Age	RUL	Quantityl	Init	Unit Cost *	Subtotal 2024	2025	2026	2027	2028 2029 20	030 20	31 2032	2033 2	034 20	35 203	6 2037	2038	3 2039	2040 2	2041 2042	2043	Deficienc Repa
Code	Description		(EUL)	-, .go		Quantity				2020	2020				2002			200	2007				2012	2010	 Estima
	Kitchen	7409848 Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.0								\$2,									\$2,50
	Classrooms	7409811 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA		0 \$1,200							\$1,	200								 \$1,20
D2010	Hallway	7409834 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	12	EA	\$1,200.0	0 \$14,400								\$14,4	00							 \$14,40
D2010	Kitchen	7409836 Toilet, Residential Water Closet, Replace	30	15	15	1	EA	\$700.0	0 \$700												\$700				\$70
D3020	Boiler room	7409808 Unit Heater, Hydronic, Replace	20	15	5	1	EA	\$1,700.0	0 \$1,700				\$1,700												\$1,70
D3020	Boiler room	7409782 Boiler Supplemental Components, Chemical Feed System, Replace	15	5	10	1	EA	\$11,700.0	0 \$11,700							\$11,	700								\$11,70
D3030	Site	7409822 Cooling Tower, (Typical) Open Circuit, Replace	25	6	19	1	EA	\$24,600.0	0 \$24,600															\$24,600	\$24,60
D3030	Elevator	7409843 Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$2,200.0	0 \$2,200			\$2,200							\$2,200						\$4,40
D3050	Throughout buildin	7409812 HVAC System, Hydronic Piping, 2-Pipe, Replace	40	34	6	56067	SF	\$5.0	0 \$280,335				\$280,3	35											\$280,33
D3050	Boiler room	7409832 Supplemental Components, Air Separator, HVAC, Replace	15	5	10	1	EA	\$3,900.0	0 \$3,900							\$3,	900								\$3,90
D3050	Boiler room	7409858 Pump, Distribution, HVAC Heating Water, Replace	25	14	11	2	EA	\$7,600.0	0 \$15,200								\$15,2	00							\$15,20
D3050	Throughout buildin	g 7409789 HVAC System, Ductwork, Low Density, Replace	30	24	6	56067	SF	\$2.0	0 \$112,134				\$112,1	34											\$112,13
D3050	Roof	7368341 Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	6	14	2	EA	\$30,000.0	0 \$60,000											\$60,000					\$60,00
D3050	Classrooms	7409791 Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	32	EA	\$2,530.0	0 \$80,960											\$80,960					\$80,96
D3050	Boiler room	7409800 Fan Coil Unit, Hydronic Terminal, Replace	20	5	15	1	EA	\$1,670.0	0 \$1,670												\$1,670				\$1,6
D3050	Hallway	7409856 Fan Coil Unit, Hydronic Terminal, Replace	20	5	15	5	EA	\$2,530.0	0 \$12,650												\$12,650				\$12,6
D3050	Roof	7375521 Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	4	16	1	EA	\$15,000.0	0 \$15,000												\$15	5,000			\$15,00
	Roof	7375524 Make-Up Air Unit, MUA or MAU, Replace	20	4	16	1	EA		0 \$35,000													5,000			\$35,00
	Roof	7368363 Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	3	EA	\$1,400.0					\$4,200												 \$4,20
	Roof	7375525 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,400.0					\$2,400												 \$2,40
	Roof	7375522 Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,400.0					\$1,400												 \$1,40
	Kitchen		10	5	5	1	EA	\$300.0					\$300								\$300				\$60
		7409861 Fire Extinguisher, Wet Chemical/CO2, Replace			5	'																			
D4030	-	g 7409807 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	9	EA		0 \$1,350				\$1,350								\$1,350				 \$2,70
D5020	Boiler room	7409845 Switchboard, 120/208 V, Replace	40	35	5	1		\$120,000.0					\$120,000												 \$120,0
D5020	Boiler room	7409825 Distribution Panel, 120/208 V, Replace	30	25	5	2	EA		0 \$60,000				\$60,000												 \$60,0
D5030	Throughout buildin	g 7409849 Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	35	5	56067	SF	\$4.0	0 \$224,268				\$224,268												\$224,20
D5030	Boiler room	7409824 Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	2	EA	\$8,800.0	0 \$17,600												\$17,600				\$17,60
D5040	Throughout buildin	g 7409831 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	56067	SF	\$4.5	0 \$252,302	\$2	252,302														\$252,30
D6030	Throughout buildin	g 7409787 Sound System, Theater/Auditorium/Church, Replace	20	9	11	56067	SF	\$1.5	0 \$84,101								\$84,1)1							\$84,10
D6060	Office	7409854 Clock System, Employee Attendance System, Biometric or RFID, Replace	20	16	4	1	EA	\$5,160.0	0 \$5,160				\$5,160												\$5,16
D7030	Throughout buildin	7409801 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	56067	SF	\$2.0	0 \$112,134				\$112,1	34											\$112,13
D7050	Office	7409867 Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.0	0 \$15,000			\$15,000											\$15,000		\$30,00
D7050	Throughout buildin	g 7409828 Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	56067	SF	\$2.0	0 \$112,134						\$112,134										\$112,13
D8010	Throughout buildin	g 7409813 BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	56067	SF	\$2.5	0 \$140,168							\$140,	168								\$140,16
E1030	Kitchen	7409846 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	2	EA	\$9,500.0	0 \$19,000				\$19,000							\$19,000					\$38,00
E1030	Kitchen	7409865 Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	2	EA	\$10,500.0	0 \$21,000				\$21,000								\$21,000				\$42,00
E1030	Kitchen	7409872 Service Line, Commercial Kitchen, Replace	15	9	6	1	LS	\$25,000.0	0 \$25,000				\$25,0	00											\$25,00
E1030	Kitchen	7409817 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	8	7	2	EA	\$4,600.0	0 \$9,200					\$9,2	00										\$9,20
E1030	Kitchen	7409862 Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	\$25,000.0	0 \$25,000					\$25,0	00										\$25,00
	Kitchen	7409853 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1		\$15,000.0						\$15,0											\$15,00
	Kitchen	7409814 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	2	EA		0 \$3,400					1,0,0		3,400									\$3,40
	Kitchen	7409784 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	-	0 \$3,600							3,600									\$3,60
	Kitchen	7409842 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	4	11	1	EA	-	0 \$4,500						Ψ	,	\$4,5	00							\$4,50
		7375523 Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace		4	11	,											\$12,6								 \$12,6
	Roof		15		10	2	EΑ		0 \$12,600								\$1∠,6	,0	¢c 700						
	Kitchen	7409798 Foodservice Equipment, Icemaker, Freestanding, Replace	15	2	13	1	EA		0 \$6,700			00.450							\$6,700						 \$6,70
	Classrooms	7409797 Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	27	3	1	EA		0 \$2,450			\$2,450													 \$2,45
	Hallway	7409823 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA		0 \$1,500				\$1,500								\$1,500				 \$3,00
E2010	Site	7409830 Artwork, Moderate Size/Value, Replace	30	25	5	1	EA	\$10,000.0	0 \$10,000				\$10,000												\$10,00

Replacement Reserves Report

Rozelle Elementary





Uniformatl Code I	Location Description	ID	Cost Description	Lifespan (EUL)	EAge I	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	202	5 2026	2027 2028	2029	2030	2031	2032 203	3 2034 2	035 203	36 2037	2038 203	9 2040	2041	2042	2043 2	Deficier 044 Rep Estim
E2010	Classrooms	740982	9 Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	16	LF	\$300.00 \$4,800	0				\$4,800												\$4,8
E2010	Classrooms	740987	0 Casework, Countertop, Plastic Laminate, Replace	15	10	5	16	LF	\$50.00 \$800	0				\$800											\$8	\$1,6
E2010	Office	740978	3 Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	15	5	1	EA	\$1,200.00 \$1,200	0				\$1,200												\$1,2
G2020	Site	740978	1 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	9800	SF	\$0.45 \$4,410	0			\$4,410				\$4,410			\$4,410				\$4,410		\$17,6
G2020	Site	740980	4 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	25600	SF	\$3.50 \$89,600	0			\$89,600													\$89,6
G2030	Site	740985	0 Sidewalk, Concrete, Large Areas, Replace	50	46	4	11250	SF	\$9.00 \$101,250	0			\$101,250													\$101,2
G2050	Site	740987	1 Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	20	0	1	EA	\$5,000.00 \$5,000	0 \$5,0	000														\$5,0	\$ 10,0
G2050	Site	740979	6 Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00 \$20,000	0			\$20,000													\$20,0
G2050	Site	740984	7 Playfield Surfaces, Rubber, Small Areas, Replace	20	16	4	1200	SF	\$26.00 \$31,200	0			\$31,200													\$31,2
G2050	Site	740982	7 Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	\$20,000.00 \$20,000	0												\$20,000				\$20,0
G2050	Site	740984	1 Playfield Surfaces, Rubber, Small Areas, Replace	20	4	16	1600	SF	\$26.00 \$41,600	0												\$41,600				\$41,6
G2060	Site	740987	5 Fences & Gates, Fence, Wood Board 6', Replace	20	14	6	750	LF	\$28.00 \$21,000	0					\$21,000											\$21,0
G2060	Site	740981	5 Park Bench, Metal Powder-Coated, Replace	20	12	8	1	EA	\$1,400.00 \$1,400	0							\$1,400									\$1,4
G2060	Site	740984	4 Signage, Property, Building or Pole-Mounted, Replace/Install	20	18	2	1	EA	\$1,500.00 \$1,500	0		\$1,500														\$1,5
G2060	Site	740986	6 Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00 \$2,500	0				\$2,500												\$2,5
G2060	Site	740980	5 Retaining Wall, Treated Timber, Replace	25	23	2	1500	SF	\$20.00 \$30,000	0		\$30,000														\$30,0
G2060	Site	740983	5 Dumpster Pad, Concrete, Replace/Install	50	34	16	800	SF	\$15.00 \$12,000	0												\$12,000				\$12,0
G2080	Site	740979	5 Landscaping, Ground Cover, Repair	10	10	0	10000	SF	\$3.20 \$32,000	0 \$32,0	000							\$32,000							\$32,0	\$ 96,0
G2080	Site	740982	6 Planter Boxes, Pre-Manufactured, High-End, Replace	25	8	17	55	LF	\$300.00 \$16,500	0													\$16,500			\$16,5
G4050	Building exterior	740985	2 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	12	EA	\$600.00 \$7,200	0		\$7,200														\$7,2
G4050	Throughout buildi	ng 736837	9 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	11	EA	\$600.00 \$6,600	0		\$6,600														\$6,6
Totals, Un	escalated									\$37,0	000 \$6	0 \$352,602	\$411,560 \$446,420	\$1,414,755	\$645,803	\$49,200	\$117,944 \$12,00	\$595,064 \$130,8	301 \$1,30	0 \$16,310 \$34	10,170 \$56,77	\$134,800	\$16,500 \$	\$19,410 \$99),600 \$449,ī	00 \$5,347,7
Totals, Es	calated (3.0% inf	lation. con	npounded annually)							\$37.0	000 \$0	0 \$374.075	\$449,723 \$502,450	\$1.640.089	\$771.123	\$60.510	\$149,408 \$15,65	7 \$799.716 \$181.0	058 \$1.85	3 \$23.952 \$5°	4.538 \$88.44	\$216.314	\$27.272 \$	33.044 \$174	4.649 \$812.	208 \$6.873.0

Appendix G:
Equipment Inventory List



010 Cc	onveying											
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Deta	il Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
	7409819	D1010	Elevator Controls	Automatic, 1 Car		Rozelle Elementary	Elevator	Elevator Controls	No dataplate	No dataplate	2013	
2	7409838	D1010	Passenger Elevator	Hydraulic, 3 Floors	3500 LB	Rozelle Elementary	Elevator	United elevator	No dataplate	No dataplate	2013	
1	7409869	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Rozelle Elementary	Library	Garaventa	Genesis	No dataplate	2009	
)20 PI	umbing											
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Deta	il Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7409803	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Rozelle Elementary	Boiler room	State Industries Inc.	SB6526IFEASMEX	G00312366	2000	2
2	7409799	D2010	Water Heater	Electric, Residential	40 GAL	Rozelle Elementary	Boiler room	A. O. Smith	ECT 40 200	1435A018081	2014	
3	7409802	D2010	Backflow Preventer	Domestic Water	1.5 IN	Rozelle Elementary	Boiler room	Watts	909	121705		
D30 H\	/AC											
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Deta	il Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7409786	D3020	Boiler	Gas, HVAC	1500 MBH	Rozelle Elementary	Boiler room	Lochinvar	FBN1501	1726106615066	2017	2
<u>)</u>	7409808	D3020	Unit Heater	Hydronic	36 MBH	Rozelle Elementary	Boiler room	Inaccessible	Inaccessible	Inaccessible		
3	7409782	D3020	Boiler Supplemental Components	Chemical Feed System		Rozelle Elementary	Boiler room	Inaccessible	Inaccessible	Inaccessible	2019	
1	7409780	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Rozelle Elementary	Boiler room	Bell & Gossett	B500	374409	2018	
5	7409822	D3030	Cooling Tower	(Typical) Open Circuit	71 TON	Rozelle Elementary	Site	Marley	MHF7105MAB0NG1GBF2018	10154699-A1	2018	
j	7409843	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Rozelle Elementary	Elevator	Inaccessible	Inaccessible	Inaccessible	2013	
	7409858	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Rozelle Elementary	Boiler room	Bell & Gossett	Illegible	Illegible	2010	2
	7409800	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Rozelle Elementary	Boiler room	Inaccessible	Inaccessible	Inaccessible	2019	
	7409856	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Rozelle Elementary	Hallway	Inaccessible	Inaccessible	Inaccessible	2019	5

10	7409791	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Rozelle Elementary	Classrooms	Daikin Industries	V.CT.V.038.0.1.E.GL.R.T.4.B.A.Y.C.S.YY.Y.D.2.A.Y.V.V.VV	No dataplate	2018	32
11	7375524	D3050	Make-Up Air Unit	MUA or MAU	6000 CFM	Rozelle Elementary	Roof	ECON-AIR	No dataplate	No dataplate	2020	
12	7368341	D3050	Packaged Unit	RTU, Pad or Roof- Mounted, 13 to 15 TON	15 TON	Rozelle Elementary	Roof	Daikin Industries	WRGA2150	180302401002	2018	2
13	7375521	D3050	Packaged Unit	RTU, Pad or Roof- Mounted, 6 to 7.5 TON		Rozelle Elementary	Roof	Lennox	KGB092S4BS2Y	5620G08657	2020	
14	7375522	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper		Rozelle Elementary	Roof	Mastervent	DIS181	J244973	2009	
15	7368363	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper		Elementary	Roof	Cook	135 ACE 135C3B	2233063105- 0070000701	2009	3
16	7375525	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rozelle Elementary	Roof	ECON-AIR	EABDU15	No dataplate	2009	
D40 Fir	e Protectio	n										
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detai	il Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7409807	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Rozelle Elementary	Throughout building				2019	9
2	7409861	D4030	Fire Extinguisher	Wet Chemical/CO2		Rozelle Elementary	Kitchen				2019	
D50 Ele	ectrical											
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detai	il Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7409845	D5020	Switchboard	120/208 V	2000 AMP	Rozelle Elementary	Boiler room	Federal Pacific	No dataplate	No dataplate	1985	
2	7409825	D5020	Distribution Panel	120/208 V	1600 AMP	Rozelle						
			Panei	120/200 \$	1000 Alvii	Elementary	Boiler room	Federal Pacific	No dataplate	No dataplate	1985	2
3	7409824	D5030	Variable Frequency Drive	VED by HP of Motor	15 HP	Rozelle Elementary	Boiler room Boiler room		No dataplate No dataplate	No dataplate No dataplate	1985 2019	2
		D5030 ety & Secur	Variable Frequency Drive	VED by HP of Motor		Rozelle			·	<u> </u>		
D70 Ele			Variable Frequency Drive	VED by HP of Motor		Rozelle	Boiler room		·	<u> </u>		
	ectronic Saf	ety & Secur	Variable Frequency Drive ity Component Description	VFD, by HP of Motor	15 HP	Rozelle Elementary	Boiler room	Taco il Manufacturer	No dataplate	No dataplate	2019	2
D70 Ele Index 1	ectronic Saf	ety & Secur	Variable Frequency Drive ity Component Description	VFD, by HP of Motor Attributes	15 HP	Rozelle Elementary Building Rozelle	Boiler room Location Detai	Taco il Manufacturer	No dataplate Model	No dataplate Serial	2019	2
D70 Ele Index 1 E10 Eq	ID 7409867	ety & Secur	Variable Frequency Drive ity Component Description	VFD, by HP of Motor Attributes	15 HP	Rozelle Elementary Building Rozelle	Boiler room Location Detai Office	Taco il Manufacturer Notifier	No dataplate Model	No dataplate Serial	2019	2
D70 Ele Index 1 E10 Eq	ectronic Saf ID 7409867 uipment	ety & Secur UFCode D7050	Variable Frequency Drive ity Component Description Fire Alarm Pane Component	VFD, by HP of Motor Attributes Fully Addressable	15 HP Capacity	Rozelle Elementary Building Rozelle Elementary	Boiler room Location Detai Office	Taco Il Manufacturer Notifier Il Manufacturer	No dataplate Model NFW2-100	No dataplate Serial Inaccessible	2019 Dataplate Yr Barcode	2 Qty

3	7409842	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Rozelle Elementary	Kitchen	ECON-AIR	5424 EX-2	No dataplate	2020	
4	7409814	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Rozelle Elementary	Kitchen	FWE	TS-1826-18P	185588803	2018	2
5	7409798	E1030	Foodservice Equipment	Icemaker, Freestanding	Rozelle Elementary	Kitchen	Hoshizaki	KM-520MAJ	M03529B	2022	
6	7409865	E1030	Foodservice Equipment	Steamer, Freestanding	Rozelle Elementary	Kitchen	Steriling	Inaccessible	Inaccessible	2019	2
7	7375523	E1030	Foodservice Equipment	Walk-In, Condenser for 2 TON Refrigerator/Freezer	Rozelle Elementary	Roof	Carrier	1720E19742	24ABB330A510	2020	2
8	7409817	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Rozelle Elementary	Kitchen	BOHN	ADT0650F	CMA 3400		2
9	7409862	E1030	Foodservice Equipment	Walk-In, Freezer	Rozelle Elementary	Kitchen	Thermo Kool	No dataplate	No dataplate		
10	7409853	E1030	Foodservice Equipment	Walk-In, Refrigerator	Rozelle Elementary	Kitchen	Thermo Kool	No dataplate	No dataplate		
11	7409823	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Rozelle Elementary	Hallway				2019	