

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Sherwood Elementary School
1156 Robin Hood Lane
Memphis, Tennessee 38111

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ON SITE DATE:

December 12, 2023

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	1156 Robin Hood Lane, Memphis, Tennessee 38111
Site Developed	1950 Renovated 2023
Site Area	13.4 acres (estimated)
Parking Spaces	72 total spaces all in open lots; 6 of which are accessible
Building Area	78,530 SF
Number of Stories	2 above grade with 1 below-grade basement levels
Outside Occupants / Leased Spaces	First floor cafeteria leased by outside parties for after school program
Date(s) of Visit	December 12, 2023
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Terra Stigger
Assessment and Report Prepared By	Randall Patzke
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The two story school with two partial basements was originally built in 1950. The Annex addition was added later. The Annex is three stories and the floor levels do not align with the original building. In 2010 a rear door elevator was added to the building that permits access to all floors, except the gymnasium.

Architectural

The school is three stories with concrete panels and replaced aluminum windows. The roof is a TPO membrane that is near the end of life. No active roof leaks were reported. The ceiling tiles in the classrooms and hallways were replaced with a fiberglass style in 2023. Most of the classrooms and some areas of the hallway VCT tile were replaced in 2023. The walls are in need of repainting, some areas have paint peeling. The restrooms have water stained or damaged hard ceiling tiles and, in some cases, raise flooring. The toilet partitions are mainly a short wooden style or plastic for the ADA stalls. The plastic ones in some restrooms are pushed inside the latch so are non-functional and often cracked. There are no powered ADA door openers.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems have been replaced with high efficiency boilers, air cooled chillers and fan coil units for the classrooms. The old baseboard radiation system has been capped and left in place. The cafeteria has a couple Air Handlers that did not get replaced with the balance of the HVAC work. During the assessment there were multiple electric heaters in use within offices. The main electrical room has not been observed. There are multiple distribution panels throughout the school. The electrical distribution is original to the two phases of the building. The feed to the panels has likely been replaced. The lighting was not upgraded with the ceiling replacement project. The building is equipped with a card access system and camera system. The domestic piping, sanitary waste piping and some fixtures are original to the building. There are areas in the restrooms where the floor is raised at the toilets and leaks are visible below the fixtures. Some fixtures are non-functional. The trough sinks are leaking and require faucet replacements. There is an old laboratory sink in the Art classroom that they would like to remove. No water or gas is connected to the sink. Fire protection is limited to the fire alarm system and portable fire extinguishers. The commercial kitchen does not have a hood system. There is not a range or deep fryer in the kitchen.

Site

The parking lots are deteriorating both asphalt and concrete. The steps are old, and replacement may be required. The playground's play surfaces are missing wood chips or need the rubber patched. The fire hydrants are bent or broken off. The sport areas are old and not maintained. There are areas along the sidewalks that need to be backfilled to prevent additional washout.

Recommended Additional Studies

Flooring in plant manager's office and mastic in balance of building should be tested for asbestos. A 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The paint should be tested for lead and the building for asbestos based insulation. A 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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:

FCI Analysis Sherwood Elementary School(1950)			
Replacement Value	Total SF	Cost/SF	
\$ 31,412,000	78,530	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 573,800		1.8 %
3-Year	\$ 4,086,500		13.0 %
5-Year	\$ 5,017,600		16.0 %
10-Year	\$ 8,420,300		26.8 %

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

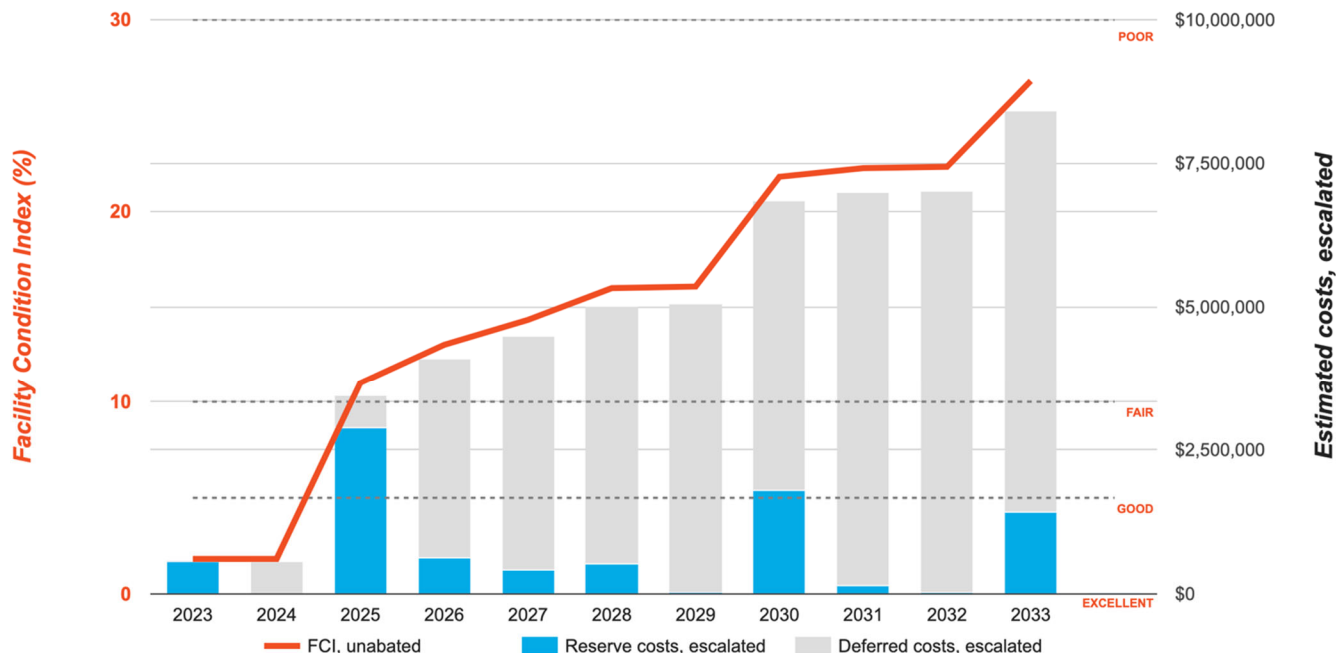
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Sherwood Elementary School

Replacement Value: \$31,412,000

Inflation Rate: 3.0%

Average Needs per Year: \$765,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Sherwood Elementary School	6	\$573,800
Total	6	\$573,800

Sherwood Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7172776	Sherwood Elementary School	Site	F1020	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	Poor	Performance/Integrity	\$540,000
7172752	Sherwood Elementary School	Site	G2050	Playfield Surfaces, Chips Wood, 6" Depth, Replace	Failed	Performance/Integrity	\$6,400
7172700	Sherwood Elementary School	Site	G3010	Hydrant, Fire, Replace/Install	Failed	Safety	\$11,400
7172658	Sherwood Elementary School	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
7172702	Sherwood Elementary School	Office	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Environmental	\$3,500
7172812	Sherwood Elementary School	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (6 items)							\$573,800

Key Findings



Hydrant in Failed condition.

Fire
Sherwood Elementary School Site

Uniformat Code: G3010
Recommendation: **Replace/Install in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$11,400

\$\$\$

Broken off - AssetCALC ID: 7172700



Playfield Surfaces in Failed condition.

Chips Wood, 6" Depth
Sherwood Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2023**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,400

\$\$\$

Mostly bare dirt, roots exposed - AssetCALC ID: 7172752



Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable
Sherwood Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$540,000

\$\$\$\$

Scheduled to be removed over December break - AssetCALC ID: 7172776



Landscaping in Poor condition.

Turf/Sod
Sherwood Elementary School Site

Uniformat Code: G2080
Recommendation: **Replace/Install in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$

Walkway needs backfill - AssetCALC ID: 7172730



NO IMAGE
AVAILABLE

Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental, Analysis of Suspect Fungal
Growth
Sherwood Elementary School Office

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

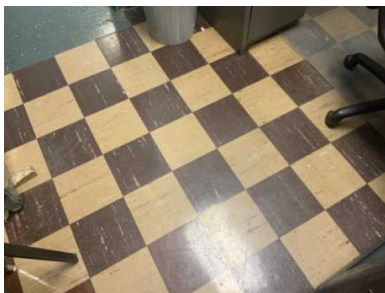
Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

\$\$\$

Basement office of annex - AssetCALC ID: 7172702



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

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Sherwood Elementary School Throughout
building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

\$\$\$

Possible asbestos tile, mastic and lead paint - AssetCALC ID: 7172658



Balcony Structure in Poor condition.

Vertical Column Steel
Sherwood Elementary School Building exterior

Uniformat Code: B1010
Recommendation: **Replace in 2025**

Priority Score: **61.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,700

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Rusting flaking of paint and metal - AssetCALC ID: 7172756



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Sherwood Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **61.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$686,600

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Age related - AssetCALC ID: 7172782



Parking Lots in Poor condition.

Pavement, Asphalt
Sherwood Elementary School Site

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

Priority Score: **57.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$189,000

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Some cracking, broken out area in circle - AssetCALC ID: 7172689



NO IMAGE
AVAILABLE

Plumbing System in Poor condition.

Supply and Sanitary, Medium Density
(excludes fixtures)
Sherwood Elementary School Throughout
building

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

Priority Score: **57.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$863,800

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Stained ceilings, non working fixtures, floor raised up - AssetCALC ID: 7172694



Water Heater in Poor condition.

Gas, Residential
Sherwood Elementary School Boiler room

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

Priority Score: **56.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,300

\$\$\$\$

Rusting out jacket, very old - AssetCALC ID: 7172765



Sink/Lavatory in Poor condition.

Trough Style, Solid Surface
Sherwood Elementary School Hallway

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

Priority Score: **56.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$7,500

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Cast iron, faucets leaking - AssetCALC ID: 7172781



Soffit in Poor condition.

Stucco
Sherwood Elementary School Roof

Uniformat Code: B3080
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$20,800

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Cracked, broken out pieces - AssetCALC ID: 7172717



Toilet Partitions in Poor condition.

Wood
Sherwood Elementary School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$26,000

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Wooden, plastic partitions broken in areas, ADA some pushed inside so no swing - AssetCALC ID: 7172736

**Flooring in Poor condition.**

Vinyl Tile (VCT), with Asbestos Abatement
Sherwood Elementary School Office

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$4,000

\$\$\$\$

Possible asbestos, worn - AssetCALC ID: 7172684

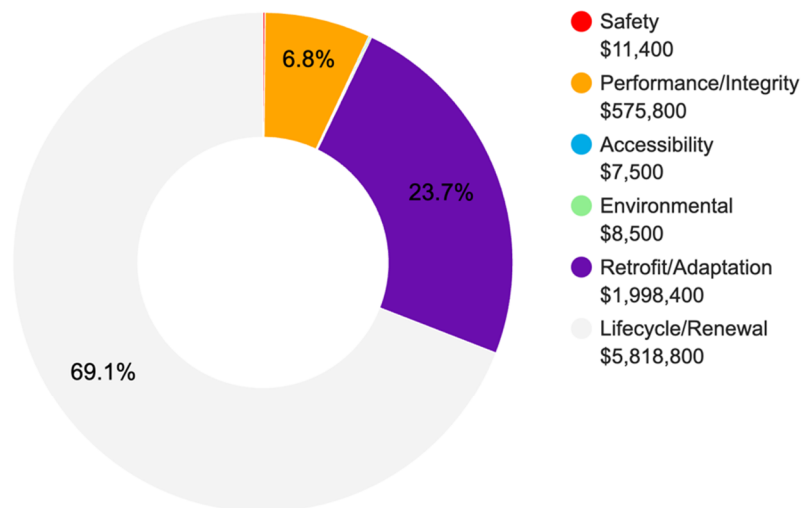
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$8,420,400

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, Flagstone, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: ACT and hard tile	Fair
Elevators	Passenger: one 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 Hot Water: Gas water heaters with integral tanks and instantaneous water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, cooling tower feeding fan coil Non-Central System: Split system with condensers Supplemental components: Ductless split-systems, Suspended unit heaters	Good
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with aprons adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing; open dumpster enclosure Playgrounds, fencing, Limited Park benches, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Fair
Ancillary Structures	Portable Classroom buildings that are scheduled for removal over December break	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Broken off fire hydrant, Lack of wood chips in playground, Portable Classroom Buildings (schedule to remove during December break), broken stucco soffit, Possible Asbestos floor tile and mastic, Possible lead paint and asbestos pipe insulation, Seasonal mildew in lower level of annex space	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$5,000	-	-	\$4,300	\$9,300
Facade	-	-	\$52,100	\$1,700,500	\$52,000	\$1,804,700
Roofing	-	\$750,500	-	-	-	\$750,500
Interiors	-	\$404,800	\$753,100	\$635,500	\$825,300	\$2,618,700
Conveying	-	\$9,500	-	\$6,100	\$154,800	\$170,500
Plumbing	-	\$1,034,200	\$71,700	\$30,000	\$5,500	\$1,141,400
HVAC	-	\$46,700	-	-	\$610,100	\$656,800
Fire Protection	-	-	\$6,800	-	\$9,100	\$15,900
Electrical	-	\$374,900	\$353,600	\$114,300	\$151,400	\$994,200
Fire Alarm & Electronic Systems	-	-	-	\$672,300	\$503,800	\$1,176,200
Equipment & Furnishings	-	-	\$108,000	\$92,200	\$190,500	\$390,800
Special Construction & Demo	\$540,000	-	-	-	-	\$540,000
Site Utilities	\$11,400	-	\$7,200	-	\$59,900	\$78,500
Site Development	\$6,400	\$53,100	\$16,300	\$148,000	\$161,200	\$385,000
Site Pavement	-	\$200,500	\$195,500	\$3,800	\$2,200	\$402,000
Follow-up Studies	\$8,500	-	-	-	-	\$8,500
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$573,800	\$2,879,300	\$1,564,400	\$3,402,700	\$2,730,100	\$11,150,300

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Room S108, Mechanical Room; Not shown room, possibly electrical room

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1950. The facility was substantially renovated in 2010 widespread accessibility improvements appear to have been implemented at that time.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sherwood Elementary School, 1156 Robin Hood Lane, Memphis, Tennessee 38111, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:



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8. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STAIR/RAMP RAILS



6 - EXTERIOR WALLS

Photographic Overview



7 - ROOFING



8 - AWNING



9 - COMMERCIAL KITCHEN SERVING LINE



10 - LIBRARY



11 - BOILER ROOM



12 - ART CLASSROOM

Photographic Overview



13 - SINK/LAVATORY



14 - URINALS



15 - BOILER



16 - INTERIOR AIR HANDLER



17 - GENERATOR



18 - DISTRIBUTION PANEL

Photographic Overview



19 - PORTABLE CLASSROOM BUILDING



20 - PARKING LOTS



21 - SPORTS APPARATUS



22 - PLAY STRUCTURE



23 - PLAYFIELD SURFACES WOOD CHIPS





24 - HYDRANT

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-055.354	Sherwood Elementary School	
	Source	On-Site Date	
	Google	December 12, 2023	

Appendix C: Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sherwood Elementary School

Name of person completing form: Terra stigger

Title / Association w/ property: Principal

Length of time associated w/ property: 13 years

Date Completed: 12/12/2023

Phone Number: 901.240.7439

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1950	Renovated 2023	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2023	Classroom vct
		HVAC		Boilers and coils
		Electrical		
		Site Pavement		
		Accessibility	2010	Restrooms
4	List other significant capital improvements (focus on recent years; provide approximate date).	6 portable rooms schedule to remove over Christmas break 2023 flooring, ceiling tiles		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Multipurpose bldg to replace portable classrooms Fencing around parking lot Security vestibule Add'l site lighting		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Restroom plumbing issues Hvac controls Want a security vestibule		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				
8	Are there any wall, window, basement or roof leaks?	X				Lowest level office moisture
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Lowest level office moisture issue
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Restrooms, gym leaking
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			Lights have gone off for no reason
15	Are there any problems or inadequacies with exterior lighting?	X				Add 'l' lights to be added
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				By portable on front of school
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Added level change restrooms, parking stalls
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Cafeteria to YMCA for after school program

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Sherwood Elementary School

BV Project Number: 163745.23R000-055.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



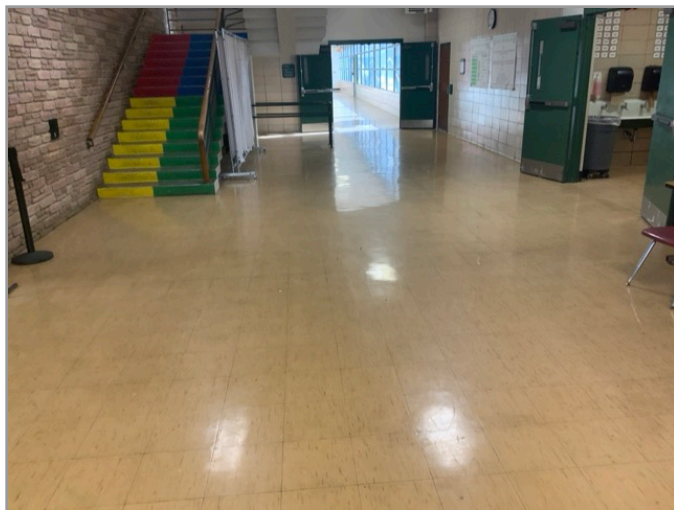
ADDITIONAL ENTRANCE

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

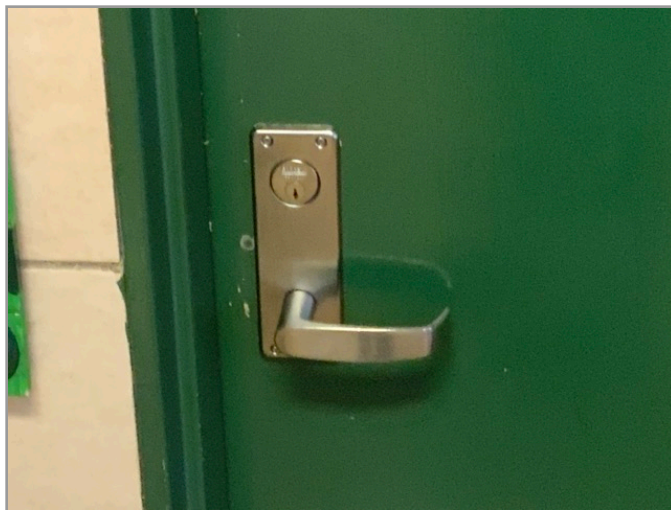
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



EMERGENCY CALL PANEL

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Sherwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building exterior	Poor	Balcony Structure, Vertical Column Steel	90 LF	2	7172756
B1080	Hallway	Fair	Stair/Ramp Rails, Metal, Refinish	2,000 LF	2	7172670
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	1,500 SF	5	7172740
B2010	Building Exterior	Fair	Exterior Walls, Concrete	20,000 SF	10	7172788
B2010	Building Exterior	Fair	Exterior Walls, Stone	2,500 SF	10	7172780
B2020	Building Exterior	Fair	Glazing, any type, by SF	10,440 SF	7	7172761
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	350 SF	7	7172807
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	36	17	7172789
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	7	7172764
B2080	Site	Fair	Awning, Fabric, per SF of awning	1,350 SF	4	7172824
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	40,390 SF	2	7172782
B3080	Roof	Poor	Soffit, Stucco	2,500 SF	2	7172717
Interiors						
C1010	Hallway	Fair	Interior Wall, Stone	3,500 SF	10	7172802
C1020	Kitchen	Good	Interior Window, Fixed, 12 SF	6	10	7172709
C1030	Throughout building	Fair	Interior Door, Steel, Standard	40	7	7172775
C1030	Throughout building	Fair	Door Hardware, School, per Door	150	7	7172797
C1030	Hallway	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	3	27	7172817
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	110	7	7172695
C1070	Cafeteria	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,100 SF	2	7172748
C1070	Classrooms	Excellent	Suspended Ceilings, Acoustical Tile Fiberglass	65,000 SF	25	7172683

Component Condition Report | Sherwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Boiler room	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,000 SF	2	7172753
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	600	4	7172750
C1090	Restrooms	Poor	Toilet Partitions, Wood	52	2	7172736
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	10,000 SF	5	7172685
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	160,000 SF	2	7172729
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,500 SF	2	7172693
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	2	7172686
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	12,000 SF	2	7172819
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	4	7172727
C2030	Restrooms	Fair	Flooring, Ceramic Tile	10,000 SF	3	7172762
C2030	Office	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	500 SF	2	7172684
C2030	Kitchen	Fair	Flooring, Quarry Tile	5,000 SF	10	7172674
C2030	Classrooms	Excellent	Flooring, Vinyl Tile (VCT)	45,000 SF	15	7172671
Conveying						
D1010	Cafeteria	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	7172746
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	2	7172666
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	7	7172680
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	17	7172697
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	7	7172749
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	38	3	7172794
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	14	7	7172713
D2010	Hallway	Poor	Sink/Lavatory, Trough Style, Solid Surface	3	2	7172781
D2010	Restrooms	Fair	Urinal, Standard	22	2	7172692
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	78,530 SF	2	7172694

Component Condition Report | Sherwood Elementary School

Draft - For Discussion Purposes Only

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	60	2	7172793
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	7172696
D2010	Restrooms	Fair	Toilet, Child-Sized	3	3	7172763
D2010	Boiler room	Poor	Water Heater, Gas, Residential	1	2	7172765
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	11	7172712
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	7	7172741
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	7	7172732
D2010	Boiler room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	5	7172718
D2030	Roof	Fair	Supplemental Components, Drains, Roof	200	22	7172710
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [B2]	1	28	7172805
D3020	Boiler room	Good	Boiler, Gas, HVAC [B4]	1	27	7172816
D3020	Boiler room	Good	Boiler Supplemental Components, Shot Feed Tank	2	26	7172665
D3020	Boiler room	Good	Boiler, Gas, HVAC [B3]	1	28	7172661
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	26	7172703
D3020	Boiler room	Good	Unit Heater, Hydronic	13	17	7172719
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7172723
D3020	Boiler room	Good	Boiler, Gas, HVAC [B1]	1	28	7172810
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	2	36	7172767
D3020	Mechanical room	Good	Unit Heater, Electric	1	17	7172755
D3030	Site	Fair	Chiller, Air-Cooled	1	12	7172675
D3030	Site	Fair	Chiller, Air-Cooled	1	12	7172669
D3030	Site	Fair	Split System Ductless, Single Zone	1	2	7172769
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	12	7172773
D3050	Boiler room	Good	Supplemental Components, Air Separator, HVAC	2	11	7172667

Component Condition Report | Sherwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	43	17	7172823
D3050	Site	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P1 @ 2]	2	12	7172706
D3050	Cafeteria	Fair	Fan Coil Unit, Hydronic Terminal	2	2	7172786
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	6	11	7172784
D3050	Cafeteria	Fair	Fan Coil Unit, Hydronic Terminal	1	2	7172714
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	12	7172792
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	78,530 SF	27	7172779
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	39	5	7172774
Electrical						
D5010	Boiler room	Fair	Generator, Gas or Gasoline	1	7	7172688
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS	1	7	7172787
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	10	7	7172745
D5020	Boiler room	Fair	Distribution Panel, 120/240 V	1	3	7172731
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	2	3	7172716
D5030	Building exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	7	7172801
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172766
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172770
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172800
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172751
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172742
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172677
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172754
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172815
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172726

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172659
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172758
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172796
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172725
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	78,530 SF	3	7172811
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172760
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172825
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7172743
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	78,530 SF	2	7172691
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	78,530 SF	7	7172721
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	78,530 SF	7	7172747
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	78,530 SF	7	7172814
D7050	Hallway	Fair	Fire Alarm Panel, Annunciator	1	7	7172735
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7172771
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	78,530 SF	12	7172813
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	78,530 SF	12	7172803
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7172707
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	7172687
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7172734
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7172673
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7172821
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7172791
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	4	7172818

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7172676
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7172664
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7172662
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	9	7172679
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	11	7172722
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7172724
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7172739
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7172822
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7172809
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	14	7172701
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7172698
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7172772
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7172744
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7172704
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7172759
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	6	7172757
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	1	7	7172699
E1040	Hallway	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7172820
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,200 SF	5	7172708
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	15 LF	5	7172777
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	37 LF	5	7172783
Special Construction & Demo						
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	5,400 SF	0	7172776
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	6,400 SF	5	7172668

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	6	12	7172806
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	54,000 SF	2	7172689
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	5	7172663
G2030	Site	Fair	Edging, Treated Timber	300 LF	8	7172738
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	500 LF	5	7172720
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	1,350 SF	13	7172790
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	7172804
G2050	Site	Failed	Playfield Surfaces, Chips Wood, 6" Depth	3,200 SF	0	7172752
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,700 SF	8	7172728
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	2	7172682
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	13	7172768
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	2	7172690
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	8	7172681
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	450 LF	28	7172798
G2060	Site	Fair	Outdoor Spectator Seating, Amphitheater, Concrete	85 LF	17	7172678
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	10 LF	5	7172778
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	2	3	7172705
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	7172795
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	3	12	7172733
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	500 SF	12	7172715
G2060	Site	Fair	Outdoor Spectator Seating, Amphitheater, Concrete w/ Raised Bench	12 LF	5	7172672
G2060	Site	Fair	Bollard, Concrete or Metal	4	2	7172737
G2060	Site	Good	Park Bench, Metal Powder-Coated	7	12	7172660

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Flagpole, Metal	1	5	7172785
G2080	Site	Poor	Landscaping, Turf/Sod, Replace/Install	1,000 SF	2	7172730
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	6	12	7172799
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	3	7172711
Utilities						
G3010	Site	Failed	Hydrant, Fire, Replace/Install	2	0	7172700
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7172658
P2030	Office	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7172702
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7172812

Appendix F: Replacement Reserves

Replacement Reserves Report																																		
Sherwood Elementary School																																		
1/12/2024																																		
Location		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate											
Sherwood Elementary School		\$573,760	\$0	\$2,879,330	\$633,366	\$409,685	\$521,395	\$26,030	\$1,802,082	\$141,625	\$22,703	\$1,410,306	\$92,882	\$1,197,775	\$80,916	\$135,831	\$388,323	\$0	\$767,037	\$13,790	\$4,734	\$48,855	\$11,150,426											
Grand Total		\$573,760	\$0	\$2,879,330	\$633,366	\$409,685	\$521,395	\$26,030	\$1,802,082	\$141,625	\$22,703	\$1,410,306	\$92,882	\$1,197,775	\$80,916	\$135,831	\$388,323	\$0	\$767,037	\$13,790	\$4,734	\$48,855	\$11,150,426											
Uniformat Code	Location Description	ID	Cost Description		Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B1010	Building exterior	7172756	Balcony Structure, Vertical Column Steel, Replace		75	73	2	90	LF	\$19.00	\$1,710			\$1,710																			\$1,710	
B1080	Hallway	7172670	Stair/Ramp Rails, Metal, Refinish		10	8	2	2000	LF	\$1.50	\$3,000			\$3,000														\$3,000						\$6,000
B2010	Building Exterior	7172740	Exterior Walls, Insulated Finishing System (EIFS), Replace		30	25	5	1500	SF	\$23.00	\$34,500						\$34,500																	\$34,500
B2010	Building Exterior	7172780	Exterior Walls, Stone, Replace		50	40	10	2500	SF	\$55.00	\$137,500															\$137,500								\$137,500
B2010	Building Exterior	7172788	Exterior Walls, Concrete, Replace		50	40	10	20000	SF	\$29.00	\$580,000															\$580,000								\$580,000
B2020	Building Exterior	7172761	Glazing, any type, by SF, Replace		30	23	7	10440	SF	\$55.00	\$574,200																							\$574,200
B2020	Building Exterior	7172807	Storefront, Glazing & Framing, Replace		30	23	7	350	SF	\$55.00	\$19,250																							\$19,250
B2050	Building Exterior	7172764	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	23	7	4	EA	\$1,300.00	\$5,200																							\$5,200
B2050	Building Exterior	7172789	Exterior Door, Steel, Standard, Replace		40	23	17	36	EA	\$600.00	\$21,600																				\$21,600			\$21,600
B2080	Site	7172824	Awning, Fabric, per SF of awning, Replace		10	6	4	1350	SF	\$8.00	\$10,800						\$10,800													\$10,800				\$10,800
B3010	Roof	7172782	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	18	2	40390	SF	\$17.00	\$686,630			\$686,630																				\$686,630
B3080	Roof	7172717	Soffit, Stucco, Replace		20	18	2	2500	SF	\$8.30	\$20,750			\$20,750																				\$20,750
C1010	Hallway	7172802	Interior Wall, Stone, Replace		50	40	10	3500	SF	\$55.00	\$192,500															\$192,500								\$192,500
C1020	Kitchen	7172709	Interior Window, Fixed, 12 SF, Replace		40	30	10	6	EA	\$500.00	\$3,000															\$3,000								\$3,000
C1030	Throughout building	7172775	Interior Door, Steel, Standard, Replace		40	33	7	40	EA	\$600.00	\$24,000																							\$24,000
C1030	Throughout building	7172695	Interior Door, Wood, Solid-Core, Replace		40	33	7	110	EA	\$700.00	\$77,000																							\$77,000
C1030	Throughout building	7172797	Door Hardware, School, per Door, Replace		30	23	7	150	EA	\$400.00	\$60,000																							\$60,000
C1070	Cafeteria	7172748	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	23	2	7100	SF	\$3.50	\$24,850			\$24,850																				\$24,850
C1070	Boiler room	7172753	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	23	2	5000	SF	\$3.50	\$17,500			\$17,500																				\$17,500
C1090	Restrooms	7172736	Toilet Partitions, Wood, Replace		20	18	2	52	EA	\$500.00	\$26,000			\$26,000																				\$26,000
C1090	Throughout building	7172750	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	16	4	600	EA	\$500.00	\$300,000						\$300,000																	\$300,000
C2010	Kitchen	7172685	Wall Finishes, Ceramic Tile, Replace		40	35	5	10000	SF	\$18.00	\$180,000																							\$180,000
C2010	Throughout building	7172729	Wall Finishes, any surface, Prep & Paint		10	8	2	160000	SF	\$1.50	\$240,000			\$240,000													\$240,000							\$240,000
C2030	Kitchen	7172693	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	8	2	3500	SF	\$1.50	\$5,250			\$5,250														\$5,250						\$5,250
C2030	Restrooms	7172762	Flooring, Ceramic Tile, Replace		40	37	3	10000	SF	\$18.00	\$180,000						\$180,000																	\$180,000
C2030	Kitchen	7172674	Flooring, Quarry Tile, Replace		50	40	10	5000	SF	\$26.00	\$130,000															\$130,000								\$130,000
C2030	Cafeteria	7172686	Flooring, Wood, Strip, Refinish		10	8	2	1000	SF	\$4.00	\$4,000			\$4,000														\$4,000						\$4,000
C2030	Throughout building	7172819	Flooring, Vinyl Tile (VCT), Replace		15	13	2	12000	SF	\$5.00	\$60,000			\$60,000																	\$60,000			\$60,000
C2030	Office	7172684	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace		15	13	2	500	SF	\$8.00	\$4,000			\$4,000																	\$4,000			\$4,000
C2030	Classrooms	7172671	Flooring, Vinyl Tile (VCT), Replace		15	0	15	45000	SF	\$5.00	\$225,000																			\$225,000				\$225,000
C2030	Library	7172727	Flooring, Carpet, Commercial Standard, Replace		10	6	4	1200	SF	\$7.50	\$9,000						\$9,000												\$9,000					\$9,000
D1010	Elevator	7172666	Elevator Cab Finishes, Standard, Replace		15	13	2	1	EA	\$9,000.00	\$9,000			\$9,000																	\$9,000			\$9,000
D1010	Elevator	7172680	Elevator Controls, Automatic, 1 Car, Replace		20	13	7	1	EA	\$5,000.00	\$5,000									</														



Replacement Reserves Report
Sherwood Elementary School

1/12/2024

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
D3020	Mechanical room	7172755	Unit Heater, Electric, Replace		20	3	17	1	EA	\$1,800.00	\$1,800																	\$1,800				\$1,800		
D3030	Site	7172675	Chiller, Air-Cooled, Replace		25	13	12	1	EA	\$60,500.00	\$60,500												\$60,500									\$60,500		
D3030	Site	7172669	Chiller, Air-Cooled, Replace		25	13	12	1	EA	\$60,500.00	\$60,500												\$60,500									\$60,500		
D3030	Site	7172769	Split System Ductless, Single Zone, Replace		15	13	2	1	EA	\$4,800.00	\$4,800			\$4,800														\$4,800					\$9,600	
D3050	Boiler room	7172667	Supplemental Components, Air Separator, HVAC, Replace		15	4	11	2	EA	\$7,300.00	\$14,600											\$14,600											\$14,600	
D3050	Boiler room	7172784	Pump, Distribution, HVAC Heating Water, Replace		15	4	11	6	EA	\$5,100.00	\$30,600											\$30,600											\$30,600	
D3050	Boiler room	7172773	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	13	12	1	EA	\$6,500.00	\$6,500												\$6,500										\$6,500	
D3050	Site	7172706	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	13	12	2	EA	\$6,500.00	\$13,000												\$13,000										\$13,000	
D3050	Boiler room	7172792	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	13	12	1	EA	\$6,500.00	\$6,500												\$6,500										\$6,500	
D3050	Cafeteria	7172786	Fan Coil Unit, Hydronic Terminal, Replace		20	18	2	2	EA	\$17,700.00	\$35,400			\$35,400																			\$35,400	
D3050	Cafeteria	7172714	Fan Coil Unit, Hydronic Terminal, Replace		20	18	2	1	EA	\$3,840.00	\$3,840			\$3,840																			\$3,840	
D3050	Classrooms	7172823	Fan Coil Unit, Hydronic Terminal, Replace		20	3	17	43	EA	\$3,840.00	\$165,120																	\$165,120						\$165,120
D4030	Throughout building	7172774	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	39	EA	\$150.00	\$5,850					\$5,850										\$5,850								\$11,700
D5010	Boiler room	7172688	Generator, Gas or Gasoline, Replace		25	18	7	1	EA	\$52,000.00	\$52,000							\$52,000																\$52,000
D5010	Boiler room	7172787	Automatic Transfer Switch, ATS, Replace		25	18	7	1	EA	\$8,500.00	\$8,500							\$8,500																\$8,500
D5020	Boiler room	7172731	Distribution Panel, 120/240 V, Replace		30	27	3	1	EA	\$5,500.00	\$5,500				\$5,500																			\$5,500
D5020	Boiler room	7172716	Distribution Panel, 120/208 V, Replace		30	27	3	2	EA	\$2,000.00	\$4,000				\$4,000																			\$4,000
D5020	Throughout building	7172745	Distribution Panel, 120/208 V, Replace		30	23	7	10	EA	\$2,000.00	\$20,000							\$20,000																\$20,000
D5030	Throughout building	7172811	Electrical System, Wiring & Switches, High Density/Complexity, Replace		40	37	3	78530	SF	\$4.00	\$314,120				\$314,120																			\$314,120
D5030	Building exterior	7172801	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	13	7	2	EA	\$6,200.00	\$12,400							\$12,400																\$12,400
D5030	Boiler room	7172770	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	Boiler room	7172800	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	Boiler room	7172751	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172742	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	Boiler room	7172677	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172754	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172815	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172659	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172796	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172760	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172825	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172743	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172766	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	Boiler room	7172726	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172725	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5030	Boiler room	7172758	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	3	17	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5040	Throughout building	7172691	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	18	2	78530	SF	\$4.50	\$353,385			\$353,385																				\$353,385
D6060	Throughout building	7172721	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace		20	13	7	78530	SF	\$1.50	\$117,795							\$117,795																\$117,795
D7010	Throughout building	7172747	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	8	7	78530	SF	\$3.25	\$255,223							\$255,223																\$255,223
D7030	Throughout building	7172814	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	8	7	78530	SF	\$2.00	\$157,060							\$157,060																\$157,060
D7050	Office	7172771	Fire Alarm Panel, Fully Addressable, Replace		15	8	7	1	EA	\$15,000.00	\$15,000							\$15,000																\$15,000
D7050	Hallway	7172735	Fire Alarm Panel, Annunciator, Replace		15	8	7	1	EA	\$1,580.00	\$1,580							\$1,580																\$1,580
D7050	Throughout building	7172813	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	8	12	78530	SF	\$2.00	\$157,060												\$157,060											\$157,060
D8010	Throughout building	7172803	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install		15	3	12	78530	SF	\$2.50	\$196,325												\$196,325											\$196,325
E1030	Kitchen	7172739	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700					\$3,400
E1030	Kitchen	7172818	Foodservice Equipment, Steamer, Freestanding, Replace		10	6	4	2	EA	\$10,500.00	\$21,000				\$21,000									\$21,000										\$42,000
E1030	Kitchen	7172809	Foodservice Equipment, Convection Oven, Double, Replace		10	6	4	1	EA	\$9,500.00	\$9,500				\$9,500									\$9,500										\$19,000
E1030	Kitchen	7172698	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	11	4	1	EA	\$2,700.00	\$2,700				\$2,700															\$2,700				\$5,400
E1030	Kitchen	7172744	Foodservice Equipment, Convection Oven, Double, Replace		10	6	4	1	EA	\$9,500.00	\$9,500				\$9,500									\$9,500										\$19,000
E1030	Kitchen	7172707	Foodservice Equipment, Steamer, Freestanding, Replace		10	5	5	1	EA	\$10,500.00	\$10,500					\$10,500									\$10,500									\$21,000
E1030	Kitchen	7172687	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	10	5	1	EA	\$4,700.00	\$4,700					\$4,700															\$4,700			\$9,400
E1030	Kitchen	7172662	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	10	5	1	EA	\$3,600.00	\$3,600					\$3,600															\$3,600			\$7,200
E1030	Kitchen	7172673	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace		15	9	6	1	EA	\$6,400.00	\$6,400						\$6,400																	\$6,400
E1030	Kitchen	7172757	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	9	6	2	EA	\$4,500.00	\$9,000						\$9,000																	\$9,000
E1030	Kitchen	7172734	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	8	7	1	EA	\$2,700.00	\$2,700							\$2,700																\$2,700
E1030	Kitchen	7172821	Foodservice Equipment, Ice maker, Freestanding, Replace		15	8	7	1	EA	\$6,700.00	\$6,70																							



Replacement Reserves Report

Sherwood Elementary School

1/12/2024

Unif	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
E1030		Kitchen		7172791	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400								\$6,400														\$6,400	
E1030		Kitchen		7172664	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,700.00	\$2,700								\$2,700														\$2,700	
E1030		Kitchen		7172822	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400								\$6,400														\$6,400	
E1030		Kitchen		7172704	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,700.00	\$2,700								\$2,700														\$2,700	
E1030		Kitchen		7172759	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00	\$1,700								\$1,700														\$1,700	
E1030		Kitchen		7172724	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600													\$4,600	
E1030		Kitchen		7172679	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	6	9	1	EA	\$6,400.00	\$6,400										\$6,400												\$6,400	
E1030		Kitchen		7172772	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$4,600.00	\$4,600										\$4,600												\$4,600	
E1030		Kitchen		7172676	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400											\$6,400	
E1030		Kitchen		7172722	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	4	11	1	EA	\$6,800.00	\$6,800												\$6,800										\$6,800	
E1030		Kitchen		7172701	Foodservice Equipment, Steam Kettle, Replace	20	6	14	1	EA	\$30,000.00	\$30,000															\$30,000								\$30,000
E1040		Classrooms		7172699	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	23	7	1	EA	\$7,350.00	\$7,350								\$7,350															\$7,350
E1040		Hallway		7172820	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500										\$1,500							\$3,000
E1070		Cafeteria		7172708	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	1200	SF	\$15.00	\$18,000						\$18,000														\$18,000			\$36,000
E2010		Office		7172777	Casework, Countertop, Plastic Laminate, Replace	15	10	5	15	LF	\$50.00	\$750							\$750														\$750		\$1,500
E2010		Office		7172783	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	37	LF	\$300.00	\$11,100							\$11,100																\$11,100
F1020		Site		7172776	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	25	0	5400	SF	\$100.00	\$540,000	\$540,000																						\$540,000
G2020		Site		7172689	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	54000	SF	\$3.50	\$189,000			\$189,000																				\$189,000
G2020		Site		7172668	Parking Lots, Pavement, Concrete, Replace	50	45	5	6400	SF	\$9.00	\$57,600						\$57,600																	\$57,600
G2020		Site		7172806	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	13	12	6	EA	\$260.00	\$1,560												\$1,560											\$1,560
G2030		Site		7172663	Sidewalk, Concrete, Large Areas, Replace	50	45	5	10000	SF	\$9.00	\$90,000						\$90,000																	\$90,000
G2030		Site		7172738	Edging, Treated Timber, Replace	20	12	8	300	LF	\$10.00	\$3,000									\$3,000														\$3,000
G2030		Site		7172720	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	45	5	500	LF	\$42.00	\$21,000						\$21,000																	\$21,000
G2050		Site		7172682	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	4	EA	\$9,500.00	\$38,000			\$38,000																				\$38,000
G2050		Site		7172690	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	18	2	1.5	EA	\$1,400.00	\$2,100			\$2,100																				\$2,100
G2050		Site		7172752	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	3200	SF	\$2.00	\$6,400	\$6,400				\$6,400					\$6,400			\$6,400			\$6,400			\$6,400				\$44,800
G2050		Site		7172804	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$20,000									\$20,000														\$20,000
G2050		Site		7172728	Playfield Surfaces, Rubber, Small Areas, Replace	20	12	8	1700	SF	\$26.00	\$44,200										\$44,200													\$44,200
G2050		Site		7172681	Play Structure, Multipurpose, Small, Replace	20	12	8	4	EA	\$10,000.00	\$40,000										\$40,000													\$40,000
G2050		Site		7172790	Playfield Surfaces, Rubber, Small Areas, Replace	20	7	13	1350	SF	\$26.00	\$35,100														\$35,100									\$35,100
G2050		Site		7172768	Play Structure, Multipurpose, Medium, Replace	20	7	13	1	EA	\$20,000.00	\$20,000														\$20,000									\$20,000
G2060		Site		7172705	Bike Rack, Fixed 6-10 Bikes, Replace	20	17	3	2	EA	\$800.00	\$1,600				\$1,600																			\$1,600
G2060		Site		7172778	Fences & Gates, Fence, Metal Tube 6', Replace	40	35	5	10	LF	\$40.00	\$400						\$400																	\$400
G2060		Site		7172733	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	3	EA	\$700.00	\$2,100													\$2,100										\$2,100
G2060		Site		7172660	Park Bench, Metal Powder-Coated, Replace	20	8	12	7	EA	\$700.00	\$4,900													\$4,900										\$4,900
G2060		Site		7172795	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	\$1,500.00	\$1,500					\$1,500																		\$1,500
G2060		Site		7172785	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500																							\$2,500
G2060		Site		7172672	Outdoor Spectator Seating, Amphitheater, Concrete w/ Raised Bench, Replace	40	35	5	12	LF	\$180.00	\$2,160																							\$2,160
G2060		Site		7172678	Outdoor																														

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	7172680	D1010	Elevator Controls	Automatic, 1 Car		Sherwood Elementary School	Elevator	ThyssenKrupp			2010		
2	7172697	D1010	Passenger Elevator	Hydraulic, 3 Floors	2100 LB	Sherwood Elementary School	Elevator	ThyssenKrupp	EP12525	EY9526	2010		
3	7172746	D1010	Vertical Lift	Wheelchair, 5' Rise		Sherwood Elementary School	Cafeteria	Garaventa	LS-US-ST-44	47067	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7172712	D2010	Storage Tank	Domestic Water	115 GAL	Sherwood Elementary School	Boiler room	Rheem / Ruud	ST120A	RR 0804E01296	2004		
2	7172732	D2010	Water Heater	Electric, Instant Hot		Sherwood Elementary School	Restrooms	Eemax Inc	SP4208	423561	2015		
3	7172765	D2010	Water Heater	Gas, Residential	40 GAL	Sherwood Elementary School	Boiler room	Ruud	Illegible	Illegible	1965		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7172703	D3020	Boiler	Gas, HVAC	700 MBH	Sherwood Elementary School	Boiler room	Lochinvar	KBN701	1947 117088360	2019		
2	7172723	D3020	Boiler	Gas, HVAC	25 MBH	Sherwood Elementary School	Boiler room	Lochinvar	No dataplate	No dataplate	2004		
3	7172810	D3020	Boiler [B1]	Gas, HVAC	1500 MBH	Sherwood Elementary School	Boiler room	Lochinvar	PBN1501	2115 123830188	2021		
4	7172805	D3020	Boiler [B2]	Gas, HVAC	1500 MBH	Sherwood Elementary School	Boiler room	Lochinvar	PBN1501	2115 123830187	2021		
5	7172661	D3020	Boiler [B3]	Gas, HVAC	400 MBH	Sherwood Elementary School	Boiler room	Lochinvar	WHB 399N	2115 123829844	2021		
6	7172816	D3020	Boiler [B4]	Gas, HVAC	700 MBH	Sherwood Elementary School	Boiler room	Lochinvar	KBN701	2049 121965192	2020		
7	7172755	D3020	Unit Heater	Electric	5 KW	Sherwood Elementary School	Mechanical room	Dayton Electric	Inaccessible	Inaccessible	2020		
8	7172719	D3020	Unit Heater	Hydronic	36 MBH	Sherwood Elementary School	Boiler room	Steriling	Inaccessible	Inaccessible	2020		13
9	7172767	D3020	Boiler Supplemental Components	Expansion Tank	90 GAL	Sherwood Elementary School	Boiler room	Wessels Company	Illegible	Illegible	2019		2
10	7172675	D3030	Chiller	Air-Cooled	44 TON	Sherwood Elementary School	Site	York	YLAA0100SE17XCABXTXHTXBLXCXX44SX1XXHXHXSAXXXXXXXXXXXN02XXXX	2BWM005274	2010		
11	7172669	D3030	Chiller	Air-Cooled	44 TON	Sherwood Elementary School	Site	York	YLAA0100SE 17XCABXTXHTXBLXCXX44SX1XXHXHXSAXXXXXXXXXXXN02XXXX	2BWM005275	2010		
12	7172769	D3030	Split System Ductless	Single Zone	1.5 TON	Sherwood Elementary School	Site	Mitsubishi Electric	PUY-A18NHA3A	Illegible	2010		
13	7172784	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Sherwood Elementary School	Boiler room	Bell & Gossett	NA	NA	2019		6
14	7172706	D3050	Pump [P1 @ 2]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Sherwood Elementary School	Site	Bell & Gossett	e80 SSF 8.75	PRD32072-2 C12	2010		2
15	7172792	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Sherwood Elementary School	Boiler room	Bell & Gossett	Inaccessible	Inaccessible	2010		
16	7172773	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Sherwood Elementary School	Boiler room	Bell & Gossett	eI53 SSF 9.25	PRD32074-2 D12	2010		
17	7172823	D3050	Fan Coil Unit	Hydronic Terminal	1800 CFM	Sherwood Elementary School	Classrooms	Inaccessible	Inaccessible	Inaccessible	2020		43
18	7172786	D3050	Fan Coil Unit	Hydronic Terminal	7800 CFM	Sherwood Elementary School	Cafeteria	Magic Aire	Inaccessible	Inaccessible	2000		2
19	7172714	D3050	Fan Coil Unit	Hydronic Terminal	1800 CFM	Sherwood Elementary School	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2000		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7172774	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Sherwood Elementary School	Throughout building				2018		39

D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7172688	D5010	Generator	Gas or Gasoline	40 KW	Sherwood Elementary School	Boiler room	Generac	No dataplate	No dataplate	2005		
2	7172787	D5010	Automatic Transfer Switch	ATS	100 AMP	Sherwood Elementary School	Boiler room	Generac	Gts 100	NA	2005		
3	7172745	D5020	Distribution Panel	120/208 V	200 AMP	Sherwood Elementary School	Throughout building	General Electric	A-Series II	No dataplate	2000		10
4	7172716	D5020	Distribution Panel	120/208 V	200 AMP	Sherwood Elementary School	Boiler room	Square D	No dataplate	No dataplate	1950		2
5	7172731	D5020	Distribution Panel	120/240 V	400 AMP	Sherwood Elementary School	Boiler room	Trumball	No dataplate	No dataplate	1950		
6	7172801	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Sherwood Elementary School	Building exterior	ABB	No dataplate	No dataplate	2010		2
7	7172766	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sherwood Elementary School	Boiler room	ABB	Illegible	2241803315	2020		
8	7172770	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-VCR-031A-2	2211803263	2020		
9	7172800	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-031A-2	2211704704.	2020		
10	7172751	D5030	Variable Frequency Drive	VFD, by HP of Motor	1 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-04A6-2	2211802293	2020		
11	7172742	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-031A-2	2211803174	2020		
12	7172677	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Sherwood Elementary School	Boiler room	ABB	01 06A6 2	2211802296	2020		
13	7172754	D5030	Variable Frequency Drive	VFD, by HP of Motor	1 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-04A6-2	2211802295	2020		
14	7172815	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-06A6-2	2211802266	2020		
15	7172726	D5030	Variable Frequency Drive	VFD, by HP of Motor	2 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-07A5-2	2211802222	2020		
16	7172659	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-VCA-06A6-2	2211802285	2020		
17	7172758	D5030	Variable Frequency Drive	VFD, by HP of Motor	2 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-VCR-07A5-2	2211802223	2020		
18	7172796	D5030	Variable Frequency Drive	VFD, by HP of Motor	1 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-VCR-04A6-2	2211802379	2020		
19	7172725	D5030	Variable Frequency Drive	VFD, by HP of Motor	2 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-01-07A5-2	2211802218	2020		
20	7172760	D5030	Variable Frequency Drive	VFD, by HP of Motor	2 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-VCR-07A5-2	2211802225	2020		
21	7172825	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Sherwood Elementary School	Boiler room	ABB	ACHS80 VGR-08A6-2	2211802302	2020		
22	7172743	D5030	Variable Frequency Drive	VFD, by HP of Motor	1 HP	Sherwood Elementary School	Boiler room	ABB	ACH580-VCR-04A6-2	2211802317	2020		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7172771	D7050	Fire Alarm Panel	Fully Addressable		Sherwood Elementary School	Office	Siemens	FC2025	Inaccessible	2015		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7172809	E1030	Foodservice Equipment	Convection Oven, Double		Sherwood Elementary School	Kitchen	Duke Manufacturing	No dataplate	No dataplate	2008		
2	7172744	E1030	Foodservice Equipment	Convection Oven, Double		Sherwood Elementary School	Kitchen	Duke Manufacturing	No dataplate	No dataplate	2008		
3	7172662	E1030	Foodservice Equipment	Dairy Cooler/Wells		Sherwood Elementary School	Kitchen	MasterBuilt	D0MC-164-A	16030463	2013		
4	7172757	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Sherwood Elementary School	Kitchen	No dataplate	No dataplate	No dataplate	2000		2
5	7172739	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Elementary School	Kitchen	FWE	UHS-12	123465703	2008		
6	7172759	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Elementary School	Kitchen	Carter-Hoffmann	HL1-18-9	082015 578506	2015		

7	7172722	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Sherwood Elementary School	Kitchen	Hoshizaki	F3A-FS	N50356D	2019	
8	7172821	E1030	Foodservice Equipment	Icemaker, Freestanding	Sherwood Elementary School	Kitchen	Hoshizaki	KM-350MAJ	N02292A	2015	
9	7172687	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Sherwood Elementary School	Kitchen	Delfield	SCFT-60-NUP	1906150002642	2008	
10	7172734	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Sherwood Elementary School	Kitchen	Electrolux	R22CWF6	WA01701917	2015	
11	7172664	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Sherwood Elementary School	Kitchen	Arctic Air	AR23E	6263	2015	
12	7172698	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Sherwood Elementary School	Kitchen	Arctic Air	AR23E	435231	2012	
13	7172704	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Sherwood Elementary School	Kitchen	Arctic Air	AWR25Z	H22035699	2015	
14	7172724	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Sherwood Elementary School	Kitchen	Continental Refrigerator	2R-HD	14952971	2016	
15	7172772	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Sherwood Elementary School	Kitchen	Migali	C-2F	C-2F07716122700920004	2017	
16	7172673	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Sherwood Elementary School	Kitchen	MasterBuilt	BF803SMS/8	109562 RZ01	2014	
17	7172791	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Sherwood Elementary School	Kitchen	Migali	C-3F	C-3F15080692025	2015	
18	7172676	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Sherwood Elementary School	Kitchen	Illegible	R72-S	R72S-11120010	2018	
19	7172679	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Sherwood Elementary School	Kitchen	MasterBuilt	1078 197601	BR803SMS/0	2017	
20	7172822	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Sherwood Elementary School	Kitchen	Migali	C-F3	C-3F15080692022	2015	
21	7172701	E1030	Foodservice Equipment	Steam Kettle	Sherwood Elementary School	Kitchen	ACCUTEMP	ACGL-40E	98267-9NN- 3426	2017	
22	7172707	E1030	Foodservice Equipment	Steamer, Freestanding	Sherwood Elementary School	Kitchen	Duke Manufacturing	305P M	06193252	2008	
23	7172818	E1030	Foodservice Equipment	Steamer, Freestanding	Sherwood Elementary School	Kitchen	ACCUTEMP	N61201D06000200	53025	2017	2
24	7172820	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Sherwood Elementary School	Hallway				2018	