

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Sheffield High School
4315 Sheffield Avenue
Memphis, Tennessee 38118

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com

BV CONTACT:

Andy Hupp
Program Manager
800.733.0660 x7296632
Andy.Hupp@bureauveritas.com

BV PROJECT #:

163745.23R000-173.354

DATE OF REPORT:

October 17, 2024

ON SITE DATE:

October 1-3, 2024

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary 1

Campus Overview and Assessment Details 1

Campus Findings and Deficiencies 2

Facility Condition Index (FCI) 3

Immediate Needs..... 6

Key Findings 7

Plan Types..... 9

2. Main Building 10

3. ROTC Building 12

4. Gymnasium B..... 14

5. Site Summary..... 16

6. Property Space Use and Observed Areas 17

7. ADA Accessibility 18

8. Purpose and Scope 19

9. Opinions of Probable Costs 21

Methodology 21

Definitions 21

10. Certification..... 23

11. Appendices 24



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	3
Main Address	4315 Sheffield Avenue, Memphis, Tennessee 38118
Site Developed	1967
Site Area	17.22 acres (estimated)
Parking Spaces	200 total spaces all in open lots; 10 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 1-3, 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)	Vera Logan 901-848-8242
Assessment and Report Prepared By	Christopher Mosley
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facilities were originally constructed in 1967. The B Gymnasium and ROTC building was later added in the 1980s. The facilities have not been significantly renovated since time of construction.

Architectural

The facilities have been well maintained due to good maintenance practices. The facilities appear structurally sound, with no structural-related deficiencies reported or observed. The exterior wall consists of brick and aluminum windows. The modified bituminous roof has lots of granule loss and soft spots through its surface. In addition, it was reported that it leaks around the sky lights when it rains hard. Roof replacement is recommended in the near future. The majority of the interior flooring in the facility consists of 9x9 VCT tiles which is known to potentially have asbestos and a cost for a study has been included. Also, some of the interior wood doors are chipped and cracked and replacement is recommended. The exterior and interior finishes have generally been replaced as needed and is anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment varies in age and condition throughout the facilities. The HVAC equipment and components consist of boilers, chillers, air handlers, and unit ventilators for heating and cooling. The HVAC components and infrastructure is antiquated, and an update is recommended.

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. Hot water provided by domestic boilers with storage tanks.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. It was reported that the lighting in the gymnasium needs to be updated. Also, there is no emergency power in the facility. Installation is recommended.

A facility-wide fire alarm system adequately serves the facility. The fire suppression system is limited to just fire extinguishers. Installation is recommended. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

The overall landscaping of the site has been well maintained. The asphalt paved parking lots, and driveways have been periodically repaved over the years. Sections of the concrete sidewalks are heavily deteriorated in isolated areas throughout the site. Continued routine maintenance is recommended.

Recommended Additional Studies

Most of the flooring throughout the facility has 9" x 9" VCT tiles which could potentially contain asbestos. 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. A budgetary cost allowance to replace the 9x9 VCT tiles is also included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

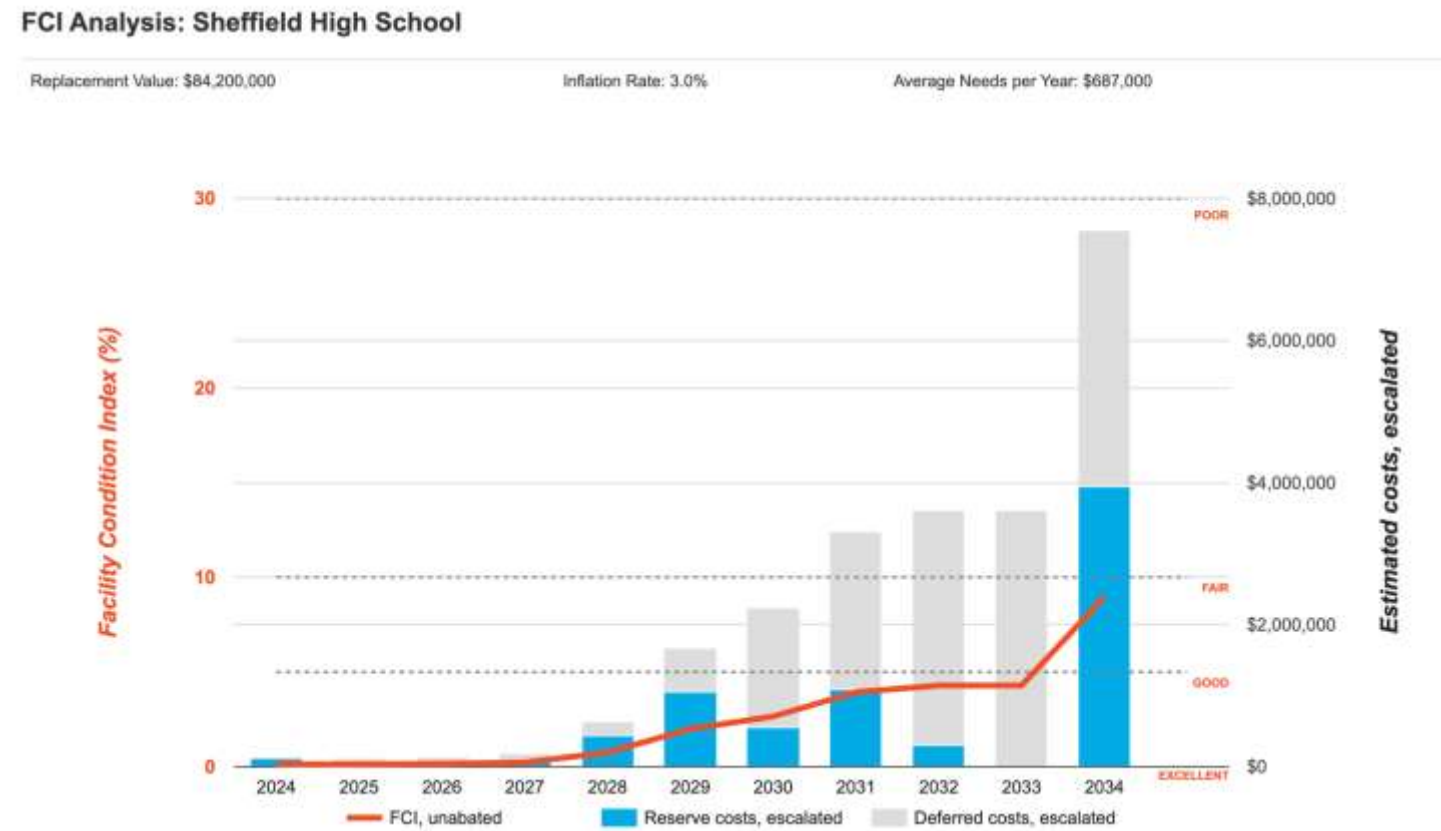
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sheffield High School / Gymnasium B (1967)	\$400	11,000	\$4,400,000	0.9%	1.2%	1.4%	8.0%
Sheffield High School / Main Building (1967)	\$400	193,000	\$77,200,000	0.1%	0.1%	2.0%	8.8%
Sheffield High School / ROTC Building (1967)	\$400	6,500	\$2,600,000	0.0%	0.3%	2.8%	10.4%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$60,000	-	-	-	-	\$60,000
Facade	-	-	\$28,400	\$77,100	\$4,991,100	\$5,096,600
Roofing	-	-	\$927,400	\$711,000	\$35,600	\$1,674,000
Interiors	-	-	\$25,900	\$705,400	\$4,780,600	\$5,511,900
Conveying	-	-	-	\$26,900	\$135,500	\$162,400
Plumbing	\$37,800	-	\$700	\$123,800	\$4,144,600	\$4,306,900
HVAC	-	-	\$549,300	\$737,200	\$2,342,300	\$3,628,800
Fire Protection	-	-	-	-	\$5,700	\$5,700
Electrical	-	-	-	\$1,469,300	\$1,078,800	\$2,548,100
Fire Alarm & Electronic Systems	-	-	-	\$1,465,500	-	\$1,465,500
Equipment & Furnishings	\$6,700	-	\$9,300	\$480,000	\$275,200	\$771,200
Site Pavement	-	\$21,200	\$4,900	\$5,700	\$64,200	\$96,000
Site Development	-	-	-	\$200	\$9,800	\$10,000
Site Utilities	-	-	-	\$77,400	-	\$77,400
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS (3% inflation)	\$109,500	\$21,200	\$1,545,900	\$5,879,600	\$17,863,600	\$25,419,800

Immediate Needs

Facility/Building	Total Items	Total Cost
Sheffield High School / Gymnasium B	1	\$37,800
Sheffield High School / Main Building	3	\$71,700
Total	4	\$109,500

Gymnasium B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8351606	Sheffield High School / Gymnasium B	Utility Rooms/Areas	D2010	Boiler, Gas, Domestic, Replace	Failed	Performance/Integrity	\$37,800
Total (1 items)							\$37,800

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8324872	Sheffield High School Building	Throughout Building	B1060	Stairs, Concrete/Masonry, Interior, Repair	Poor	Performance/Integrity	\$60,000
8324855	Sheffield High School Building	Kitchen	E1030	Foodservice Equipment, Ice-maker, Freestanding, Replace	Failed	Performance/Integrity	\$6,700
8324804	Sheffield High School Building	Throughout Building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	Poor	Performance/Integrity	\$5,000
Total (3 items)							\$71,700

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Sheffield High School Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,000

\$\$\$\$

Sections of the sidewalks are cracked and heavily deteriorated - AssetCALC ID: 8351437



Boiler in Failed condition.

Gas, Domestic
Gymnasium B Sheffield High School Utility
Rooms/Areas

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,800

\$\$\$\$

The unit is not in service - AssetCALC ID: 8351606



Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Main Building Sheffield High School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

\$\$\$\$

The ice machine is out of service - AssetCALC ID: 8324855



Stairs in Poor condition.

Concrete/Masonry, Interior
Main Building Sheffield High School
Throughout Building

Uniformat Code: B1080
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,000

\$\$\$\$

Stairs are chipped throughout the building - AssetCALC ID: 8324872



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

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Main Building Sheffield High School
Throughout Building

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

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

Most of the building has 9x9 VCT tiles which potentially contains asbestos - AssetCALC ID: 8324804

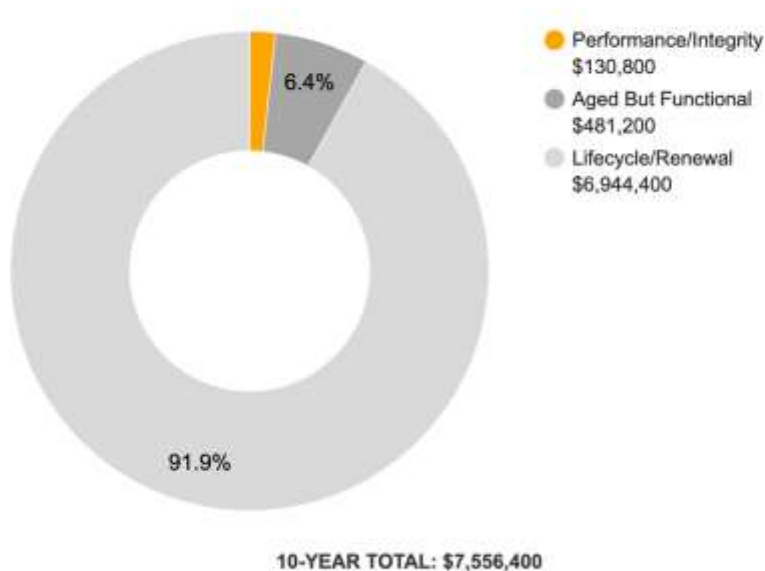
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1967	
Building/Group Size	193,000 SF	
Number of Stories	3 above grade with 1 below-grade basement level	
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	Primary Wall Finish: Brick Secondary Wall Finish Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Domed construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, and terrazzo, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors Wheelchair lifts	Fair
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding and cabinet terminal units Supplemental components: Unit ventilators	Fair

Main Building: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED and linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible asbestos 9 x 9 VCT tiles. Cracked and chipped wood interior doors, leaking roof, antiquated HVAC components and infrastructure, building lacks fire suppression,	

3. ROTC Building



ROTC Building: Systems Summary

Constructed/Renovated	1967	
Building Size	6,500 SF	
Number of Stories	1 above grade	
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	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: None	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU and ceramic tile Floors: VCT ceramic tile and unfinished concrete Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handler	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: None	Fair

ROTC Building: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	9x9 VCT tiles that potentially contains asbestos	

4. Gymnasium B



Gymnasium B: Systems Summary

Constructed/Renovated	1967	
Building Size	11,000 SF	
Number of Stories	1 above grade	
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	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU Floors: Ceramic tile and sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Suspended unit heaters	Fair

Gymnasium B: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL, and halogen 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	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	The small asphalt shingle portion of the roof is missing shingles and inadequate lighting	

5. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage and chain link fencing Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS and metal halide Building-mounted: HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Sections of the sidewalks are heavily deteriorated.	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1967. The campus has not since been substantially renovated.

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. 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.

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sheffield High School, 4315 Sheffield Avenue, Memphis, Tennessee 38118, 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.

Prepared by: Christopher Mosley
Project Manager

Reviewed by: 
Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632

11. 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 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW

Photographic Overview



7 - MAIN ENTRANCE



8 - MAIN OFFICE



9 - HALLWAY



10 - HALLWAY



11 - CLASSROOM



12 - CLASSROOM

Photographic Overview



13 - CLASSROOM



14 - LIBRARY



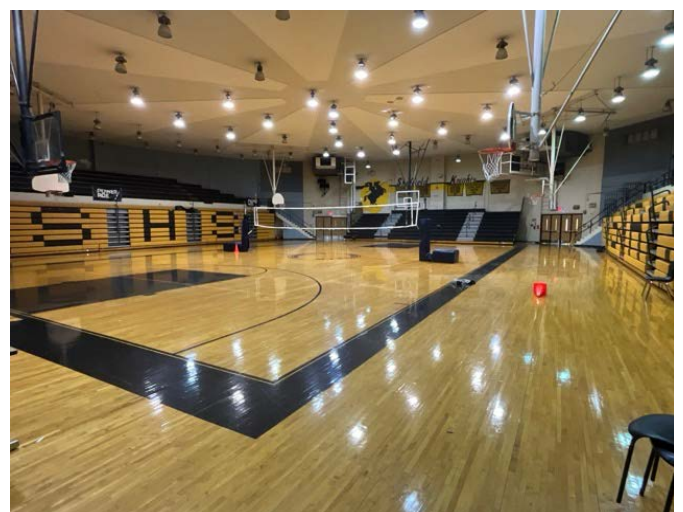
15 - KITCHEN



16 - CAFETERIA



17 - AUDITORIUM



18 - GYNASIUM

Photographic Overview



19 - PLUMBING FIXTURES



20 - ELECTRICAL ROOM



21 - BOILER ROOM



22 - EXTERIOR HVAC



23 - PARKING OVERVIEW



24 - SITE LIGHTING

Appendix B:

Site Plan

Site Plan



Google Earth

 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-173.354	Sheffield High School	
	Source	On-Site Date	
	Google	October 1-3, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sheffield High School

Name of person completing form: Ms Logan

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 4 months

Date Completed: October 1, 2024

Phone Number: 901-848-8242

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 1967	Renovated	
2	Building size in SF	193,236	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?	New roof in December		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Need new HVAC need a doorbell on the dock		

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?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				Roof leaks 3rd floor when it rains a lot/ roof drainage issue
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				In the past the in the ROTC And Auditorum but has been repaired
10	Are your elevators unreliable, with frequent service calls?	✗				Elevator is outdated
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Toilets and urnials
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	✗				Condensation from piping issue on the 2nd floor
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?	✗				A/c controls in the walls are outdated
15	Are there any problems or inadequacies with exterior lighting?	✗				Need to be updated
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				✗	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Sheffield High School

BV Project Number: 163745.23R000-173.354

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

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

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

Sheffield High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

Sheffield High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Throughout Building	Poor	Stairs, Concrete/Masonry, Interior, Repair	2,000 SF	0	8324872
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	116,200 SF	35	8324774
B2010	Building Exterior	Fair	Exterior Walls, Concrete	19,400 SF	30	8351444
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	8324796
B2020	Building Exterior	Fair	Glazing, any type by SF	58,100 SF	15	8351417
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	10	8351419
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	10	8351425
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	80,000 SF	5	8351409
B3010	Roof	Fair	Roofing, Modified Bitumen	40,000 SF	10	8351412
B3060	Roof	Fair	Roof Skylight, per SF of glazing	500 SF	12	8351438
Interiors						
C1010	Cafeteria	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	800 SF	15	8324808
C1010	Stairwells	Fair	Interior Wall Construction, Glazed CMU	1,500 SF	25	8351429
C1010	Classrooms General	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	500 SF	15	8351434
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	1,000 SF	20	8351428
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	15	15	8351422
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	3	8324877
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	30	15	8324764
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	174,000 SF	12	8324786
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	10	8351418
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	154,600 SF	6	8324833

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	38,700 SF	15	8324860
C2030	Throughout Building	Fair	Flooring, Terrazzo	19,300 SF	25	8351415
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	9,700 SF	6	8324805
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	116,000 SF	11	8324812
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	9,700 SF	6	8351410
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	19,300 SF	20	8324853
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	19,300 SF	10	8351416
Conveying						
D1010	Hallway/Library	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	15	8351442
D1010	Elevator Control Room	Fair	Elevator Controls, Automatic, 3 Car Cluster	1	10	8324794
D1010	Elevator 1	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	15	8324803
D1010	Elevator 1	Fair	Elevator Cab Finishes, Standard	1	6	8324782
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	15	8324851
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	20	7	8324830
D2010	Mechanical Room 101M	Fair	Water Heater, Gas, Commercial (200 MBH)	1	12	8324819
D2010	Throughout Building	Fair	Urinal, Standard	10	15	8324787
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	20	12	8324846
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	1	15	8324845
D2010	Mechanical Room -Basement	Good	Storage Tank, Domestic Water	1	25	8324813
D2010	Mechanical Room 101M	Fair	Pump, Circulation/Booster, Domestic Water	1	12	8324817
D2010	Mechanical Room 101M	Fair	Boiler, Gas, Domestic	1	12	8324811
D2010	Mechanical Room -Basement	Fair	Backflow Preventer, Domestic Water	1	12	8324858
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	15	8324767
D2010	Mechanical Room -Basement	Good	Storage Tank, Domestic Water	1	25	8324871

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room -Basement	Fair	Boiler, Gas, Domestic	1	10	8324810
D2010	Mechanical Room -Basement	Good	Storage Tank, Domestic Water	1	25	8324807
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	15	8324761
D2010	Mechanical Room -Basement	Fair	Water Heater, Electric, Commercial (36 kW)	1	11	8324765
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	10	15	8324829
D2010	Mechanical Room -Basement	Fair	Water Heater, Electric, Commercial (36 kW)	1	10	8324773
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	193,236 SF	20	8324876
D2010	Classrooms Art	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	8351420
D2030	Roof	Fair	Supplemental Components, Drains, Roof	10	15	8351411
HVAC						
D3020	Mechanical Room -Basement	Fair	Boiler Supplemental Components, Expansion Tank	1	20	8324791
D3020	Mechanical Room -Basement	Fair	Boiler Supplemental Components, Chemical Feed System	1	8	8324840
D3020	Mechanical room basement	Fair	Boiler, Gas, HVAC [2]	1	7	8324834
D3020	Mechanical Room -Basement	Fair	Boiler, Gas, HVAC	1	7	8324792
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	12	8351424
D3030	Mechanical Room -Basement	Fair	Chiller, Water-Cooled [Chiller 1]	1	10	8324874
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	12	8351426
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton [Nesbitt]	50	4	8324779
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	5	7	8324759
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	15	8324850
D3050	Mechanical Room 307M	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8351445
D3050	Mechanical Room -Basement	Fair	Pump, Distribution, HVAC Heating Water	1	15	8324809
D3050	Mechanical Room -Basement	Fair	Pump, Distribution, HVAC Heating Water	1	12	8324776
D3050	Mechanical Room 101M	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	8324856
D3050	Mechanical Room -Basement	Fair	Pump, Distribution, HVAC Heating Water	1	10	8324788

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	193,236 SF	25	8324806
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	193,236 SF	20	8324820
D3050	Mechanical room basement	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	8324781
D3050	Mechanical Room 307M	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8351432
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	15	8324758
D3050	Mechanical Room -Basement	Fair	Pump, Distribution, HVAC Heating Water	1	12	8324795
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	15	8324854
D3050	Throughout Building	Fair	Piping & Valves, Fiberglass Insulation, HVAC Chilled Water	2,000 LF	3	8324848
D3050	Mechanical Room 204M	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8351439
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	15	8324835
D3050	Throughout Building	Fair	Supplemental Components, Thermostat, Standard Wall-Mounted	3	3	8324861
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	8	8351421
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	12	8351436
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	12	8324756
Electrical						
D5020	Mechanical Room 101M	Good	Secondary Transformer, Dry, Stepdown	1	23	8324760
D5020	Electrical Room 106C	Fair	Distribution Panel, 120/208 V	1	15	8324800
D5020	Electrical Room 106C	Fair	Distribution Panel, 120/208 V	1	12	8324824
D5020	Electrical Room 106C	Fair	Distribution Panel, 120/208 V	1	15	8324757
D5020	Mechanical Room 101M	Fair	Distribution Panel, 277/480 V	1	15	8324859
D5020	Mechanical Room 307M	Fair	Secondary Transformer, Dry, Stepdown	1	15	8351441
D5020	Electrical Room 106C	Fair	Distribution Panel, 120/208 V	1	15	8324775
D5020	Mechanical Room -Basement	Fair	Switchboard, 277/480 V	1	15	8324827
D5020	Mechanical Room 101M	Fair	Secondary Transformer, Dry, Stepdown	1	15	8324798

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical Room 101M	Fair	Distribution Panel, 277/480 V	1	12	8324770
D5020	Electrical Room 106C	Fair	Secondary Transformer, Dry, Stepdown	1	15	8324785
D5020	Mechanical Room 101M	Fair	Secondary Transformer, Dry, Stepdown	1	15	8324814
D5020	Mechanical Room -Basement	Fair	Secondary Transformer, Dry, Stepdown	1	12	8324802
D5020	Mechanical Room -Basement	Fair	Switchgear, 120/208 V	1	10	8324826
D5020	Mechanical Room -Basement	Fair	Secondary Transformer, Dry, Stepdown	1	12	8324868
D5020	Electrical Room 106C	Fair	Secondary Transformer, Dry, Stepdown	1	12	8324753
D5020	Mechanical Room -Basement	Fair	Secondary Transformer, Dry, Stepdown	1	12	8324866
D5020	Mechanical Room 101M	Fair	Secondary Transformer, Dry, Stepdown	1	15	8351414
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	193,236 SF	15	8324837
D5030	Mechanical Room -Basement	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	8324790
D5030	Mechanical Room -Basement	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Pump 2]	1	15	8324754
D5030	Mechanical Room -Basement	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	8324843
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6	10	8351443
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	193,236 SF	10	8351440
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	20	10	8351433
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	30	8	8324766
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	193,236 SF	10	8324838
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	193,236 SF	7	8351435
D7050	Office Area	Good	Fire Alarm Panel, Fully Addressable	1	10	8324784
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	193,236 SF	10	8351427
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	11	8324797
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	8324772

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Excellent	Foodservice Equipment, Steamer, Freestanding	1	10	8324852
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8324832
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	15	8324762
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	8324857
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8324847
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	15	8324839
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	8324821
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	8324825
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	8324855
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8324768
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	8324864
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8324873
E1030	Kitchen	Excellent	Foodservice Equipment, Steamer, Freestanding	1	10	8324816
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8324869
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8324783
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	8324818
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	6	8324865
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8324815
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8324867
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8324755
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8324870
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8324849
E1030	Cafeteria	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	1	7	8324836
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8324841
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8324828

Component Condition Report | Sheffield High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8324831
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8324842
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8324789
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	10	8351423
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	12	8324780
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	8	8324823
E1070	Kitchen	Fair	Gym Scoreboard, Electronic Standard	1	15	8324862
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	80	10	8324778
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	500	8	8324769

Follow-up Studies

P2030	Throughout Building	Poor	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	8324804
-------	---------------------	------	---	---	---	---------

Component Condition Report | Sheffield High School / Gymnasium B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	10,700 SF	30	8351592
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	5	8351591
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	11,000 SF	10	8351598
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,000 SF	7	8351590
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	7	8351588
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	1	20	8351587
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	4	20	8351597
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	6	8351595

Component Condition Report | Sheffield High School / Gymnasium B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	2,200 SF	20	8351609
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	8,800 SF	3	8351613
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	11,000 SF	6	8351605
Plumbing						
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	4	15	8351611
D2010	Utility Rooms/Areas	Failed	Boiler, Gas, Domestic	1	0	8351606
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water	1	10	8351600
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	4	10	8351596
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	8351589
D2010	Locker Rooms	Fair	Toilet, Commercial Water Closet	4	12	8351594
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	15	8351601
HVAC						
D3020	Gym Area	Fair	Unit Heater, Electric	1	10	8351607
D3020	Gym Area	Fair	Unit Heater, Electric	1	10	8351610
D3020	Gym Area	Fair	Unit Heater, Electric	1	10	8351603
D3020	Gym Area	Fair	Unit Heater, Electric	1	10	8351586
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	7	8351608
Electrical						
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	8351602
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	12	8351585
D5040	Throughout Building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	8	8351612
D5040	Throughout Building	Fair	Exterior Light, any type, w/ LED Replacement	2	8	8351593
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	11,000 SF	10	8351599
Equipment & Furnishings						

Component Condition Report | Sheffield High School / Gymnasium B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	4	12	8351604

Component Condition Report | Sheffield High School / ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	5,200 SF	5	8351567
B2010	Building Exterior	Fair	Exterior Walls, Concrete	1,300 SF	30	8351577
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	15	8351578
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Commercial	2	3	8351583
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	4	12	8351581
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	4	20	8351569
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	10	8351568
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	8351579
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,900 SF	6	8351571
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	500 SF	20	8351573
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	8	8351576
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	300 SF	20	8351562
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	3,300 SF	7	8351570
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	8351572
D2010	Throughout Building	Fair	Urinal, Standard	1	15	8351563
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	3	8351566
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	8351582
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	8351565

Component Condition Report | Sheffield High School / ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	8351575
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,500 SF	10	8351574
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8351564
Electrical						
D5020	Throughout Building	Fair	Distribution Panel, 277/480 V	1	10	8351580
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,500 SF	10	8351584

Component Condition Report | Sheffield High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	3	8324863
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,000 SF	12	8324799
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	2	8351437
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	1	8	8351430
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	15	8351413
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	10	8351431
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	6	10	8324793

Appendix F:

Replacement Reserves

Replacement Reserves Report



10/17/2024

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		
B3060	Roof	8351438	Roof Skylight, per SF of glazing, Replace	30	18	12	500	SF	\$50.00	\$25,000												\$25,000										\$25,000		
C1010	Cafeteria	8324808	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	10	15	800	SF	\$5.00	\$4,000															\$4,000							\$4,000		
C1010	Classrooms General	8351434	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	10	15	500	SF	\$5.00	\$2,500															\$2,500							\$2,500		
C1020	Throughout Building	8351428	Interior Glazing, any type by SF, Replace	40	20	20	1000	SF	\$41.60	\$41,600																					\$41,600	\$41,600		
C1030	Throughout Building	8324877	Interior Door, Wood, Solid-Core, Replace	40	37	3	15	EA	\$700.00	\$10,500				\$10,500																		\$10,500		
C1030	Throughout Building	8351422	Interior Door, Steel, Standard, Replace	40	25	15	15	EA	\$600.00	\$9,000																\$9,000							\$9,000	
C1030	Throughout Building	8324764	Interior Door, Wood, Solid-Core, Replace	40	25	15	30	EA	\$700.00	\$21,000																\$21,000							\$21,000	
C1070	Throughout Building	8324786	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	174000	SF	\$3.50	\$609,000													\$609,000										\$609,000	
C1090	Restrooms	8351418	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	20	EA	\$750.00	\$15,000											\$15,000												\$15,000	
C2010	Throughout Building	8324860	Wall Finishes, Ceramic Tile, Replace	40	25	15	38700	SF	\$18.00	\$696,600																\$696,600								\$696,600
C2010	Throughout Building	8324833	Wall Finishes, any surface, Prep & Paint	10	4	6	154600	SF	\$1.50	\$231,900							\$231,900										\$231,900							\$463,800
C2030	Throughout Building	8324853	Flooring, Ceramic Tile, Replace	40	20	20	19300	SF	\$18.00	\$347,400																						\$347,400	\$347,400	
C2030	Throughout Building	8351416	Flooring, Vinyl Tile (VCT), Replace	15	5	10	19300	SF	\$5.00	\$96,500											\$96,500												\$96,500	
C2030	Throughout Building	8324812	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	4	11	116000	SF	\$8.00	\$928,000												\$928,000											\$928,000	
C2030	Throughout Building	8351410	Flooring, Carpet, Commercial Standard, Replace	10	4	6	9700	SF	\$7.50	\$72,750							\$72,750										\$72,750							\$145,500
C2030	Gymnasium	8324805	Flooring, Maple Sports Floor, Refinish	10	4	6	9700	SF	\$5.00	\$48,500							\$48,500											\$48,500						\$97,000
D1010	Elevator 1	8324782	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	\$9,000.00	\$9,000							\$9,000																	\$9,000
D1010	Elevator Control Room	8324794	Elevator Controls, Automatic, 3 Car Cluster, Replace	20	10	10	1	EA	\$12,000.00	\$12,000											\$12,000													\$12,000
D1010	Elevator 1	8324803	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	15	15	1	EA	\$70,000.00	\$70,000																\$70,000								\$70,000
D1010	Hallway/Library	8351442	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	\$17,000.00	\$17,000																\$17,000								\$17,000
D2010	Mechanical Room -Basement	8324773	Water Heater, Electric, Commercial (36 kW), Replace	20	10	10	1	EA	\$18,500.00	\$18,500											\$18,500													\$18,500
D2010	Mechanical Room -Basement	8324810	Boiler, Gas, Domestic, Replace	25	15	10	1	EA	\$37,800.00	\$37,800											\$37,800													\$37,800
D2010	Mechanical Room -Basement	8324765	Water Heater, Electric, Commercial (36 kW), Replace	20	9	11	1	EA	\$18,500.00	\$18,500												\$18,500												\$18,500
D2010	Mechanical Room 101M	8324819	Water Heater, Gas, Commercial (200 MBH), Replace	20	8	12	1	EA	\$16,600.00	\$16,600													\$16,600											\$16,600
D2010	Mechanical Room 101M	8324811	Boiler, Gas, Domestic, Replace	25	13	12	1	EA	\$37,800.00	\$37,800													\$37,800											\$37,800
D2010	Mechanical Room 101M	8324817	Pump, Circulation/Booster, Domestic Water, Replace	25	13	12	1	EA	\$6,100.00	\$6,100													\$6,100											\$6,100
D2010	Mechanical Room -Basement	8324858	Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	\$1,100.00	\$1,100													\$1,100											\$1,100
D2010	Utility Rooms/Areas	8324761	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$1,400.00	\$1,400																\$1,400								\$1,400
D2010	Throughout Building	8324876	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	193236	SF	\$11.00	\$2,125,596																						\$2,125,596	\$2,125,596	
D2010	Throughout Building	8324830	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	20	EA	\$1,200.00	\$24,000								\$24,000																\$24,000
D2010	Classrooms Art	8351420	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	2	EA	\$1,200.00	\$2,400											\$2,400													\$2,400
D2010	Throughout Building	8324846	Toilet, Commercial Water Closet, Replace	30	18	12	20	EA	\$1,300.00	\$26,000													\$26,000											\$26,000
D2010	Throughout Building	8324787	Urinal, Standard, Replace	30	15	15	10	EA	\$1,100.00	\$11,000																\$11,000								\$11,000
D2010	Throughout Building	8324851	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	5	EA	\$1,400.00	\$7,000																\$7,000								\$7,000
D2010	Throughout Building	8324767	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	20	EA	\$1,700.00	\$34,000																\$34,								

10/17/2024																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3050	Mechanical room basement	8324781	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$13,600.00	\$13,600																\$13,600						\$13,600	
D3050	Throughout Building	8324820	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	193236	SF	\$5.00	\$966,180																				\$966,180	\$966,180		
D3050	Mechanical Room 204M	8351439	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	21	4	1	EA	\$22,000.00	\$22,000					\$22,000																	\$22,000	
D3050	Mechanical Room 307M	8351432	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$31,000.00	\$31,000						\$31,000																\$31,000	
D3050	Mechanical Room 307M	8351445	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	\$49,000.00	\$49,000								\$49,000														\$49,000	
D3050	Mechanical Room 101M	8324856	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$49,000.00	\$49,000											\$49,000											\$49,000	
D3050	Gymnasium	8324850	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$31,000.00	\$31,000																	\$31,000						\$31,000
D3050	Gymnasium	8324854	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$31,000.00	\$31,000																	\$31,000						\$31,000
D3050	Gymnasium	8324835	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$31,000.00	\$31,000																	\$31,000						\$31,000
D3050	Gymnasium	8324758	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$31,000.00	\$31,000																	\$31,000						\$31,000
D3050	Throughout Building	8324861	Supplemental Components, Thermostat, Standard Wall-Mounted, Replace	15	12	3	3	EA	\$100.00	\$300				\$300																\$300			\$600
D3060	Roof	8351421	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	12	8	1	EA	\$3,000.00	\$3,000									\$3,000														\$3,000
D3060	Roof	8351436	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	13	12	1	EA	\$3,000.00	\$3,000													\$3,000										\$3,000
D4010	Kitchen	8324756	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	8	12	10	LF	\$400.00	\$4,000													\$4,000										\$4,000
D5020	Mechanical Room -Basement	8324826	Switchgear, 120/208 V, Replace	40	30	10	1	EA	\$170,000.00	\$170,000											\$170,000												\$170,000
D5020	Mechanical Room -Basement	8324802	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$16,000.00	\$16,000													\$16,000										\$16,000
D5020	Mechanical Room -Basement	8324868	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$6,700.00	\$6,700													\$6,700										\$6,700
D5020	Electrical Room 106C	8324753	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$10,000.00	\$10,000													\$10,000										\$10,000
D5020	Mechanical Room -Basement	8324866	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$6,700.00	\$6,700													\$6,700										\$6,700
D5020	Mechanical Room -Basement	8324827	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$40,000.00	\$40,000																\$40,000							\$40,000
D5020	Mechanical Room 307M	8351441	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																	\$6,700						\$6,700
D5020	Mechanical Room 101M	8324798	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																	\$6,700						\$6,700
D5020	Electrical Room 106C	8324785	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$16,000.00	\$16,000																	\$16,000						\$16,000
D5020	Mechanical Room 101M	8324814	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																	\$6,700						\$6,700
D5020	Mechanical Room 101M	8351414	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																	\$6,700						\$6,700
D5020	Mechanical Room 101M	8324770	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$5,300.00	\$5,300													\$5,300										\$5,300
D5020	Electrical Room 106C	8324824	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$6,000.00	\$6,000													\$6,000										\$6,000
D5020	Electrical Room 106C	8324800	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,000.00	\$6,000																	\$6,000						\$6,000
D5020	Electrical Room 106C	8324775	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,000.00	\$6,000																	\$6,000						\$6,000
D5020	Electrical Room 106C	8324757	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,000.00	\$6,000																	\$6,000						\$6,000
D5020	Mechanical Room 101M	8324859	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$10,000.00	\$10,000																	\$10,000						\$10,000
D5030	Throughout Building	8324837	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	193236	SF	\$2.50	\$483,090																	\$483,090						\$483,090
D5030	Mechanical Room -Basement	8324790	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$14,700.00	\$14,700																	\$14,700						\$14,700
D5030	Mechanical Room -Basement	8324843	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$14,700.00	\$14,700																							



Replacement Reserves Report

10/17/2024



Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	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
E1030	Kitchen	8324867	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace			15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	8324755	Foodservice Equipment, Convection Oven, Double, Replace			10	4	6	1	EA	\$8,280.00	\$8,280							\$8,280									\$8,280						\$16,560
E1030	Kitchen	8324849	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace			15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	8324789	Foodservice Equipment, Food Puree, Replace			10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000									\$2,000						\$4,000
E1030	Kitchen	8324869	Foodservice Equipment, Dairy Cooler/Wells, Replace			15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600
E1030	Kitchen	8324768	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	8324873	Foodservice Equipment, Dairy Cooler/Wells, Replace			15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600														\$3,600
E1030	Kitchen	8324825	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace			15	8	7	1	EA	\$5,100.00	\$5,100								\$5,100														\$5,100
E1030	Kitchen	8324832	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace			15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Kitchen	8324828	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace			15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Cafeteria	8324836	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace			20	13	7	1	EA	\$7,000.00	\$7,000							\$7,000															\$7,000
E1030	Kitchen	8324857	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace			15	7	8	1	EA	\$6,400.00	\$6,400									\$6,400													\$6,400
E1030	Kitchen	8324818	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace			15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700
E1030	Kitchen	8324852	Foodservice Equipment, Steamer, Freestanding, Replace			10	0	10	1	EA	\$10,500.00	\$10,500											\$10,500									\$10,500	\$21,000	
E1030	Kitchen	8324816	Foodservice Equipment, Steamer, Freestanding, Replace			10	0	10	1	EA	\$10,500.00	\$10,500											\$10,500									\$10,500	\$21,000	
E1030	Kitchen	8324772	Foodservice Equipment, Walk-In, Refrigerator, Replace			20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
E1030	Kitchen	8324821	Foodservice Equipment, Walk-In, Freezer, Replace			20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000										\$25,000	
E1030	Kitchen	8324864	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace			15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600										\$4,600	
E1030	Kitchen	8324797	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace			15	4	11	1	EA	\$5,100.00	\$5,100											\$5,100										\$5,100	
E1030	Kitchen	8324762	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace			15	0	15	1	EA	\$4,600.00	\$4,600															\$4,600						\$4,600	
E1030	Kitchen	8324839	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace			30	15	15	2	EA	\$2,500.00	\$5,000																\$5,000						\$5,000
E1040	Classrooms Art	8351423	Ceramics Equipment, Kiln, Replace			20	10	10	1	EA	\$3,200.00	\$3,200											\$3,200											\$3,200
E1070	Auditorium	8324823	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace			15	7	8	500	SF	\$13.00	\$6,500									\$6,500													\$6,500
E1070	Gymnasium	8324780	Basketball Backboard, Ceiling-Mounted, Operable, Operable			30	18	12	6	EA	\$7,830.00	\$46,980												\$46,980										\$46,980
E1070	Kitchen	8324862	Gym Scoreboard, Electronic Standard, Replace			30	15	15	1	EA	\$8,500.00	\$8,500															\$8,500							\$8,500
E2010	Auditorium	8324769	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace			20	12	8	500	EA	\$350.00	\$175,000									\$175,000													\$175,000
E2010	Gymnasium	8324778	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace			20	10	10	80	EA	\$450.00	\$36,000											\$36,000											\$36,000
P2030	Throughout Building	8324804	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report			0	40	0	1	EA	\$5,000.00	\$5,000	\$5,000																					\$5,000
Totals, Unescalated													\$71,700	\$0	\$0	\$28,800	\$392,000	\$839,000	\$414,810	\$795,872	\$210,900	\$0	\$2,652,073	\$951,600	\$1,004,880	\$0	\$0	\$4,917,860	\$395,210	\$0	\$300	\$0	\$3,506,176	\$16,181,181
Totals, Escalated (3.0% inflation, compounded annually)													\$71,700	\$0	\$0	\$31,471	\$441,199	\$972,631	\$495,305	\$978,822	\$267,162	\$0	\$3,564,165	\$1,317,237	\$1,432,719	\$0	\$0	\$7,661,866	\$634,196	\$0	\$511	\$0	\$6,332,544	\$24,201,526

Sheffield High School / ROTC Building

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	
B2010	Building Exterior	8351567	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain		20	15	5	5200	SF	\$1.86	\$9,672						\$9,672																\$9,672	
B2050	Building Exterior	8351583	Exterior Door, Wood, Solid-Core Commercial, Replace		30	27	3	2	EA	\$3,540.00	\$7,080				\$7,080																		\$7,080	
B2050	Building Exterior	8351578	Exterior Door, Steel, Commercial, Replace		40	25	15	2	EA	\$4,060.00	\$8,120															\$8,120							\$8,120	
C1030	Throughout Building	8351581	Interior Door, Steel, Standard, Replace		40	28	12	4	EA	\$600.00	\$2,400												\$2,400										\$2,400	
C1030	Throughout Building	8351569	Interior Door, Wood, Solid-Core, Replace		40	20	20	4	EA	\$700.00	\$2,800																				\$2,800		\$2,800	
C1070	Throughout Building	8351568	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	4600	SF	\$3.50	\$16,100											\$16,100											\$16,100	
C1090	Restrooms	8351579	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	4	EA	\$750.00	\$3,000											\$3,000											\$3,000	
C2010	Throughout Building	8351573	Wall Finishes, Ceramic Tile, Replace		40	20	20	500	SF	\$18.00	\$9,000																					\$9,000		\$9,000
C2010	Throughout Building	8351571	Wall Finishes, any surface, Prep & Paint		10	4	6	5900	SF	\$1.50	\$8,850							\$8,850													\$8,850			\$17,700
C2030	Throughout Building	8351562	Flooring, Ceramic Tile, Replace		40	20	20	300	SF	\$18.00	\$5,400																					\$5,400		\$5,400
C2030	Throughout Building	8351570	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace		15	8	7	3300	SF	\$8.00	\$26,400								\$26,400															\$26,400
C2030	Throughout Building	8351576	Flooring, Vinyl Tile (VCT), Replace		15	7	8	2000	SF	\$5.00	\$10,000									\$10,000														\$10,000
D2010	Utility Rooms/Areas	8351566	Water Heater, Electric, Residential, Replace		15	12	3	1	EA	\$650.00	\$650				\$650																	\$650		\$1,300
D2010	Throughout Building	8351582	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	8	7	1	EA	\$1,200.00	\$1,200								\$1,200															\$1,200
D2010	Restrooms	8351572	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	15	15	1	EA	\$1,700.00	\$1,700																\$1,700							\$1,700
D2010	Throughout Building	8351563	Urinal, Standard, Replace		30	15	15	1	EA	\$1,100.00	\$1,100																\$1,100							\$1,100
D2010	Restrooms	8351565	Toilet, Commercial Water Closet, Replace		30	15	15	2	EA	\$1,300.00	\$2,600																\$2,600							\$2,600
D3030	Building Exterior	8351575	Split System, Condensing Unit/Heat Pump, Replace		15	10	5	1	EA	\$45,000.00	\$45,000						\$45,000															\$45,000		\$90,000
D3050	Utility Rooms/Areas	8351564	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	23	7	1	EA	\$31,000.00	\$31,000								\$31,000															\$31,000

Replacement Reserves Report



10/17/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Throughout Building	8351574	HVAC System, Ductwork, Medium Density, Replace	30	20	10	6500	SF	\$4.00	\$26,000											\$26,000											\$26,000
D5020	Throughout Building	8351580	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$3,000.00	\$3,000											\$3,000											\$3,000
D5040	Throughout Building	8351584	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6500	SF	\$4.50	\$29,250											\$29,250											\$29,250
Totals, Unescalated											\$0	\$0	\$0	\$7,730	\$0	\$54,672	\$8,850	\$58,600	\$10,000	\$0	\$77,350	\$0	\$2,400	\$0	\$0	\$13,520	\$8,850	\$0	\$650	\$0	\$62,200	\$304,822
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$8,447	\$0	\$63,380	\$10,567	\$72,071	\$12,668	\$0	\$103,952	\$0	\$3,422	\$0	\$0	\$21,064	\$14,202	\$0	\$1,107	\$0	\$112,340	\$423,218

Sheffield High School / Site

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
G2020	Site	8324863	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	10000	SF	\$0.45	\$4,500				\$4,500					\$4,500					\$4,500					\$4,500			\$18,000
G2020	Site	8324799	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	10000	SF	\$3.50	\$35,000												\$35,000										\$35,000
G2030	Site	8351437	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	1000	SF	\$20.00	\$20,000			\$20,000																			\$20,000
G2060	Site	8351413	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	300	LF	\$21.00	\$6,300															\$6,300							\$6,300
G2060	Site	8351430	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	1	EA	\$150.00	\$150								\$150														\$150
G4050	Site	8351431	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	4	EA	\$4,200.00	\$16,800										\$16,800												\$16,800
G4050	Site	8324793	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	\$6,800.00	\$40,800										\$40,800												\$40,800
Totals, Unescalated											\$0	\$0	\$20,000	\$4,500	\$0	\$0	\$0	\$0	\$4,650	\$0	\$57,600	\$0	\$35,000	\$4,500	\$0	\$6,300	\$0	\$0	\$4,500	\$0	\$0	\$137,050
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$21,218	\$4,917	\$0	\$0	\$0	\$0	\$5,890	\$0	\$77,410	\$0	\$49,902	\$6,608	\$0	\$9,815	\$0	\$0	\$7,661	\$0	\$0	\$183,422

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8324794	D1010	Elevator Controls	Automatic, 3 Car Cluster		Sheffield High School / Main Building	Elevator Control Room	Reynolds & Reynolds Electric	UV2-480/GL		0509/295 1001/1		
2	8324803	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Sheffield High School / Main Building	Elevator 1	United Elevator	No dataplate		No dataplate		
3	8351442	D1010	Vertical Lift	Wheelchair, 5' Rise		Sheffield High School / Main Building	Hallway/Library	Porch-Lift	No dataplate		No dataplate		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8324813	D2010	Storage Tank	Domestic Water	250 GAL	Sheffield High School / Main Building	Mechanical Room - Basement	Taco	No dataplate		No dataplate	2019	
2	8351600	D2010	Storage Tank	Domestic Water	500 GAL	Sheffield High School / Gymnasium B	Utility Rooms/Areas	Illegible	Illegible		Illegible		
3	8324871	D2010	Storage Tank	Domestic Water	250 GAL	Sheffield High School / Main Building	Mechanical Room - Basement	Taco	No dataplate		No dataplate	2019	
4	8324807	D2010	Storage Tank	Domestic Water	250 GAL	Sheffield High School / Main Building	Mechanical Room - Basement	Taco	No dataplate		No dataplate	2019	
5	8351606	D2010	Boiler	Gas, Domestic	516 MBH	Sheffield High School / Gymnasium B	Utility Rooms/Areas	Raypak	E 516 WT		0481104		
6	8324811	D2010	Boiler	Gas, Domestic	500 MBH	Sheffield High School / Main Building	Mechanical Room 101M	Raypak	No dataplate		No dataplate		
7	8324810	D2010	Boiler	Gas, Domestic	700 MBH	Sheffield High School / Main Building	Mechanical Room - Basement	Jarco	AJMWB 70		2722		
8	8324817	D2010	Pump	Circulation/Booster, Domestic Water	5 HP	Sheffield High School / Main Building	Mechanical Room 101M	Baldor Reliance	M3218T		R1002023689	2000	

9	8324765	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Sheffield High School / Main Building	Mechanical Room - Basement	A. O. Smith	TJV 120A 000		1548M000376	2015		
10	8324773	D2010	Water Heater	Electric, Commercial (36 kW)	115 GAL	Sheffield High School / Main Building	Mechanical Room - Basement	Dura guard	ST120A		0194H00465	1994		
11	8351566	D2010	Water Heater	Electric, Residential	29 GAL	Sheffield High School / ROTC Building	Utility Rooms/Areas	Illegible	Illegible		Illegible	1985		
12	8324819	D2010	Water Heater	Gas, Commercial (200 MBH)	199 GAL	Sheffield High School / Main Building	Mechanical Room 101M	A. O. Smith	No dataplate		No dataplate	2005		
13	8324858	D2010	Backflow Preventer	Domestic Water	.75 IN	Sheffield High School / Main Building	Mechanical Room - Basement	Watts	909		181819			
14	8324761	D2010	Backflow Preventer	Domestic Water	1 IN	Sheffield High School / Main Building	Utility Rooms/Areas	Watts	909		249387	2000		
D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8324792	D3020	Boiler	Gas, HVAC	3780 MBH	Sheffield High School / Main Building	Mechanical Room - Basement	Peerless Boilers	210-19-W		210-3566			
2	8324834	D3020	Boiler [2]	Gas, HVAC	3780 MBH	Sheffield High School / Main Building	Mechanical room basement	Peerless Boilers	210-19-W		210-3567			
3	8351607	D3020	Unit Heater	Electric	20 KW	Sheffield High School / Gymnasium B	Gym Area	Inaccessible	Inaccessible		Inaccessible			
4	8351610	D3020	Unit Heater	Electric	20 KW	Sheffield High School / Gymnasium B	Gym Area	Inaccessible	Inaccessible		Inaccessible			
5	8351603	D3020	Unit Heater	Electric	20 KW	Sheffield High School / Gymnasium B	Gym Area	Inaccessible	Inaccessible		Inaccessible			
6	8351586	D3020	Unit Heater	Electric	20 KW	Sheffield High School / Gymnasium B	Gym Area	Inaccessible	Inaccessible		Illegible			

7	8324840	D3020	Boiler Supplemental Components	Chemical Feed System		Sheffield High School / Main Building	Mechanical Room - Basement	Chemtreat inc	No dataplate		No dataplate	
8	8324791	D3020	Boiler Supplemental Components	Expansion Tank	175 GAL	Sheffield High School / Main Building	Mechanical Room - Basement	No dataplate	No dataplate		No dataplate	
9	8324874	D3030	Chiller [Chiller 1]	Water-Cooled	55 TON	Sheffield High School / Main Building	Mechanical Room - Basement	Trane	CVHF055FA1A03UR2936R1E6N1C0000000G00F0000510003C	L98K06346	1998	
10	8351424	D3030	Cooling Tower	(Typical) Open Circuit	280 TON	Sheffield High School / Main Building	Building Exterior	Evapco	AT-19-214		8-354088	2008
11	8351426	D3030	Cooling Tower	(Typical) Open Circuit	280 TON	Sheffield High School / Main Building	Building Exterior	Evapco	AT 19-214		8-354087	2008
12	8351575	D3030	Split System	Condensing Unit/Heat Pump	30 TON	Sheffield High School / ROTC Building	Building Exterior	Carrier	38AKS034-600-		1501G676159	2001
13	8324759	D3030	Unit Ventilator	approx/nominal 2 Ton	500 CFM	Sheffield High School / Main Building	Throughout Building	Inaccessible	Inaccessible		Inaccessible	5
14	8324779	D3030	Unit Ventilator [Nesbitt]	approx/nominal 2 Ton	500 CFM	Sheffield High School / Main Building	Throughout Building	Inaccessible	Inaccessible		Inaccessible	50
15	8324781	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Sheffield High School / Main Building	Mechanical room basement	U.S. Electrical Motors	Illegible		3701270	2000
16	8324809	D3050	Pump	Distribution, HVAC Heating Water	50 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Nidec Motor Corporation	CR80		No dataplate	2010
17	8324776	D3050	Pump	Distribution, HVAC Heating Water	40 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Nidec Motor Corporation	DC27		No dataplate	
18	8324788	D3050	Pump	Distribution, HVAC Heating Water	30 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Baldor Reliance	EM2535T		C1809211007	
19	8324795	D3050	Pump	Distribution, HVAC Heating Water	50 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Baldor Reliance	42H101W387G1		C1906070852	
20	8324850	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Sheffield High School / Main Building	Gymnasium	Inaccessible	Inaccessible		Inaccessible	
21	8351445	D3050	Air Handler	Interior AHU, Easy/Moderate Access	10000 CFM	Sheffield High School / Main Building	Mechanical Room 307M	No dataplate	No dataplate		No dataplate	1995

22	8324856	D3050	Air Handler	Interior AHU, Easy/Moderate Access	10000 CFM	Sheffield High School / Main Building	Mechanical Room 101M	Thermal	CP-81-V		04606-04	2000		
23	8351564	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Sheffield High School / ROTC Building	Utility Rooms/Areas	No dataplate	No dataplate		No dataplate	1990		
24	8351432	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Sheffield High School / Main Building	Mechanical Room 307M	Thermal	No dataplate		No dataplate	1990		
25	8324758	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Sheffield High School / Main Building	Gymnasium	Inaccessible	Inaccessible		Inaccessible			
26	8324854	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Sheffield High School / Main Building	Gymnasium	Inaccessible	Inaccessible		Inaccessible			
27	8351439	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Sheffield High School / Main Building	Mechanical Room 204M	Thermal	Illegible		Illegible			
28	8324835	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Sheffield High School / Main Building	Gymnasium	Inaccessible	Inaccessible		Inaccessible			
29	8351436	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Sheffield High School / Main Building	Roof	No dataplate	No dataplate		No dataplate			
30	8351421	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Sheffield High School / Main Building	Roof	No dataplate	No dataplate		No dataplate			
31	8351608	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Sheffield High School / Gymnasium B	Roof	No dataplate	No dataplate		No dataplate			
D40 Fire Protection														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8324756	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Sheffield High School / Main Building	Kitchen							10
D50 Electrical														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8324760	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Sheffield High School / Main Building	Mechanical Room 101M	Square D	EE45T3H		No dataplate	2017		

2	8351441	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sheffield High School / Main Building	Mechanical Room 307M	General Electric 9723A3872		No dataplate
3	8324798	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sheffield High School / Main Building	Mechanical Room 101M	General Electric 9T2343872		No dataplate
4	8351585	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Sheffield High School / Gymnasium B	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible
5	8324785	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Sheffield High School / Main Building	Electrical Room 106C	General Electric 9T23A3875		No dataplate
6	8324814	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sheffield High School / Main Building	Mechanical Room 101M	Inaccessible	Inaccessible	Inaccessible
7	8324802	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Sheffield High School / Main Building	Mechanical Room - Basement	Jefferson Electric	423-3254-055	No dataplate
8	8324868	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sheffield High School / Main Building	Mechanical Room - Basement	General Electric 9T23A3872		Illegible
9	8324753	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Sheffield High School / Main Building	Electrical Room 106C	General Electric 9T2343874		No dataplate
10	8324866	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sheffield High School / Main Building	Mechanical Room - Basement	General Electric 9125A3872		No dataplate
11	8351414	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sheffield High School / Main Building	Mechanical Room 101M	General Electric 9T23A3872		No dataplate
12	8324827	D5020	Switchboard	277/480 V	600 AMP	Sheffield High School / Main Building	Mechanical Room - Basement	General Electric QMR		No dataplate
13	8324826	D5020	Switchgear	120/208 V	600 AMP	Sheffield High School / Main Building	Mechanical Room - Basement	General Electric No dataplate		No dataplate 1970
14	8324800	D5020	Distribution Panel	120/208 V	400 AMP	Sheffield High School / Main Building	Electrical Room 106C	General Electric No dataplate		No dataplate
15	8324824	D5020	Distribution Panel	120/208 V	400 AMP	Sheffield High School / Main Building	Electrical Room 106C	General Electric No dataplate		No dataplate
16	8324757	D5020	Distribution Panel	120/208 V	400 AMP	Sheffield High School / Main Building	Electrical Room 106C	General Electric No dataplate		No dataplate

17	8324775	D5020	Distribution Panel	120/208 V	400 AMP	Sheffield High School / Main Building	Electrical Room 106C	General Electric	No dataplate		No dataplate		
18	8351602	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Sheffield High School / Gymnasium B	Utility Rooms/Areas	No dataplate	No dataplate		No dataplate		
19	8324859	D5020	Distribution Panel	277/480 V	800 AMP	Sheffield High School / Main Building	Mechanical Room 101M	General Electric	No dataplate		No dataplate		
20	8351580	D5020	Distribution Panel	277/480 V	225 AMP	Sheffield High School / ROTC Building	Throughout Building	General Electric	No dataplate		No dataplate		
21	8324770	D5020	Distribution Panel	277/480 V	400 AMP	Sheffield High School / Main Building	Mechanical Room 101M	Eaton	ZB2060R		No dataplate	2006	
22	8324790	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Johnson Controls	AYK550-UH-072A-4+K465		2192500419	2019	
23	8324843	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Johnson Controls	AYK550-UH-045A-4+K465		2192303463	2019	
24	8324754	D5030	Variable Frequency Drive [Pump 2]	VFD, by HP of Motor	30 HP	Sheffield High School / Main Building	Mechanical Room - Basement	Johnson Controls	AYK550-UH-045A-4+K465		2192500375	2019	
25	8351612	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Sheffield High School / Gymnasium B	Throughout Building						20
26	8324766	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Sheffield High School / Main Building	Gymnasium						30
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8324784	D7050	Fire Alarm Panel	Fully Addressable		Sheffield High School / Main Building	Office Area	Honeywell	Notifier		No dataplate		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8324839	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Sheffield High School / Main Building	Kitchen						2

2	8324755	E1030	Foodservice Equipment	Convection Oven, Double	Sheffield High School / Kitchen Main Building	Blodgett	No dataplate	110513XG060T
3	8324831	E1030	Foodservice Equipment	Convection Oven, Double	Sheffield High School / Kitchen Main Building	Blodgett	No dataplate	No dataplate
4	8324873	E1030	Foodservice Equipment	Dairy Cooler/Wells	Sheffield High School / Kitchen Main Building	MasterBuilt	No dataplate	No dataplate
5	8324869	E1030	Foodservice Equipment	Dairy Cooler/Wells	Sheffield High School / Kitchen Main Building	True Manufacturing Co	TMC-58-DS-HC	10717416
6	8324841	E1030	Foodservice Equipment	Dairy Cooler/Wells	Sheffield High School / Kitchen Main Building	MasterBuilt	No dataplate	No dataplate
7	8324865	E1030	Foodservice Equipment	Dishwasher Commercial	Sheffield High School / Kitchen Main Building	E-temp	No dataplate	221962
8	8324768	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Sheffield High School / Kitchen Main Building	No dataplate	No dataplate	No dataplate
9	8324847	E1030	Foodservice Equipment	Food Puree	Sheffield High School / Kitchen Main Building	Delfield	No dataplate	No dataplate
10	8324783	E1030	Foodservice Equipment	Food Puree	Sheffield High School / Kitchen Main Building	Delfield	SH-5-NU	1606150001029
11	8324815	E1030	Foodservice Equipment	Food Puree	Sheffield High School / Kitchen Main Building	Delfield	SCFT-60-NU	1606150001031
12	8324870	E1030	Foodservice Equipment	Food Puree	Sheffield High School / Kitchen Main Building	Delfield	SH-5-NU	1606150001023
13	8324842	E1030	Foodservice Equipment	Food Puree	Sheffield High School / Kitchen Main Building	Delfield	No dataplate	No dataplate
14	8324789	E1030	Foodservice Equipment	Food Puree	Sheffield High School / Kitchen Main Building	Delfield	SCFT-60-NU	1606150001019
15	8324818	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Sheffield High School / Kitchen Main Building	FWE	UHS-12	123233007
16	8324867	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Sheffield High School / Kitchen Main Building	No dataplate	No dataplate	No dataplate

17	8324849	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Sheffield High School / Kitchen Main Building	FWE	No dataplate	No dataplate
18	8324797	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Sheffield High School / Kitchen Main Building	Falcon	No dataplate	No dataplate
19	8324825	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Sheffield High School / Kitchen Main Building	Saturn	FBTM49F	FBTM49F141018J2001 2014
20	8324855	E1030	Foodservice Equipment	Icemaker, Freestanding	Sheffield High School / Kitchen Main Building	Ice-O-Matic	ICE0400HT6	13091280013037
21	8324762	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Sheffield High School / Kitchen Main Building	Falcon	AF-49	926368804 6918 2406 2024
22	8324864	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Sheffield High School / Kitchen Main Building	Migali	No dataplate	No dataplate
23	8324857	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Sheffield High School / Kitchen Main Building	Traulsen	Inaccessible	Inaccessible
24	8324852	E1030	Foodservice Equipment	Steamer, Freestanding	Sheffield High School / Kitchen Main Building	ACCUTEMP	N61201E06000200	0 73131 2024
25	8324816	E1030	Foodservice Equipment	Steamer, Freestanding	Sheffield High School / Kitchen Main Building	ACCUTEMP	N61201E06000200	73143 2024
26	8324832	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Sheffield High School / Kitchen Main Building	BOHN	ADT0520F	DIJ1612
27	8324828	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Sheffield High School / Kitchen Main Building	Tremco	Inaccessible	Inaccessible
28	8324821	E1030	Foodservice Equipment	Walk-In, Freezer	Sheffield High School / Kitchen Main Building	Hobart	No dataplate	No dataplate
29	8324772	E1030	Foodservice Equipment	Walk-In, Refrigerator	Sheffield High School / Kitchen Main Building	Hobart	Illegible	Illegible
30	8351423	E1040	Ceramics Equipment	Kiln	Sheffield High School / Classrooms Art Main Building	Paragon Industries	No dataplate	No dataplate