FACILITY CONDITION ASSESSMENT

prepared for

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

Scenic Hills Elementaryl
3450 Scenic Highway
Memphis, Tennessee 38128

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BV PROJECT #:
163745.23R000-168.354

DATE OF REPORT:
April 15, 2024

ON SITE DATE:
February 20, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	3450 Scenic Highway, Memphis, Tennessee 38128
Site Developed	1958
Site Area	13.8 acres (estimated)
Parking Spaces	59 total spaces all in open lots; two of which are accessible
Building Area	48,338 SF
Number of Stories	Two above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 20, 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)	James Smith, Plant Manager 901.371.7011
Assessment and Report Prepared By	Joseph Malboeuf
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

Scenic Hills Elementary was built in 1958. The annex addition was built in approximately 1960. Both parts of the school have had little renovation.

Architectural

The flat EPDM roof appears to have been installed in 2000 and is near the end of its useful life. Interior finishes are mainly VCT floors, painted gypsum wall, painted CMU walls, and a suspended ceiling tile system. Exterior walls are brick with some areas needing repair and repointing. Exterior windows appear original and glass panes in many locations have been replaced with plexiglass, which has deteriorated over time.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system has boilers and a chiller. There were comments about a lack of heat in the corridors and the radiators tare disconnected. Electrical systems are at the end of their typical useful lives. Plumbing systems mainly service the restrooms throughout and the kitchen. The building has a fire alarm system and dry fire sprinkler systems which is approaching the end of its useful life.

Site

The site has a small portion of moderate slope from north to south. Asphalt pavement is very worn. There is a basketball court on the with hoops damaged and the upper playground baseball field has fallen into disrepair.

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

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

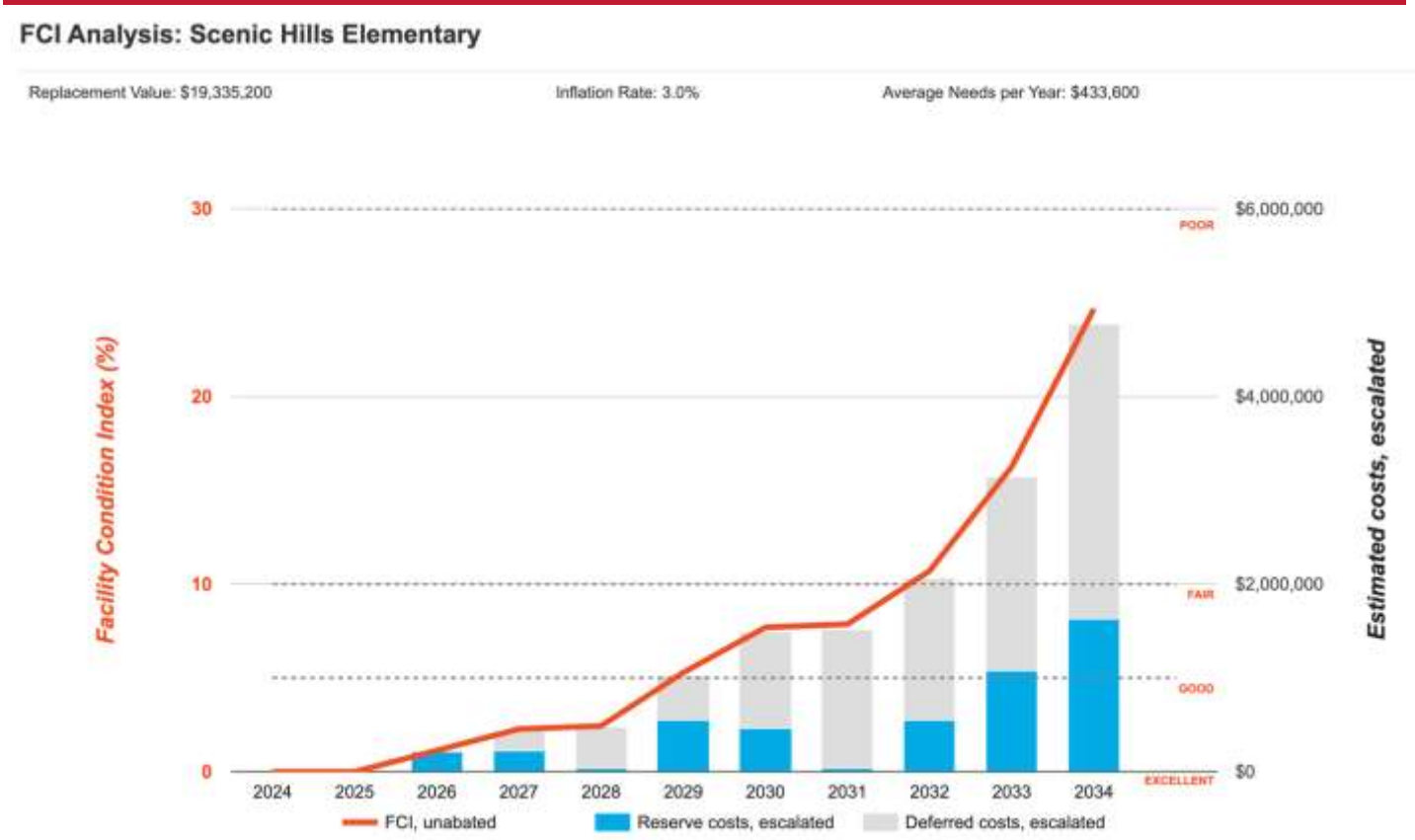
FCI Analysis | Scenic Hills Elementary(1958)

Replacement Value	*Total SF*	*Cost/SF*
$ 19,335,200	*48,338*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 439,800	2.3 %
5-Year	$ 1,022,100	5.3 %
10-Year	$ 4,768,600	24.7 %

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



Immediate Needs

There are no immediate needs to report.

Key Findings

Window in Poor condition.

Aluminum Single-Glazed, 16-25 SF
Scenic Hills Elementary Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $114,000

$$$$

Many windows are failing. Modernize windows throughout. - AssetCALC ID: 7376798

Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Scenic Hills Elementary Mechanical room

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

Priority Score: **83.7**

Plan Type: Performance/Integrity

Cost Estimate: $4,500

$$$$

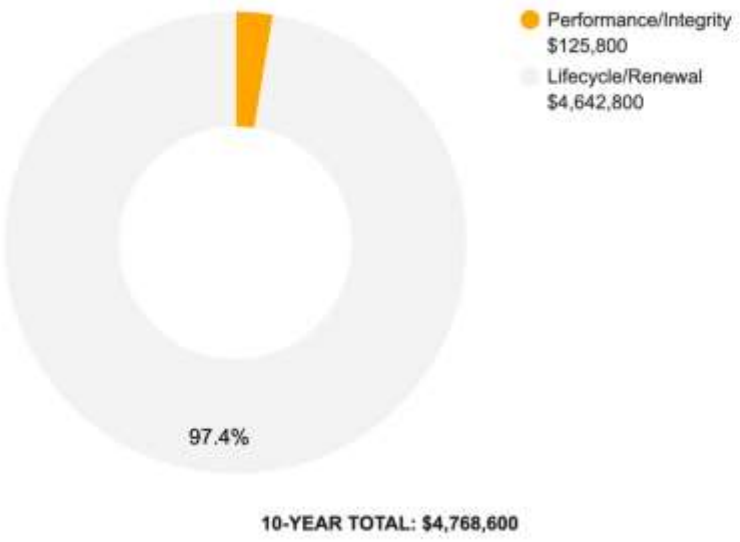
Advanced wear on surfaces - AssetCALC ID: 7385014

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: $4,768,600

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, ceramic tile Ceilings: ACT and painted	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply with cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, feeding fan coil units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lot and drop off area with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and fencing	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation not present Moderate site slope at north upper playing fields	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: LED and metal halide	Fair
Ancillary Structures	Covered basketball court	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aged electrical infrastructure, broken windows, antiquated HVAC components and infrastructure, outdated fire alarm system, heavy asphalt wear.	

Systems 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
Facade	-	$120,900	-	-	$46,300	$167,200
Roofing	-	-	-	$1,091,900	-	$1,091,900
Interiors	-	-	$443,600	$672,300	$1,100,100	$2,216,000
Plumbing	-	$4,800	$68,100	$41,500	$891,100	$1,005,500
HVAC	-	$2,100	-	$354,700	$524,900	$881,700
Fire Protection	-	-	$1,000	-	$1,400	$2,400
Electrical	-	-	-	$1,137,100	$111,100	$1,248,200
Fire Alarm & Electronic Systems	-	-	$132,100	$427,300	$205,700	$765,100
Equipment & Furnishings	-	$77,700	-	-	$107,300	$185,100
Special Construction & Demo	-	-	$69,600	-	$257,100	$326,600
Site Development	-	-	$58,800	$200	$47,300	$106,200
Site Utilities	-	-	$29,700	$5,700	-	$35,500
Site Pavement	-	$13,600	-	$15,800	$39,500	$68,900
TOTALS (3% inflation)	**-**	**$219,200**	**$802,800**	**$3,746,500**	**$3,331,700**	**$8,100,200**

*Totals have been rounded to the nearest $100.

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:

- Multiple classrooms; classes in session

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 tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The facility was originally constructed in 1958. The facility was expanded in 1961 but few 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

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

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 Scenic Hills Elementary, 3450 Scenic Highway, Memphis, Tennessee 38128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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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

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ANNEX FRONT ELEVATION

6 - ANNEX REAR ELEVATION

Photographic Overview

7 - ROOF

8 - CORRIDOR

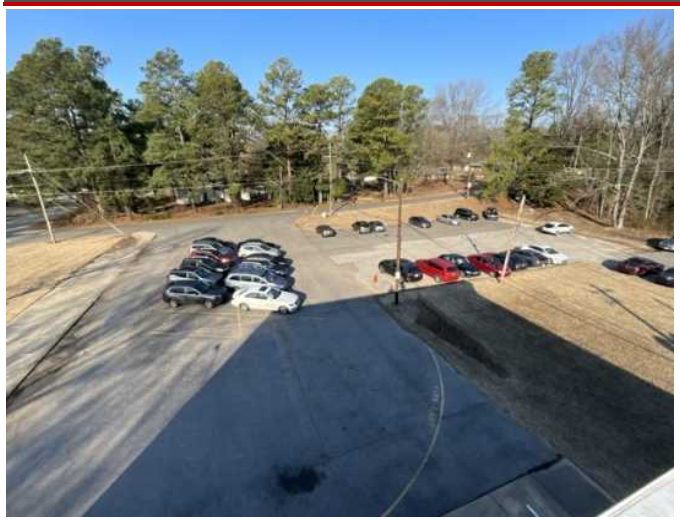
9 - STAGE

10 - CAFETERIA

11 - CLASSROOM

12 - FOODSERVICE EQUIPMENT

Photographic Overview



13 - PARKING LOT

14 - PLAYGROUND EQUIPMENT

15 - WATER HEATERS

16 - BOILER

17 - CHILLER

18 - ELECTRICAL SYSTEM

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-168.354	Scenic Hills Elementary
Source	**On-Site Date**
Google	February 20, 2024

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Scenic Hills Elementary

Name of person completing form: James Smith

Title / Association w/ property: Plant Manager

Length of time associated w/ property:

Date Completed: 2/20/2024

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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: 1958	Renovated:	
2	Building size in SF	48,338 **SF**		
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?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
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		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Scenic Hills Elementary

BV Project Number: 163745.23R000-168.354

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

Abbreviated Accessibility Checklist

Parking

2ND AREA OF ACCESSIBLE PARKING

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

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 ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		

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

PLAYGROUND SURFACE

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

Appendix E:
Component Condition Report

Component Condition Report | Scenic Hills Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	39,500 SF	25	7384982
B2020	Building Exterior	Poor	Window, Aluminum Single-Glazed, 16-25 SF	120	2	7376798
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	4 SF	13	7376795
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	15	7376789
B2050	Building Exterior	Fair	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	16	12	7376791
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	24,169 SF	9	7385004
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	900 LF	10	7376783
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	825 LF	6	7385010
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	60	5	7376792
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	60	10	7376800
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	36,300 SF	10	7376807
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	532	8	7376799
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	76,700 SF	5	7376803
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	20,000 SF	20	7376793
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	40,300 SF	5	7376784
C2030	Restrooms & Kitchen	Fair	Flooring, Quarry Tile	8,000 SF	20	7376786
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,000 SF	4	7389943
Plumbing						
D2010	Mechanical room	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	3	2	7385014
D2010	Restrooms	Fair	Urinal, Standard	8	15	7385027
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	7385033

Component Condition Report | Scenic Hills Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Fair	Toilet, Commercial Water Closet	20	5	7385001
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	4	7393464
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	48,338 SF	15	7472175
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	10	7384992
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	5	7385018
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	7385005
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	15	7385028
D2010	Restroom	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	12	7376804
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	22	12	7376779
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	8	7384991
HVAC						
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	11	7385009
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	20	7385023
D3020	Mechanical Room	Good	Unit Heater, Hydronic, 13 to 36 MBH	1	14	7385024
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	20	7385000
D3030	Building exterior	Fair	Chiller, Air-Cooled, 151 to 200 TON	1	11	7385026
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall, Residential	4	2	7385003
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	48,338 SF	6	7472241
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	5	6	7384979
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	7385030
Electrical						
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	48,338 SF	10	7477736
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	11	7385032
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	6	7385008

Component Condition Report | Scenic Hills Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	48,338 SF	10	7391999
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	48,338 SF	6	7385029
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	48,338 SF	8	7385034
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7472243
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	48,338 SF	10	7384994
D8010	Mechanical Room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades	48,338 SF	3	7472242
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	7472258
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	2	7472263
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	4	2	7472271
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7472261
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	7472270
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7472277
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	7472268
Special Construction & Demo						
F1020	Outdoor Play Area	Fair	Ancillary Building, Steel, Pre-Engineered	5,500 SF	15	7389937
F1020	Roof	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,200 SF	5	7389934
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,500 SF	2	7389935
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,300 SF	3	7389940
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	3	7472244
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	15	7389942

Component Condition Report | Scenic Hills Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	530 LF	20	7472245
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters	1	6	7472247
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	15	7389936
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	20	7472246
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	11	7376782
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	7385036
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	4	3	7376802

Appendix F:
Replacement Reserves

Replacement Reserves Report

Scenic Hills Elementary

4/15/2024

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
Scenic Hills Elementary	$0	$0	$219,187	$220,561	$45,696	$514,776	$464,941	$34,221	$549,163	$536,096	$1,538,033	$459,842	$170,671	$323	$38,874	$1,316,900	$353	$41,858	$205,731	$0	$1,602,436	**$7,959,662**
Grand Total	**$0**	**$0**	**$219,187**	**$220,561**	**$45,696**	**$514,776**	**$464,941**	**$34,221**	**$549,163**	**$536,096**	**$1,538,033**	**$459,842**	**$170,671**	**$323**	**$38,874**	**$1,316,900**	**$353**	**$41,858**	**$205,731**	**$0**	**$1,602,436**	**$7,959,662**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	7376798	Window, Aluminum Single-Glazed, 16-25 SF, Replace	30	28	2	120	EA	$950.00	$114,000			$114,000																			**$114,000**
B2020	Building Exterior	7376795	Storefront, Glazing & Framing, Replace	30	17	13	4	SF	$55.00	$220														$220								**$220**
B2050	Building Exterior	7376791	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	28	12	16	EA	$950.00	$15,200													$15,200									**$15,200**
B2050	Building Exterior	7376789	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	12	EA	$1,300.00	$15,600																$15,600						**$15,600**
B3010	Roof	7385004	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	11	9	24169	SF	$17.00	$410,873										$410,873												**$410,873**
B3020	Building Exterior	7385010	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	825	LF	$9.00	$7,425							$7,425															**$7,425**
B3020	Roof	7376783	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	900	LF	$9.00	$8,100											$8,100											**$8,100**
C1030	Throughout building	7376800	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	30	10	60	EA	$950.00	$57,000											$57,000											**$57,000**
C1030	Throughout building	7376792	Door Hardware, School, per Door, Replace	30	25	5	60	EA	$400.00	$24,000						$24,000																**$24,000**
C1070	Throughout building	7376807	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	36300	SF	$3.50	$127,050											$127,050											**$127,050**
C1090	Throughout building	7376799	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	532	EA	$500.00	$266,000									$266,000													**$266,000**
C2010	Throughout building	7376793	Wall Finishes, Ceramic Tile, Replace	40	20	20	20000	SF	$18.00	$360,000																					$360,000	**$360,000**
C2010	Throughout building	7376803	Wall Finishes, any surface, Prep & Paint	10	5	5	76700	SF	$1.50	$115,050						$115,050										$115,050						**$230,100**
C2030	Restrooms & Kitchen	7376786	Flooring, Quarry Tile, Replace	50	30	20	8000	SF	$26.00	$208,000																					$208,000	**$208,000**
C2030	Throughout building	7376784	Flooring, Vinyl Tile (VCT), Replace	15	10	5	40300	SF	$5.00	$201,500						$201,500															$201,500	**$403,000**
C2050	Throughout building	7389943	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	12000	SF	$2.00	$24,000					$24,000									$24,000								**$48,000**
D2010	Mechanical Room	7393464	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	16	4	1	EA	$16,600.00	$16,600					$16,600																	**$16,600**
D2010	Kitchen	7385018	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	15	5	1	EA	$16,600.00	$16,600						$16,600																**$16,600**
D2010	Building exterior	7384992	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$5,200.00	$5,200											$5,200											**$5,200**
D2010	Throughout Building	7472175	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	48338	SF	$11.00	$531,718																$531,718						**$531,718**
D2010	Mechanical room	7385014	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	3	EA	$1,500.00	$4,500			$4,500																			**$4,500**
D2010	Mechanical Room	7385001	Toilet, Commercial Water Closet, Replace	30	25	5	20	EA	$1,300.00	$26,000						$26,000																**$26,000**
D2010	Restrooms	7384991	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	15	EA	$1,500.00	$22,500									$22,500													**$22,500**
D2010	Kitchen	7385033	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D2010	Restrooms	7385005	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D2010	Restroom	7376804	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	18	12	1	EA	$2,500.00	$2,500													$2,500									**$2,500**
D2010	Throughout building	7376779	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	22	EA	$1,200.00	$26,400													$26,400									**$26,400**
D2010	Restrooms	7385027	Urinal, Standard, Replace	30	15	15	8	EA	$1,100.00	$8,800																$8,800						**$8,800**
D2010	Kitchen	7385028	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	2	EA	$2,500.00	$5,000																$5,000						**$5,000**
D3020	Mechanical Room	7385023	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	10	20	1	EA	$50,800.00	$50,800																					$50,800	**$50,800**
D3020	Mechanical room	7385000	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	10	20	1	EA	$50,800.00	$50,800																					$50,800	**$50,800**
D3020	Mechanical Room	7385024	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	6	14	1	EA	$1,700.00	$1,700														$1,700								**$1,700**
D3020	Mechanical Room	7385009	Boiler Supplemental Components, Expansion Tank, Replace	40	29	11	1	EA	$2,700.00	$2,700												$2,700										**$2,700**
D3030	Building exterior	7385026	Chiller, Air-Cooled, 151 to 200 TON, Replace	25	14	11	1	EA	$240,000.00	$240,000												$240,000										**$240,000**
D3030	Building exterior	7385003	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	8	2	4	EA	$500.00	$2,000			$2,000										$2,000									**$4,000**
D3050	Throughout Building	7472241	HVAC System, Ductwork, High Density, Replace	30	24	6	48338	SF	$6.00	$290,028							$290,028															**$290,028**
D3060	Roof	7384979	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	5	EA	$1,400.00	$7,000							$7,000															**$7,000**
D4030	Throughout building	7385030	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	$150.00	$900						$900										$900						**$1,800**
D5020	Mechanical room	7385032	Switchboard, 120/208 V, Replace	40	29	11	1	EA	$80,000.00	$80,000												$80,000										**$80,000**
D5020	Scenic Hills Elementary	7477736	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	30	10	48338	SF	$13.00	$628,394											$628,394											**$628,394**
D5040	Throughout building	7385008	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	1	EA	$220.00	$220							$220										$220					**$440**
D5040	Throughout building	7391999	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	48338	SF	$4.50	$217,521											$217,521											**$217,521**
D6060	Throughout building	7385029	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	48338	SF	$1.65	$79,758							$79,758															**$79,758**
D7030	Throughout building	7385034	Security/Surveillance System, Full System Installation, Average Density, Install	15	7	8	48338	SF	$3.00	$145,014									$145,014													**$145,014**
D7050	Office	7472243	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D7050	Throughout building	7384994	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	48338	SF	$2.00	$96,676											$96,676											**$96,676**
D8010	Mechanical Room	7472242	BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	12	3	48338	SF	$2.50	$120,845				$120,845															$120,845			**$241,690**
E1030	Kitchen	7472258	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500									**$21,000**
E1030	Kitchen	7472261	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700																$1,700			**$3,400**
E1030	Kitchen	7472270	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600																$4,600			**$9,200**
E1030	Kitchen	7472277	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700																$1,700			**$3,400**
E1030	Kitchen	7472271	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	4	EA	$10,500.00	$42,000			$42,000										$42,000									**$84,000**
E1030	Kitchen	7472268	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$8,280.00	$8,280			$8,280										$8,280									**$16,560**
E1030	Kitchen	7472263	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	$4,500.00	$4,500			$4,500																$4,500			**$9,000**

Replacement Reserves Report

Scenic Hills Elementary

4/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
F1020	Roof	7389934	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	25	5	1200	SF	$50.00	$60,000						$60,000																**$60,000**
F1020	Outdoor Play Area	7389937	Ancillary Building, Steel, Pre-Engineered, Replace	35	20	15	5500	SF	$30.00	$165,000																$165,000						**$165,000**
G2020	Parking lot	7389935	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	28500	SF	$0.45	$12,825			$12,825					$12,825					$12,825					$12,825				**$51,300**
G2050	Site	7389940	Playfield Surfaces, Rubber, Small Areas, Replace	20	17	3	1300	SF	$26.00	$33,800				$33,800																		**$33,800**
G2050	Site	7472244	Play Structure, Multipurpose, Medium, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
G2060	Site	7389936	Park Bench, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$700																$700						**$700**
G2060	Site	7472245	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	530	LF	$21.00	$11,130																					$11,130	**$11,130**
G2060	Site	7472246	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	200	LF	$25.00	$5,000																					$5,000	**$5,000**
G2060	Site	7472247	Signage, Property, Building-Mounted Individual Letters, Replace	20	14	6	1	EA	$150.00	$150							$150															**$150**
G2060	Site	7376782	Signage, Property, Pylon Standard, Replace/Install	20	9	11	1	EA	$9,500.00	$9,500												$9,500										**$9,500**
G2060	Site	7389942	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G4050	Site	7376802	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	4	EA	$6,800.00	$27,200				$27,200																		**$27,200**
G4050	Building exterior	7385036	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	$600.00	$4,800							$4,800															**$4,800**
Totals, Unescalated											**$0**	**$0**	**$206,605**	**$201,845**	**$40,600**	**$444,050**	**$389,381**	**$27,825**	**$433,514**	**$410,873**	**$1,144,441**	**$332,200**	**$119,705**	**$220**	**$25,700**	**$845,268**	**$220**	**$25,325**	**$120,845**	**$0**	**$887,230**	**$5,655,847**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$219,187**	**$220,561**	**$45,696**	**$514,776**	**$464,941**	**$34,221**	**$549,163**	**$536,096**	**$1,538,033**	**$459,842**	**$170,671**	**$323**	**$38,874**	**$1,316,900**	**$353**	**$41,858**	**$205,731**	**$0**	**$1,602,436**	**$7,959,662**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7393464	D2010	**Water Heater**	Gas, Commercial (200 MBH), 100 to 199 GAL	80 GAL	Scenic Hills Elementary	Mechanical Room	A.O. Smith	BTR 199 118	0910M001841	1991		
2	7385018	D2010	**Water Heater**	Gas, Commercial (200 MBH), 100 to 199 GAL	80 GAL	Scenic Hills Elementary	Kitchen	A.O. Smith	BTR 199 118	0910M001841	2009		
3	7384992	D2010	**Backflow Preventer**	Domestic Water		Scenic Hills Elementary	Building exterior	Inaccessible	Inaccessible	Inaccessible			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7385023	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Scenic Hills Elementary	Mechanical Room	Lochinvar	PBN1501	C14H00261208	2014		
2	7385000	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Scenic Hills Elementary	Mechanical room	Lochinvar	FBN1501	C14H20261225	2014		
3	7385024	D3020	**Unit Heater**	Hydronic, 13 to 36 MBH	15 MBH	Scenic Hills Elementary	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
4	7385009	D3020	**Boiler Supplemental Components**	Expansion Tank	30 GAL	Scenic Hills Elementary	Mechanical Room	Amtrol	47875	95-2759	1995		
5	7385026	D3030	**Chiller**	Air-Cooled, 151 to 200 TON	150 TON	Scenic Hills Elementary	Building exterior	York	YCAV020TSA1	JECIM007220	2010		
6	7385003	D3030	**Air Conditioner**	Window/Thru-Wall, Residential	1 TON	Scenic Hills Elementary	Building exterior	Inaccessible	Inaccessible	Inaccessible			4
7	7384979	D3060	**Exhaust Fan**	Centrifugal, 12" Damper		Scenic Hills Elementary	Roof	No dataplate	No dataplate	No dataplate			5

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7385030	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Scenic Hills Elementary	Throughout building						6

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7385032	D5020	**Switchboard**	120/208 V	1600 AMP	Scenic Hills Elementary	Mechanical room	Cutler-Hammer	Pow-R-Line	No dataplate	1995		
2	7385008	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Scenic Hills Elementary	Throughout building						

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7472243	D7050	**Fire Alarm Panel**	Fully Addressable		Scenic Hills Elementary	Office	Inaccessible	Inaccessible	Inaccessible			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7472268	E1030	**Foodservice Equipment**	Convection Oven, Double		Scenic Hills Elementary	Kitchen				2003		
2	7472263	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Scenic Hills Elementary	Kitchen				2003		
3	7472261	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Scenic Hills Elementary	Kitchen				2003		
4	7472277	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Scenic Hills Elementary	Kitchen				2003		
5	7472270	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Scenic Hills Elementary	Kitchen				2003		
6	7472258	E1030	**Foodservice Equipment**	Steamer, Freestanding		Scenic Hills Elementary	Kitchen				2003		
7	7472271	E1030	**Foodservice Equipment**	Steamer, Freestanding		Scenic Hills Elementary	Kitchen				2003		4