FACILITY CONDITION ASSESSMENT

prepared for

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

Sharpe Elementary
3431 Sharpe Avenue
Memphis, Tennessee 38111

PREPARED BY:
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BV PROJECT #:
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DATE OF REPORT:
April 22, 2024

ON SITE DATE:
January 30, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	3431 Sharpe Avenue, Memphis, Tennessee 38111
Site Developed	1955 Phase I/1992 Phase II
Site Area	5.0 acres (estimated)
Parking Spaces	46 total spaces all in open lots; 2 of which are accessible
Building Area	47,130 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 30, 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)	Auguster Fisher
Assessment and Report Prepared By	Francis Hebron
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

Sharpe Elementary school was constructed in 1955 and is located to the immediate northwest of Memphis International Airport. Since its opening the building has operated as a public school. In 1992 an addition was constructed which primarily consists of classroom spaces.

Architectural

Sharpe Elementary School was constructed in 1955 and designed in the modernist style. Many of its architectural assets are original to the building and should be replaced. The single pane steel frame fenestration of the building should be replaced as soon as possible as windows appear to be original to the building. The majority of windows are no longer operable having failed seals & frames. It is recommended that windows be replaced as soon as possible. Roof leaks and associated damage have been reported as well as observed in the ceiling over the original building section. The interior of the building is in need of a renovation. Most notably, there is a significant amount of exposed non-friable asbestos adhesive used to adhere ceiling tiles to the floor deck. As ceiling tiles fail and detach, these adhesive dots are exposed and have an increased risk of becoming friable. This asbestos adhesive can be seen in multiple classrooms throughout the 1955 section as well as in the cafeteria. A significant portion of the building's interiors are original to the building and should be replaced. Ceiling and floor tiles located in the 1955 section appear to be original to the building and may contain asbestos. At the time of this report there exist an ongoing effort to replace the current ceiling with a drop ceiling grid of acoustic tiles. A desire for greater ventilation throughout the building was reported. There have been trespassing incidents in the past indicating the need for and updated security system which will address specific concerns expressed by staff and parents.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Sharpe Elementary's building systems are due to be updated or replaced. Many plumbing fixtures are original to the building, damaged, and inefficient. Both sections of the plumbing infrastructure should be considered for replacement with a priority on the original 1955 section. The primary boiler was installed in 1955 and has been refurbished once in the past. The last significant updates to the HVAC & electrical systems were during the 1992 addition; at that time additional boilers were installed and the electrical system was updated. It is recommended that any building component or system exceeding thirty years of age be replaced as soon as possible with those systems/components exceeding fifty years in age taking precedence. HVAC, electrical, and plumbing systems should be replaced in a timely manner over the next five to ten years. What appears to be black dust has been observed at supply grilles, as such HVAC ductwork should be cleaned to ensure good air quality within the school. The fire suppression and alarm systems are in fair condition but should be replaced concurrently with other building systems.

Site

The asphalt parking lot exists is in a significantly poor condition and should be milled, overlayed, sealed, and striped as soon as possible. There is a considerable section of overflow parking that is largely unused, therefore a section of this parking can be repurposed by the school. Concrete walkways have begun to deteriorate and should be replaced in ten to fifteen years. It is recommended that an additional ADA compliant ramp be installed at the main entrance facing Sharpe Avenue.

Recommended Additional Studies

The interior finishes are in a poor condition. Many utilize asbestos in their manufacture or installation. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

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:

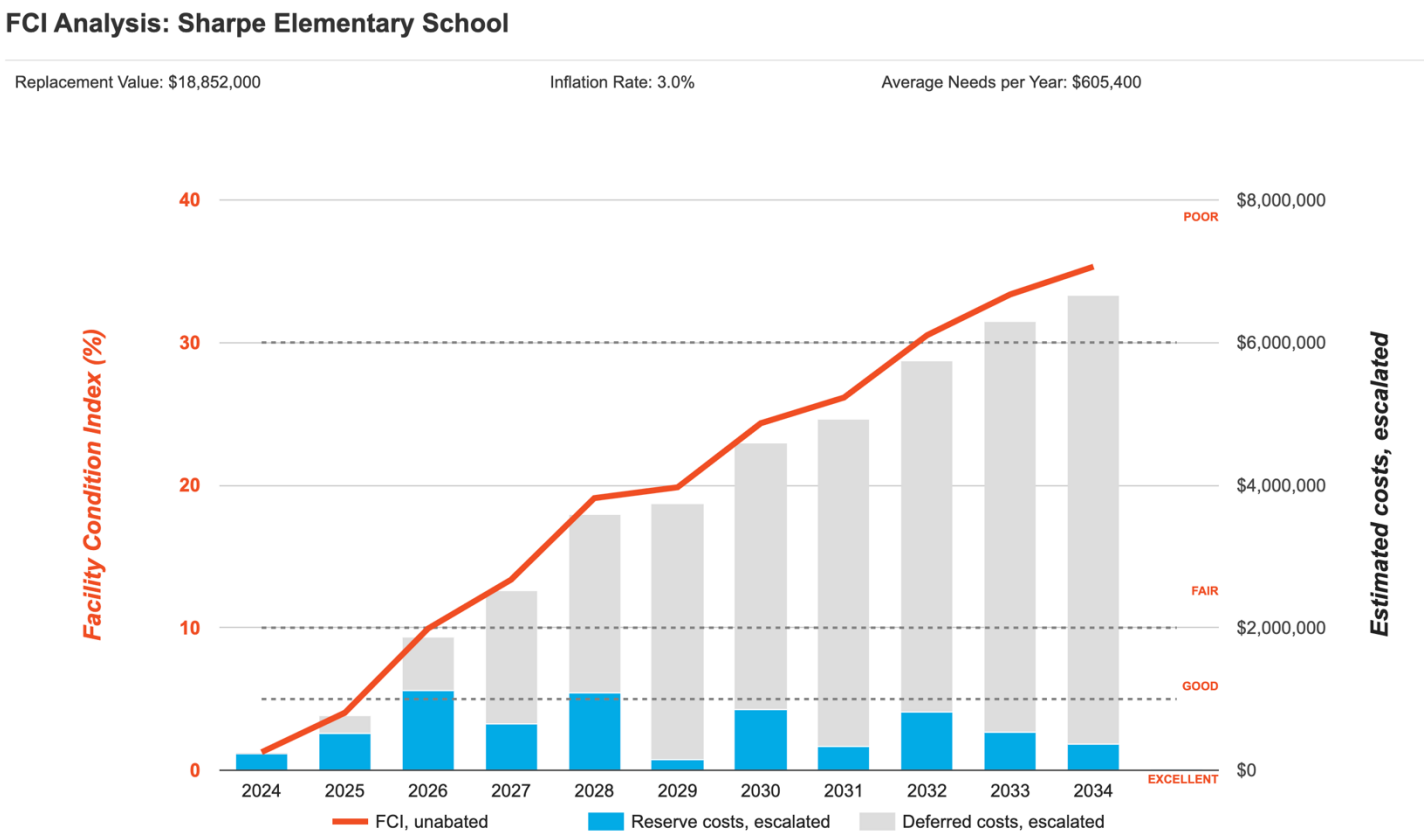
FCI Analysis | Sharpe Elementary School(1955)

Replacement Value	*Total SF*	*Cost/SF*
$ 18,852,000	*47,130*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 240,000	**1.3 %**
3-Year	$ 2,520,200	13.4 %
5-Year	$ 3,741,700	19.8 %
10-Year	$ 6,658,700	35.3 %

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

Facility/Building	Total Items	Total Cost
Sharpe Elementary School	8	$240,000
Total	**8**	**$240,000**

Sharpe Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7341586	Sharpe Elementary School	Building Exterior	B2050	Exterior Door, Steel, Standard, Replace	Poor	Safety	$600
7335528	Sharpe Elementary School		C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Failed	Safety	$113,800
7341577	Sharpe Elementary School	Additional	C2030	Flooring, Carpet, Commercial Standard, Replace	Failed	Performance/Integrity	$1,100
7335567	Sharpe Elementary School	Restrooms	D3020	Radiator, Hydronic, Baseboard (per LF), Replace	Failed	Performance/Integrity	$1,500
7335539	Sharpe Elementary School	Addition Classrooms	D3030	Unit Ventilator, approx/nominal 3 Ton, Replace	Poor	Safety	$90,000
7335544	Sharpe Elementary School	Kitchen	E1030	Commercial Kitchen, Service Line, Replace	Poor	Safety	$25,000
7335535	Sharpe Elementary School	Site	G2060	Signage, Property, Monument, Replace/Install	Failed	Performance/Integrity	$3,000
7427375	Sharpe Elementary School	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	$5,000
Total (8 items)							**$240,000**

Key Findings

Suspended Ceilings in Failed condition.

Hard Tile, Replacement with ACT
Sharpe Elementary School

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $113,800

$$$$

Asbestos adhesive used. Drop tile needed to contain asbestos - AssetCALC ID: 7335528

Exterior Door in Poor condition.

Steel, Standard
Sharpe Elementary School Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $600

**$$**$$

The closer is broken and security sensor is not working - AssetCALC ID: 7341586

Unit Ventilator in Poor condition.

approx/nominal 3 Ton
Sharpe Elementary School Addition Classrooms

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $90,000

$$$$

Several issues across all units. Broken dampers and enclosures. Children can open unit enclosures. - AssetCALC ID: 7335539

Commercial Kitchen in Poor condition.

Service Line
Sharpe Elementary School Kitchen

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $25,000

**$$$**$

Steamer tables leaking gas. - AssetCALC ID: 7335544

Window in Poor condition.

Steel, 28-40 SF
Sharpe Elementary School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $197,800

$$$$

Window seals & frames are failing. Windows are no longer operable. Original to building, replace. - AssetCALC ID: 7335551

Parking Lots in Poor condition.

Pavement, Asphalt
Sharpe Elementary School Site

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $113,800

$$$$

Potholes, cracking, asphalt has extensive & significant wear, loose & worn aggregate. - AssetCALC ID: 7335529

Urinal in Poor condition.

Standard
Sharpe Elementary School Second floor Restroom

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,500

**$$**$$

Very inefficient urinals all flush simultaneously when one is used. Original 1955 urinals. Porcelain chipping. - AssetCALC ID: 7335520

Signage in Failed condition.

Property, Monument
Sharpe Elementary School Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Bullet holes, faded paint, can no longer post letters on sign. - AssetCALC ID: 7335535

Radiator in Failed condition.

Hydronic, Baseboard (per LF)
Sharpe Elementary School Restrooms

Uniformat Code: D3020
Recommendation: **Replace in 2024**

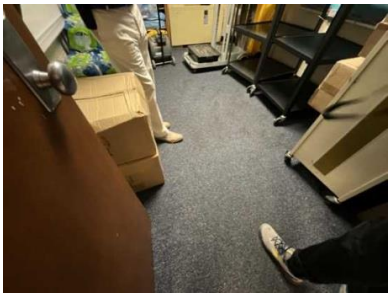
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Damaged unit - AssetCALC ID: 7335567



Flooring in Failed condition.

Carpet, Commercial Standard
Sharpe Elementary School Additional

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Possible mold from prior flooding. - AssetCALC ID: 7341577

HVAC System in Poor condition.

Ductwork, Medium Density
Sharpe Elementary School Throughout building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $188,500

$$$$

Black dust and possible mold seen at supply/return grilles. - AssetCALC ID: 7335536

Wall Finishes in Poor condition.

any surface
Sharpe Elementary School Cafeteria

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2026**

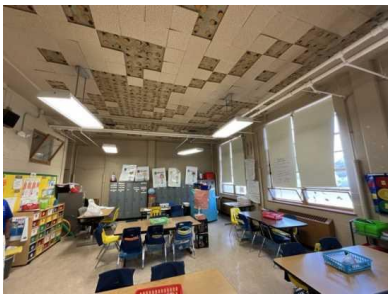
Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: $57,300

$$$$

Needs new paint - AssetCALC ID: 7341570



Recommended Follow-up Study: Environmental, Asbestos (ACM) and Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)
Sharpe Elementary School Throughout

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $5,000

**$$**$$

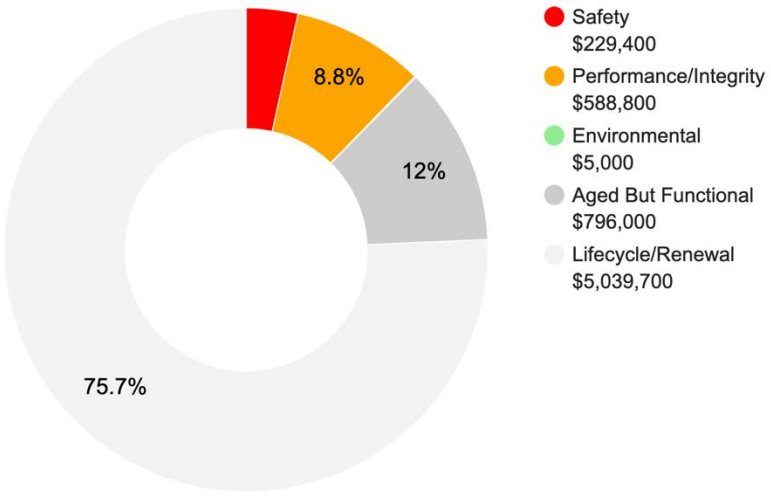
The interior finishes utilize asbestos in their manufacture or installation. - AssetCALC ID: 7427375

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.

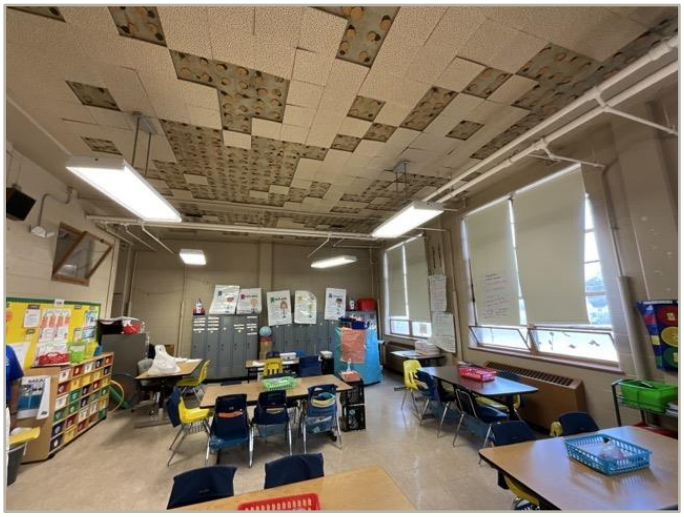
Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as 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: $6,658,900

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal roof decks over concrete pad column footings	Fair
Façade	Wall Finish: Brick Windows: Steel	Poor
Roof	Flat construction single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, CMU Floors: VCT, ceramic tile, quarry tile Ceilings: ACT, Painted gypsum board	Poor
Elevators	None	--
Plumbing	Distribution: Galvanized iron and copper supply and 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, and cooling tower feeding fan coils, hydronic baseboard radiators, and cabinet terminal units Supplemental components: Suspended unit heaters	Fair

Systems Summary

Fire Suppression	Fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL, 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 with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramp	Poor
Site Development	Building-mounted & Property entrance signage; chain link fencing; Playgrounds and fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Site is relatively flat with few slopes	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Asbestos present, failing windows, inadequate ventilation, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure, heavy asphalt wear, severe alligator cracking and potholes	

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	$600	$203,700	-	$16,100	-	$220,500
Roofing	-	-	-	$715,900	-	$715,900
Interiors	$114,900	$60,800	$241,200	$184,700	$443,100	$1,044,800
Plumbing	-	$5,700	$887,600	$33,900	$11,100	$938,300
HVAC	$91,500	$1,243,500	$634,700	$62,000	$352,500	$2,384,200
Fire Protection	-	-	-	-	$366,900	$366,900
Electrical	-	-	$60,300	$1,541,800	-	$1,602,200
Fire Alarm & Electronic Systems	-	-	-	$192,200	-	$192,200
Equipment & Furnishings	$25,000	$2,900	$44,000	$104,000	$150,400	$326,300
Site Development	$3,000	-	-	$51,800	$53,900	$108,600
Site Pavement	-	$117,200	-	$14,500	-	$131,700
Follow-up Studies	$5,000	-	-	-	-	$5,000
TOTALS (3% inflation)	**$240,000**	**$1,633,800**	**$1,867,900**	**$2,917,000**	**$1,377,800**	**$8,036,500**

***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

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

- (1955) Phase I Roof; lack of ladder or other means of access

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1955. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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 Sharpe Elementary School, 3431 Sharpe Ave., Memphis, Tennessee 38111, 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

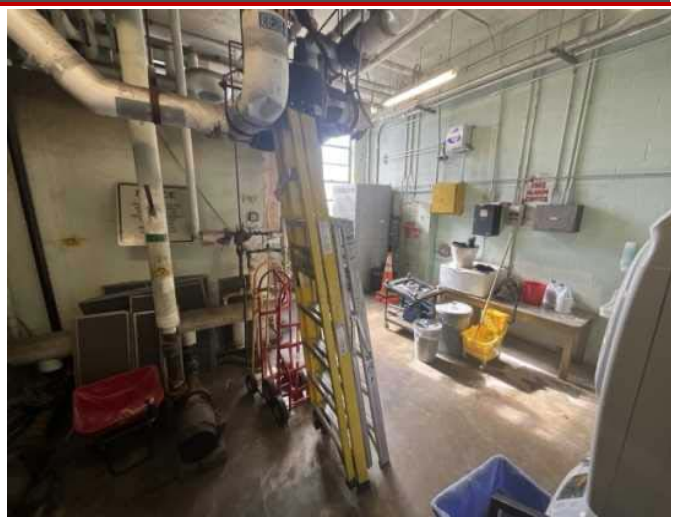
4 - RIGHT ELEVATION

5 - NEW ADDITION ROOF

6 - PARKING LOT

Photographic Overview

7 - OVERVIEW OF PLAYGROUND

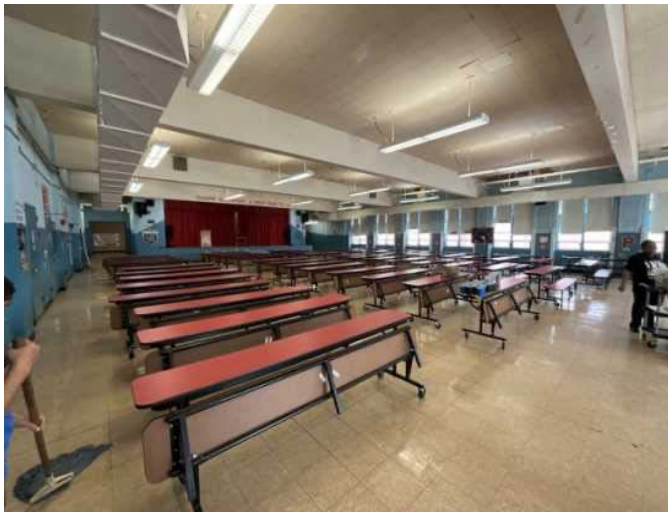


8 - BOILER ROOM

9 - D30 HVAC PLACEHOLDER

10 - BOILER ROOM 2

11 - COMMERCIAL KITCHEN



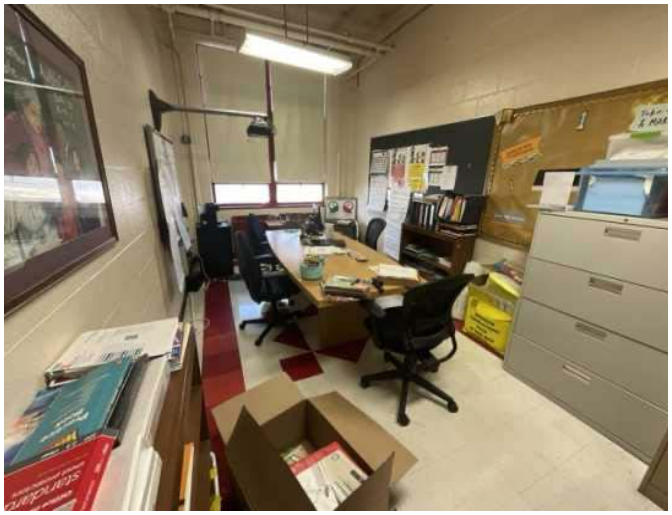
12 - CAFETERIA

Photographic Overview

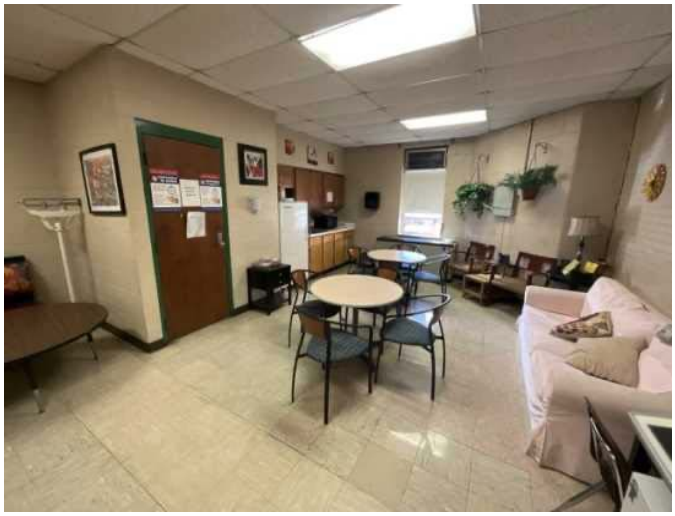
13 - LIBRARY

14 - MAIN OFFICE

15 - PRINCIPALS OFFICE



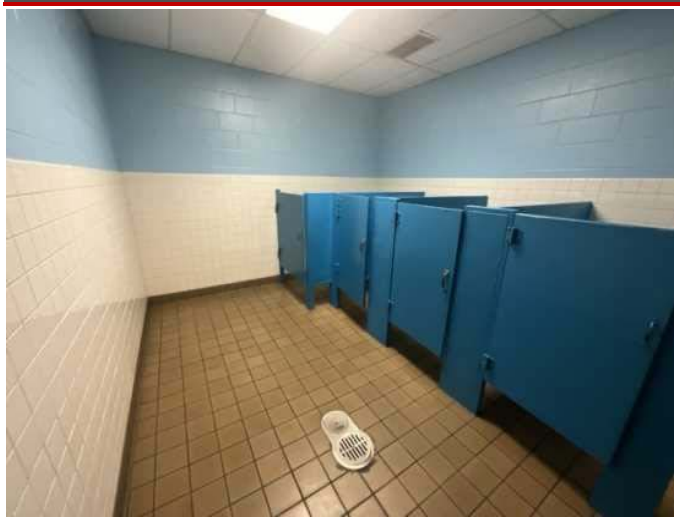
16 - CONFERENCE ROOM



17 - STAFF LOUNGE

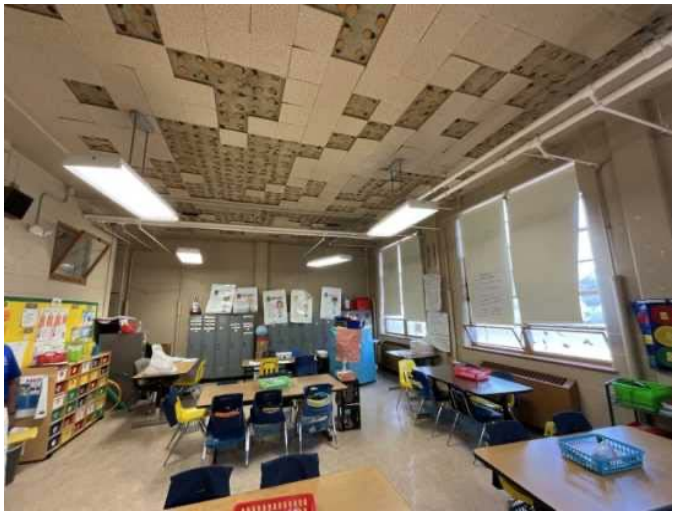
18 - CORRIDOR

Photographic Overview



19 - RESTROOM

20 - CLASSROOM (A)



21 - CLASSROOM

22 - MUSIC ROOM

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-171.354	Sharpe Elementary
Source	**On-Site Date**
Google Earth	January 30, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Sharpe Elementary
Name of person completing form:	Auguster Fisher
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	25 years
Date Completed:	January 30, 2024
Phone Number:	9012405742
Method of Completion:	DURING - verbally completed during assessment

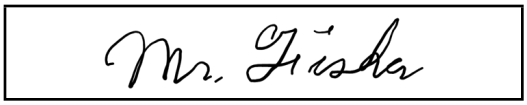
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1955	Renovated: 1992	An addition occurred in 1992.
2	Building size in SF	47,130 **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				A steamer table in the cafeteria service line is leaking gas.
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: Sharpe Elementary

BV Project Number: 163745.23R000-171.354

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

OVERVIEW OF ACCESSIBLE PARKING AREA

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 identified on site
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			1 identified on site
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			Signage is significantly worn
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 RAMP

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			1 curb ramp on 1 accessible route
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

ACCESSIBLE ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			1 accessible entrance
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

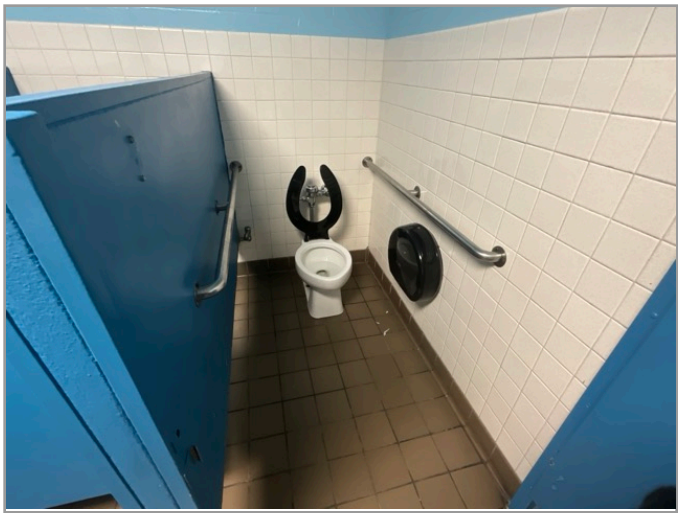
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		No elevator to second Floor
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 ?		✕		
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 ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN CABINETS

BREAKROOM OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			Rearrange furniture layout to allow 40” clear path of travel
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	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 | Sharpe Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	86	1	7335551
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	10	7348171
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	1	0	7341586
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	14,537 SF	6	7335517
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	20,730 SF	6	7367953
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	60	12	7341576
C1030	2nd floor building	Fair	Interior Door, Steel, Standard	15	13	7341594
C1070		Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,000 SF	13	7335566
C1070		Failed	Suspended Ceilings, Hard Tile, Replacement w/ ACT	32,500 SF	0	7335528
C1070	Classroom with drop ceiling	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,530 SF	20	7341597
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	180	3	7335568
C2010	Cafeteria	Poor	Wall Finishes, any surface, Prep & Paint	47,000 SF	2	7341570
C2010		Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	5	7335511
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,570 SF	23	7341592
C2030	Through out first floor	Fair	Flooring, Vinyl Tile (VCT)	17,300 SF	6	7341610
C2030	Additional	Failed	Flooring, Carpet, Commercial Standard	150 SF	0	7341577
C2030	2nd floor building	Fair	Flooring, Vinyl Tile (VCT)	15,151 SF	3	7341591
C2030	Additional	Fair	Flooring, Vinyl Tile (VCT)	13,000 SF	7	7341562
C2050	2nd floor restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	3	7341575
Plumbing						
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	47,100 SF	4	7359001

Component Condition Report | Sharpe Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Second floor Restroom	Poor	Urinal, Standard	5	1	7335520
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7341603
D2010	Restrooms	Fair	Urinal, Standard	8	3	7335547
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	7335559
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	7	3	7341593
D2010	2nd floor building	Fair	Toilet, Child-Sized	34	3	7341599
D2010	Teachers Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7335550
D2010	Kitchen	Fair	Water Heater, Gas, Residential, 60 to 120 GAL	1	3	7335549
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	12	9	7335557
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	8	7341569
D2010	2nd floor building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	19	3	7341590
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	13	7341563
D2010	Boiler room	Fair	Toilet, Commercial Water Closet	3	8	7341595
D2010	Corridor	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	3	7335538
HVAC						
D3020	Boiler room 2	Fair	Boiler Supplemental Components, Expansion Tank	1	8	7335516
D3020	Kitchen	Fair	Radiator, Hydronic, Baseboard (per LF)	350 LF	5	7335513
D3020	Boiler room 2	Fair	Unit Heater, Natural Gas	1	6	7341605
D3020	Kitchen	Fair	Unit Heater, Hydronic, 8 to 12 MBH	2	6	7341557
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL	1	8	7341566
D3020	Stairwell	Fair	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL	1	8	7346351
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	3	7335561
D3020	Boiler room 2	Fair	Boiler, Gas, HVAC, 501 to 750 MBH	1	9	7335545
D3020	Restrooms	Failed	Radiator, Hydronic, Baseboard (per LF)	10 LF	0	7335567
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	9	7335533

Component Condition Report | Sharpe Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020		Fair	Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH	1	3	7341611
D3020	Boiler room 2	Fair	Unit Heater, Natural Gas	1	5	7335510
D3020	Boiler room 2	Good	Boiler, Gas, HVAC	1	24	7341596
D3020	2nd floor building	Fair	Radiator, Hydronic, Baseboard (per LF)	75 LF	3	7341554
D3030	Classrooms	Fair	Unit Ventilator, approx/nominal 3 Ton	12	3	7335541
D3030	Boiler room 2	Fair	Chiller, Water-Cooled	1	13	7335579
D3030	Site	Fair	Chiller, Air-Cooled, 51 to 60 TON	1	12	7335527
D3030	Addition Classrooms	Poor	Unit Ventilator, approx/nominal 3 Ton	10	0	7335539
D3030	Site	Fair	Cooling Tower, (Typical) Open Circuit	1	12	7335543
D3050		Fair	HVAC System, Hydronic Piping, 2-Pipe	47,100 SF	4	7359003
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	3	3	7335569
D3050		Fair	HVAC System, Full System Renovation/Upgrade, Medium Complexity	47,100 SF	2	7359004
D3050	Throughout building	Poor	HVAC System, Ductwork, Medium Density	47,130 SF	1	7335536
D3060	Boiler room 2	Fair	Axial Flow Fan, In-Line, 2 HP Motor	2	4	7335570
Fire Protection						
D4010		Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	47,100 SF	15	7359005
Electrical						
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	7	7341581
D5020	Boiler room 2	Fair	Distribution Panel, 120/240 V, Residential Style	2	3	7335573
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	20,000 SF	8	7359002
D5020	Boiler room	Good	Distribution Panel, 120/208 V, 200 AMP	4	25	7341589
D5020	Boiler room 2	Fair	Switchboard, 277/480 V	1	3	7341598
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	8	7335521
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	27,100 SF	8	7367954
D5020	Boiler room 2	Fair	Switchboard, 277/480 V	1	8	7335537

Component Condition Report | Sharpe Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	3	7335571
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	47,100 SF	3	7359006
Fire Alarm & Electronic Systems						
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7335578
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	47,100 SF	5	7359567
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	7335531
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	2	10	7341602
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7335546
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7335532
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7335554
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7335575
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	7335552
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	7335534
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7335523
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	7335556
E1030	Cafeteria Service Line	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	11	7335574
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7335553
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	9	7341555
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7335519
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	3	6	7335525
E1030	Kitchen	Poor	Commercial Kitchen, Service Line	1 LS	0	7335544
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7335530
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7341580
E1030	Cafeteria Service Line	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	7335514

Component Condition Report | Sharpe Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1060	Boiler room	Fair	Residential Appliances, Washer	1	6	7335576
E1060	Boiler room	Fair	Residential Appliances, Clothes Dryer	1	8	7335526
E1060	Teachers Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	2	3	7335515
E2010	Classrooms	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	1	3	7335563
E2010	Teachers Lounge	Fair	Casework, Cabinetry Economy	50 LF	8	7335540
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,500 SF	1	7335529
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,200 SF	10	7335542
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,500 SF	8	7335565
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	7335548
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	9	7335518
G2060	Site	Failed	Signage, Property, Monument, Replace/Install	1	0	7335535
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7427375

Appendix F:
Replacement Reserves

Replacement Reserves Report

Sharpe Elementary School

3/23/2024

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
Sharpe Elementary School	$239,975	$520,737	$1,126,994	$645,895	$1,077,427	$155,691	$845,973	$340,921	$823,502	$539,524	$367,124	$55,508	$303,259	$149,174	$16,306	$499,329	$0	$4,463	$134,245	$0	$249,207	**$8,095,253**
Grand Total	**$239,975**	**$520,737**	**$1,126,994**	**$645,895**	**$1,077,427**	**$155,691**	**$845,973**	**$340,921**	**$823,502**	**$539,524**	**$367,124**	**$55,508**	**$303,259**	**$149,174**	**$16,306**	**$499,329**	**$0**	**$4,463**	**$134,245**	**$0**	**$249,207**	**$8,095,253**

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	7335551	Window, Steel, 28-40 SF, Replace	30	29	1	86	EA	$2,300.00	$197,800		$197,800																			**$197,800**
B2050	Building Exterior	7341586	Exterior Door, Steel, Standard, Replace	40	40	0	1	EA	$600.00	$600	$600																				**$600**
B2050	Building Exterior	7348171	Exterior Door, Steel, Standard, Replace	40	30	10	20	EA	$600.00	$12,000											$12,000										**$12,000**
B3010	Roof	7335517	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	14537	SF	$17.00	$247,129							$247,129														**$247,129**
B3010	Roof	7367953	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	20730	SF	$17.00	$352,410							$352,410														**$352,410**
C1030	Classrooms	7341576	Interior Door, Wood, Solid-Core, Replace	40	28	12	60	EA	$700.00	$42,000													$42,000								**$42,000**
C1030	2nd floor building	7341594	Interior Door, Steel, Standard, Replace	40	27	13	15	EA	$600.00	$9,000														$9,000							**$9,000**
C1070	Sharpe Elementary School	7335528	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	26	0	32500	SF	$3.50	$113,750	$113,750																				**$113,750**
C1070	Sharpe Elementary School	7335566	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	13000	SF	$3.50	$45,500														$45,500							**$45,500**
C1070	Classroom with drop ceiling	7341597	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	1530	SF	$3.50	$5,355																				$5,355	**$5,355**
C1090	Classrooms	7335568	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	180	EA	$500.00	$90,000				$90,000																	**$90,000**
C2010	Cafeteria	7341570	Wall Finishes, any surface, Prep & Paint	10	8	2	47000	SF	$1.50	$70,500			$70,500										$70,500								**$141,000**
C2010	Sharpe Elementary School	7335511	Wall Finishes, any surface, Prep & Paint	10	5	5	40000	SF	$1.50	$60,000						$60,000										$60,000					**$120,000**
C2030	2nd floor building	7341591	Flooring, Vinyl Tile (VCT), Replace	15	12	3	15151	SF	$5.00	$75,755				$75,755														$75,755			**$151,510**
C2030	Through out first floor	7341610	Flooring, Vinyl Tile (VCT), Replace	15	9	6	17300	SF	$5.00	$86,500							$86,500														**$86,500**
C2030	Additional	7341562	Flooring, Vinyl Tile (VCT), Replace	15	8	7	13000	SF	$5.00	$65,000								$65,000													**$65,000**
C2030	Additional	7341577	Flooring, Carpet, Commercial Standard, Replace	10	10	0	150	SF	$7.50	$1,125	$1,125										$1,125									$1,125	**$3,375**
C2050	2nd floor restrooms	7341575	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	2000	SF	$2.00	$4,000				$4,000										$4,000							**$8,000**
D2010	Kitchen	7335549	Water Heater, Gas, Residential, 60 to 120 GAL, Replace	15	12	3	1	EA	$1,900.00	$1,900				$1,900														$1,900			**$3,800**
D2010	Sharpe Elementary School	7359001	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	36	4	47100	SF	$15.00	$706,500					$706,500																**$706,500**
D2010	Second floor Restroom	7335520	Urinal, Standard, Replace	30	29	1	5	EA	$1,100.00	$5,500		$5,500																			**$5,500**
D2010	2nd floor building	7341599	Toilet, Child-Sized, Replace	30	27	3	34	EA	$900.00	$30,600				$30,600																	**$30,600**
D2010	Kitchen	7341593	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	7	EA	$1,400.00	$9,800				$9,800																	**$9,800**
D2010	Restrooms	7335547	Urinal, Standard, Replace	30	27	3	8	EA	$1,100.00	$8,800				$8,800																	**$8,800**
D2010	2nd floor building	7341590	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	19	EA	$1,500.00	$28,500				$28,500																	**$28,500**
D2010	Corridor	7335538	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	2	EA	$2,500.00	$5,000				$5,000																	**$5,000**
D2010	Kitchen	7341569	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	22	8	1	EA	$2,100.00	$2,100								$2,100													**$2,100**
D2010	Boiler room	7341595	Toilet, Commercial Water Closet, Replace	30	22	8	3	EA	$1,300.00	$3,900								$3,900													**$3,900**
D2010	Throughout building	7335557	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	12	EA	$1,500.00	$18,000									$18,000												**$18,000**
D2010	Kitchen	7335559	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	$2,100.00	$2,100										$2,100											**$2,100**
D2010	Teachers Lounge	7335550	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,200												$1,200									**$1,200**
D2010	Kitchen	7341563	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	17	13	1	EA	$1,600.00	$1,600													$1,600								**$1,600**
D2010	Kitchen	7341603	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	$2,500.00	$2,500														$2,500							**$2,500**
D3020	Sharpe Elementary School	7341611	Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH, Replace	30	27	3	1	EA	$60,000.00	$60,000				$60,000																	**$60,000**
D3020	Boiler room	7335561	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$50,800.00	$50,800				$50,800																	**$50,800**
D3020	Boiler room 2	7335545	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	21	9	1	EA	$26,200.00	$26,200									$26,200												**$26,200**
D3020	Restrooms	7335567	Radiator, Hydronic, Baseboard (per LF), Replace	30	30	0	10	LF	$150.00	$1,500	$1,500																				**$1,500**
D3020	2nd floor building	7341554	Radiator, Hydronic, Baseboard (per LF), Replace	30	27	3	75	LF	$150.00	$11,250				$11,250																	**$11,250**
D3020	Boiler room 2	7335510	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$4,300.00	$4,300						$4,300															**$4,300**
D3020	Kitchen	7335513	Radiator, Hydronic, Baseboard (per LF), Replace	30	25	5	350	LF	$150.00	$52,500						$52,500															**$52,500**
D3020	Boiler room 2	7341605	Unit Heater, Natural Gas, Replace	20	14	6	1	EA	$4,100.00	$4,100							$4,100														**$4,100**
D3020	Kitchen	7341557	Unit Heater, Hydronic, 8 to 12 MBH, Replace	20	14	6	2	EA	$1,100.00	$2,200							$2,200														**$2,200**
D3020	Boiler room 2	7335516	Boiler Supplemental Components, Expansion Tank, Replace	40	32	8	1	EA	$3,540.00	$3,540								$3,540													**$3,540**
D3020	Boiler room	7341566	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL, Replace	40	32	8	1	EA	$3,540.00	$3,540								$3,540													**$3,540**
D3020	Stairwell	7346351	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, Replace	40	32	8	1	EA	$4,400.00	$4,400								$4,400													**$4,400**
D3020	Boiler room	7335533	Boiler Supplemental Components, Expansion Tank, Replace	40	31	9	1	EA	$4,400.00	$4,400									$4,400												**$4,400**

Replacement Reserves Report

Sharpe Elementary School

3/23/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3030	Site	7335543	Cooling Tower, (Typical) Open Circuit, Replace	25	13	12	1	EA	$27,000.00	$27,000													$27,000									**$27,000**
D3030	Site	7335527	Chiller, Air-Cooled, 51 to 60 TON, Replace	25	13	12	1	EA	$72,000.00	$72,000													$72,000									**$72,000**
D3030	Boiler room 2	7335579	Chiller, Water-Cooled, Replace	25	12	13	1	EA	$33,200.00	$33,200														$33,200								**$33,200**
D3030	Addition Classrooms	7335539	Unit Ventilator, approx/nominal 3 Ton, Replace	20	20	0	10	EA	$9,000.00	$90,000	$90,000																				$90,000	**$180,000**
D3030	Classrooms	7335541	Unit Ventilator, approx/nominal 3 Ton, Replace	20	17	3	12	EA	$9,000.00	$108,000				$108,000																		**$108,000**
D3050	Boiler room	7335569	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	3	EA	$13,600.00	$40,800				$40,800																		**$40,800**
D3050	Sharpe Elementary School	7359003	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	36	4	47100	SF	$5.00	$235,500					$235,500																	**$235,500**
D3050	Throughout building	7335536	HVAC System, Ductwork, Medium Density, Replace	30	29	1	47130	SF	$4.00	$188,520		$188,520																				**$188,520**
D3050	Sharpe Elementary School	7359004	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Replace	40	38	2	47100	SF	$21.00	$989,100			$989,100																			**$989,100**
D3060	Boiler room 2	7335570	Axial Flow Fan, In-Line, 2 HP Motor, Replace	20	16	4	2	EA	$3,500.00	$7,000					$7,000																	**$7,000**
D4010	Sharpe Elementary School	7359005	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	25	15	47100	SF	$5.00	$235,500																$235,500						**$235,500**
D5020	Boiler room 2	7341598	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$45,000.00	$45,000				$45,000																		**$45,000**
D5020	Boiler room	7341581	Switchboard, 277/480 V, Replace	40	33	7	1	EA	$45,000.00	$45,000								$45,000														**$45,000**
D5020	Boiler room	7335521	Switchboard, 277/480 V, Replace	40	32	8	1	EA	$45,000.00	$45,000									$45,000													**$45,000**
D5020	Boiler room 2	7335537	Switchboard, 277/480 V, Replace	40	32	8	1	EA	$45,000.00	$45,000									$45,000													**$45,000**
D5020	Boiler room 2	7335573	Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	2	EA	$1,100.00	$2,200				$2,200																		**$2,200**
D5020	Boiler room	7335571	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$8,000.00	$8,000				$8,000																		**$8,000**
D5020	Sharpe Elementary School	7367954	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	32	8	27100	SF	$18.00	$487,800									$487,800													**$487,800**
D5020	Sharpe Elementary School	7359002	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	32	* 8	20000	SF	$18.00	$360,000										$360,000												**$360,000**
D5040	Sharpe Elementary School	7359006	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	* 3	47100	SF	$4.50	$211,950											$211,950											**$211,950**
D7050	Sharpe Elementary School	7359567	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	* 5	47100	SF	$3.00	$141,300								$141,300														**$141,300**
D7050	Main Office	7335578	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
E1030	Kitchen	7335544	Commercial Kitchen, Service Line, Replace	15	15	0	1	LS	$25,000.00	$25,000	$25,000															$25,000						**$50,000**
E1030	Cafeteria Service Line	7335514	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	$2,700.00	$2,700			$2,700														$2,700					**$5,400**
E1030	Kitchen	7335546	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	7335532	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	7335553	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700															$2,700	**$5,400**
E1030	Kitchen	7335556	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700															$6,700	**$13,400**
E1030	Kitchen	7335534	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	$6,400.00	$6,400						$6,400															$6,400	**$12,800**
E1030	Kitchen	7341580	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	7335531	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Kitchen	7335525	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	3	EA	$3,600.00	$10,800							$10,800															**$10,800**
E1030	Kitchen	7335552	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	7335519	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	$6,400.00	$6,400								$6,400														**$6,400**
E1030	Kitchen	7335575	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	7	8	1	EA	$6,400.00	$6,400									$6,400													**$6,400**
E1030	Kitchen	7341555	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,100.00	$3,100										$3,100												**$3,100**
E1030	Kitchen	7335554	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	7335523	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
E1030	Kitchen	7341602	Foodservice Equipment, Steamer, Freestanding, Replace	10	0	10	2	EA	$10,500.00	$21,000											$21,000										$21,000	**$42,000**
E1030	Kitchen	7335530	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	$6,400.00	$6,400											$6,400											**$6,400**
E1030	Cafeteria Service Line	7335574	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	4	11	1	EA	$5,100.00	$5,100												$5,100										**$5,100**
E1060	Teachers Lounge	7335515	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	2	EA	$600.00	$1,200				$1,200														$1,200				**$2,400**
E1060	Boiler room	7335576	Residential Appliances, Washer, Replace	15	9	6	1	EA	$850.00	$850							$850															**$850**
E1060	Boiler room	7335526	Residential Appliances, Clothes Dryer, Replace	15	7	8	1	EA	$650.00	$650									$650													**$650**
E2010	Classrooms	7335563	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	17	3	1	EA	$1,200.00	$1,200				$1,200																		**$1,200**
E2010	Teachers Lounge	7335540	Casework, Cabinetry Economy, Replace	20	12	8	50	LF	$175.00	$8,750									$8,750													**$8,750**
G2020	Site	7335529	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	32500	SF	$3.50	$113,750		$113,750																				**$113,750**
G2030	Site	7335542	Sidewalk, Concrete, Large Areas, Replace	50	40	10	1200	SF	$9.00	$10,800											$10,800											**$10,800**
G2050	Site	7335565	Playfield Surfaces, Rubber, Small Areas, Replace	20	12	8	1500	SF	$26.00	$39,000									$39,000													**$39,000**
G2050	Site	7335548	Play Structure, Multipurpose, Large, Replace	20	10	* 10	1	EA	$35,000.00	$35,000												$35,000										**$35,000**
G2060	Site	7335535	Signage, Property, Monument, Replace/Install	20	21	0	1	EA	$3,000.00	$3,000	$3,000																				$3,000	**$6,000**

Replacement Reserves Report

Sharpe Elementary School

3/23/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2060	Site	7335518	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	11	9	12	EA	$150.00	$1,800										$1,800												**$1,800**
P2030	Throughout	7427375	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	$5,000.00	$5,000	$5,000																					**$5,000**
Totals, Unescalated											**$239,975**	**$505,570**	**$1,062,300**	**$591,085**	**$957,280**	**$134,300**	**$708,489**	**$277,200**	**$650,080**	**$413,500**	**$273,175**	**$40,100**	**$212,700**	**$101,580**	**$10,780**	**$320,500**	**$0**	**$2,700**	**$78,855**	**$0**	**$137,980**	**$6,718,149**
Totals, Escalated (3.0% inflation, compounded annually)											**$239,975**	**$520,737**	**$1,126,994**	**$645,895**	**$1,077,427**	**$155,691**	**$845,973**	**$340,921**	**$823,502**	**$539,524**	**$367,124**	**$55,508**	**$303,259**	**$149,174**	**$16,306**	**$499,329**	**$0**	**$4,463**	**$134,245**	**$0**	**$249,207**	**$8,095,253**

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	7335549	D2010	**Water Heater**	Gas, Residential, 60 to 120 GAL	80 GAL	Sharpe Elementary School	Kitchen	A. O. Smith	BTR 199 110	MG02-1825331-110	2002		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7341611	D3020	**Boiler**	Dual Fuel, HVAC, 1000 to 2000 MBH	6000 MBH	Sharpe Elementary School		National Boiler	C-6000	10608			
2	7335561	D3020	**Boiler**	Gas, HVAC	2000 MBH	Sharpe Elementary School	Boiler room	Combustion equipment co	A0-6000	10608	1955		
3	7341596	D3020	**Boiler**	Gas, HVAC	578 MBH	Sharpe Elementary School	Boiler room 2	Weil-McLain	Illegible	No dataplate	1983		
4	7335545	D3020	**Boiler**	Gas, HVAC, 501 to 750 MBH	680 MBH	Sharpe Elementary School	Boiler room 2	Weil-McLain	MGB-5	T07619	1984		
5	7335513	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Sharpe Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			350
6	7335567	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Sharpe Elementary School	Restrooms	No dataplate	No dataplate	No dataplate			10
7	7341554	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Sharpe Elementary School	2nd floor building	Inaccessible	Inaccessible	Inaccessible			75
8	7341557	D3020	**Unit Heater**	Hydronic, 8 to 12 MBH	12 MBH	Sharpe Elementary School	Kitchen	National Boiler	Inaccessible	Inaccessible			2
9	7341605	D3020	**Unit Heater**	Natural Gas	10 MBH	Sharpe Elementary School	Boiler room 2	Reznor	Inaccessible	Inaccessible			
10	7335510	D3020	**Unit Heater**	Natural Gas	13 MBH	Sharpe Elementary School	Boiler room 2	Reznor	Inaccessible	Inaccessible			
11	7335516	D3020	**Boiler Supplemental Components**	Expansion Tank	100 GAL	Sharpe Elementary School	Boiler room 2	Inaccessible	Inaccessible	Inaccessible			

12	7335533	D3020	**Boiler Supplemental Components**	Expansion Tank	100 GAL	Sharpe Elementary School	Boiler room	Extrol	AX-200V	418234	1992		
13	7346351	D3020	**Boiler Supplemental Components**	Expansion Tank, 101 to 175 GAL	100 GAL	Sharpe Elementary School	Stairwell	Inaccessible	Inaccessible	Inaccessible	1992		
14	7341566	D3020	**Boiler Supplemental Components**	Expansion Tank, 61 to 100 GAL	100 GAL	Sharpe Elementary School	Boiler room	Extrol	AX-200	No dataplate	1992		
15	7335527	D3030	**Chiller**	Air-Cooled, 51 to 60 TON	60 TON	Sharpe Elementary School	Site	York	YLAA0080SE17XCASDTXAXXBLXCXX44SX1XXXHXXXSAXXXXX7XXX	2FXM012277	2011		
16	7335579	D3030	**Chiller**	Water-Cooled	30 TON	Sharpe Elementary School	Boiler room 2	York	YCWL0056SE 17XABXXTXXXXXLXXXX44SXX	016503	2012		
17	7335543	D3030	**Cooling Tower**	(Typical) Open Circuit	75 TON	Sharpe Elementary School	Site	Evapco	No dataplate	No dataplate	2011		
18	7335541	D3030	**Unit Ventilator**	approx/nominal 3 Ton	750 CFM	Sharpe Elementary School	Classrooms	Inaccessible	Inaccessible	Inaccessible			12
19	7335539	D3030	**Unit Ventilator**	approx/nominal 3 Ton	750 CFM	Sharpe Elementary School	Addition Classrooms	No dataplate	No dataplate	No dataplate			10
20	7335569	D3050	**Pump**	Distribution, HVAC Heating Water	17 HP	Sharpe Elementary School	Boiler room	Bell & Gossett	Illegible	Illegible			3
21	7335570	D3060	**Axial Flow Fan**	In-Line, 2 HP Motor	1000 CFM	Sharpe Elementary School	Boiler room 2	No dataplate	No dataplate	No dataplate			2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7341581	D5020	**Switchboard**	277/480 V	800 AMP	Sharpe Elementary School	Boiler room	Siemens	FC-11	No dataplate	1992		
2	7341598	D5020	**Switchboard**	277/480 V	800 AMP	Sharpe Elementary School	Boiler room 2	Westinghouse	ADP	No dataplate			
3	7335521	D5020	**Switchboard**	277/480 V	800 AMP	Sharpe Elementary School	Boiler room	Siemens	FC-II	18-52364-A01	1992		
4	7335537	D5020	**Switchboard**	277/480 V	800 AMP	Sharpe Elementary School	Boiler room 2	Westinghouse	B3881	MH 51296	1992		

5	7335571	D5020	**Distribution Panel**	120/208 V	800 AMP	Sharpe Elementary School	Boiler room	Westinghouse	CDP 3PH 4W	C925572			
6	7341589	D5020	**Distribution Panel**	120/208 V, 200 AMP	250 AMP	Sharpe Elementary School	Boiler room	Siemens	S1	No dataplate	1992		4
7	7335573	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Sharpe Elementary School	Boiler room 2	Inaccessible	Inaccessible	Inaccessible			2

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7335578	D7050	**Fire Alarm Panel**	Fully Addressable		Sharpe Elementary School	Main Office	Mircom	FX-2000	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7335546	E1030	**Foodservice Equipment**	Convection Oven, Double		Sharpe Elementary School	Kitchen	Vulcan	SG1010T	48042287	1992		
2	7335532	E1030	**Foodservice Equipment**	Convection Oven, Double		Sharpe Elementary School	Kitchen			20ABJA0005	2020		
3	7335525	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Sharpe Elementary School	Kitchen	Beverage-Air	D0MC-164-A	16030456			3
4	7335552	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Sharpe Elementary School	Kitchen	Greenheck	GKFD-8.00-S 1180	10945876			
5	7341580	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Sharpe Elementary School	Kitchen	Food Warming Equipment	UHS-12	123465605	2012		
6	7341555	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In		Sharpe Elementary School	Kitchen	Arctic Air	AR23E	H8122230			
7	7335523	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Sharpe Elementary School	Kitchen	Migali	C-2F-HC	C-2F-HC00319073000920005	2019		
8	7335574	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Sharpe Elementary School	Cafeteria Service Line	Atosa	MBF8002GR	MBF8002 GRAUS 1T0320102000C40005	2020		
9	7335556	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Sharpe Elementary School	Kitchen	Ice-O-Matic					

10	7335531	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner	Sharpe Elementary School	Kitchen					
11	7335554	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Sharpe Elementary School	Kitchen					
12	7335553	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Sharpe Elementary School	Kitchen	Electrolux	KFS220RHY2	WB43149410	2014	
13	7335514	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Sharpe Elementary School	Cafeteria Service Line	Electrolux	R22CWF6	WA10201535	2011	
14	7335575	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Sharpe Elementary School	Kitchen	Migali	C-3R	C-3RUSB100317021700920021	2017	
15	7335534	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Sharpe Elementary School	Kitchen	Fusion	F72-S	F72S-10120001		
16	7335519	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Sharpe Elementary School	Kitchen	BeveragBeverage everage-Air Corporatione	FB72HC-5S	14306542	2014	
17	7335530	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Sharpe Elementary School	Kitchen	MB master bilt	R72-S	R72S 12070009		
18	7341602	E1030	**Foodservice Equipment**	Steamer, Freestanding	Sharpe Elementary School	Kitchen		N61201006000200	N0 56706	759453	2