

FACILITY CONDITION ASSESSMENT



prepared for

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



Sherwood Middle School
3480 Rhodes Avenue
Memphis, Tennessee 38111

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BV PROJECT #:

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ON SITE DATE:

December 18, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	3480 Rhodes Avenue, Memphis, Tennessee 38111
Site Developed	1952 Renovated 2017
Site Area	7.4 acres (estimated)
Parking Spaces	Approximately 44 marked spaces all in open lots; 2 of which are accessible
Building Area	141,952 SF
Number of Stories	Two above grade with one below-grade basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 18, 2023
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Ms. Deborah Macfarland, Shelby County Board of Education 901.337.2166
Assessment and Report Prepared By	Kai Hollman
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The school was constructed in 1952 on a previously undeveloped lot. The facility has undergone minor renovations in 2017.

Architectural

The building has issues; the library left wall was observed to have structural cracking. In addition, the TPO roof was observed to be in poor condition, due to significant ponding, seam failure, punctures, and tears. The Concrete Masonry Unit (CMU) siding appeared to be in fair condition. The aluminum-framed windows appeared to significantly aged, and the painted steel exterior doors showed significant wear and tear. The building interior consists of durable institutional finishes including VCT, ceramic tile, and acoustical ceiling tiles. Periodic painting, finish maintenance and replacement, and other measures to increase the longevity of the interior elements is evident. In general, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The gas-fired boilers, split system units along together with chillers and heating water distribution pumps feed the terminal units which include baseboard heaters, and suspended unit heaters. Some HVAC systems were replaced during the 2017 renovation. However, other MEP systems are forecast to require replacements in the next 3-5 years. The plumbing fixtures including the toilets and sinks located in the restroom's sinks are becoming aged but show no deficiencies. The building's electrical system is reportedly sufficient for the school's needs. There is no emergency power available at the school. The exterior lighting has been upgraded to LED fixtures and the interior lighting will need to be upgraded as well. The fire alarm and intrusion detection systems were observed to be in fair condition. The building did not contain a sprinkler system. The foodservice equipment located in the commercial kitchen remains in serviceable condition.

Site

The school is situated along Rhodes Avenue in a residential neighborhood. Sherwood Middle site contains open land. The small parking area at the rear of the school consists of asphalt pavement. There are limited concrete walkways mostly adjacent to the main entrance to the school. Site lighting is furnished by LED building mounted lights and satisfies the rural site requirements.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis Sherwood Middle School(1952)			
Replacement Value	Total SF	Cost/SF	
\$ 56,540,800	141,352	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 1,100		0.0 %
3-Year	\$ 3,591,700		6.4 %
5-Year	\$ 4,389,700		7.8 %
10-Year	\$ 7,331,800		13.0 %

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.

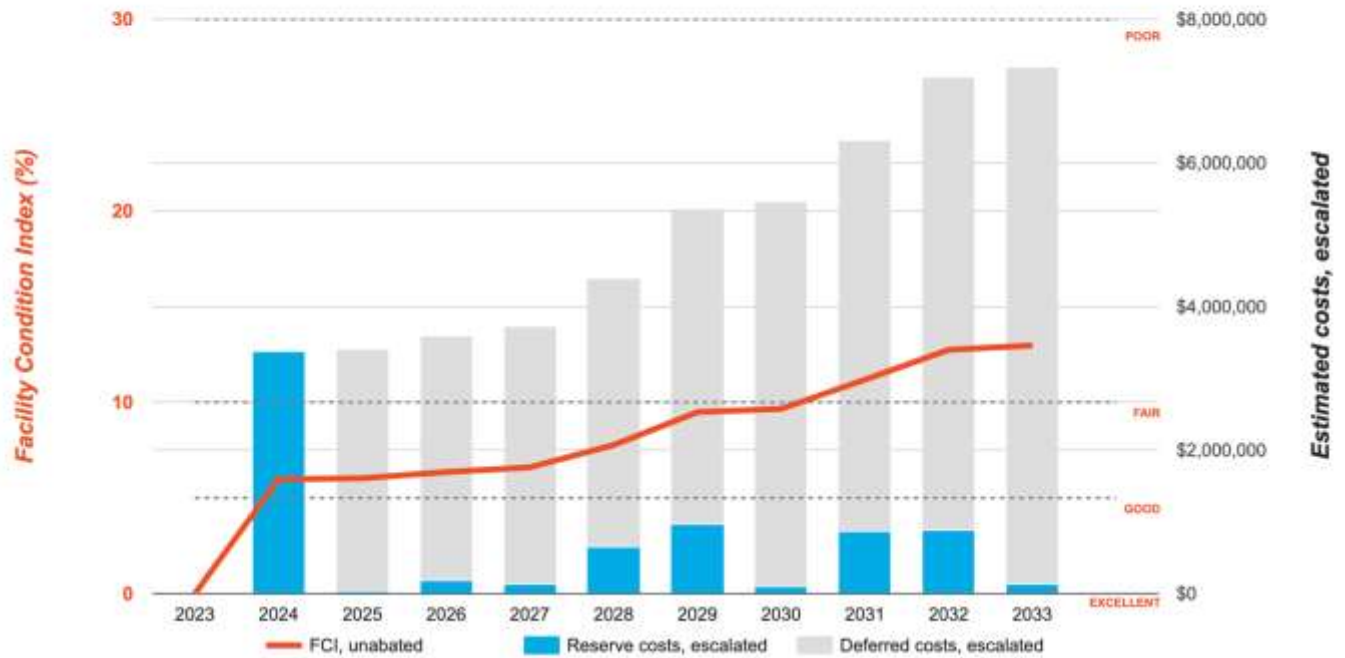
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Sherwood Middle School

Replacement Value: \$56,540,800

Inflation Rate: 3.0%

Average Needs per Year: \$686,600



Immediate Needs

Facility/Building	Total Items	Total Cost
Sherwood Middle School	1	\$1,100
Total	1	\$1,100

Sherwood Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
717956	Sherwood Middle School	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
Total (1 items)							\$1,100

Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day
Sherwood Middle School Roof

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Excessive ponding was observed on the second level roof. - AssetCALC ID: 7179656



Roofing in Poor condition.

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

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$799,000

\$\$\$\$

The TPO was observed to have significant ponding, cracking and leaks throughout the building. - AssetCALC ID: 7178059



Glazing in Poor condition.

any type by SF
Sherwood Middle School Throughout building

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,475,500

\$\$\$\$

Exterior windows were observed to be in poor condition. - AssetCALC ID: 7178153



Exhaust Fan in Poor condition.

Propeller, 0.75 HP Motor
Sherwood Middle School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Barely in operational conditions. - AssetCALC ID: 7178173



Split System in Poor condition.

Condensing Unit/Heat Pump
Sherwood Middle School Building exterior

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Significant rusting and outdated components were observed. - AssetCALC ID: 7178084

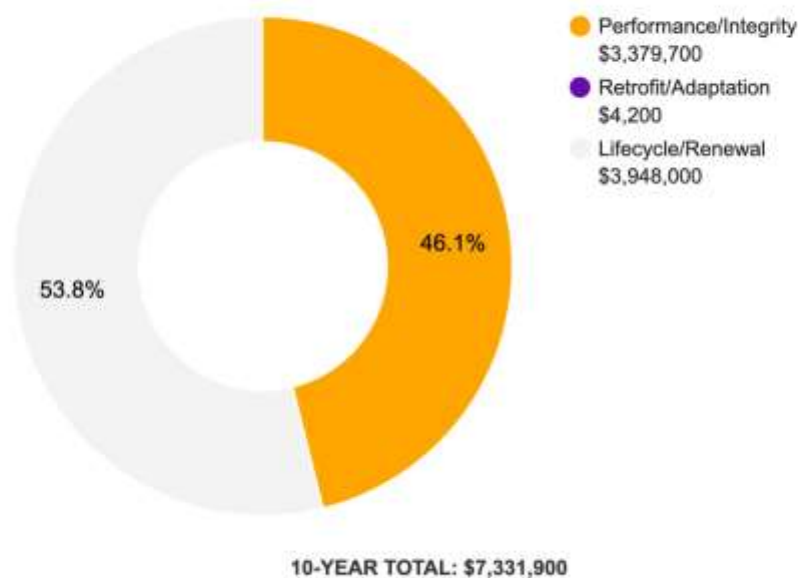
Plan Types

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)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: CMU siding Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Poor
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Suspended ACT, painted gypsum board, hard tile	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers, Individual water heaters with storage tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers, split systems, air handler, chillers feeding fan coils; hydronic baseboard radiators and cabinet terminal units, and suspended unit heaters.	Fair

Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main distribution panel, switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt and improved lots with limited areas of concrete sidewalks	Fair
Site Development	Building-mounted signage	Fair
Landscaping and Topography	Significant landscaping features include lawns, trees, and bushes. Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property	
Key Issues and Findings	Leaking roof and significant ponding. Poor condition windows. Outdated HVAC components	

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	-	-	\$800	-	\$1,000	\$1,800
Facade	-	\$2,549,800	-	-	-	\$2,549,800
Roofing	\$1,100	\$823,000	-	-	-	\$824,100
Interiors	-	-	\$94,600	\$1,463,000	\$115,500	\$1,673,200
Conveying	-	-	-	\$21,500	\$85,700	\$107,200
Plumbing	-	\$4,000	\$93,600	\$15,000	\$747,400	\$859,900
HVAC	-	\$12,400	\$135,200	\$84,000	\$341,100	\$572,600
Fire Protection	-	-	-	\$10,700	\$10,100	\$20,900
Electrical	-	-	\$485,000	\$253,500	\$578,700	\$1,317,200
Fire Alarm & Electronic Systems	-	-	-	\$897,500	-	\$897,500
Equipment & Furnishings	-	\$7,100	\$171,200	\$106,500	\$196,800	\$481,500
Special Construction & Demo	-	-	-	-	\$6,200	\$6,200
Site Development	-	-	-	\$76,600	\$3,700	\$80,300
Site Pavement	-	\$11,900	-	\$13,800	\$34,600	\$60,400
TOTALS (3% inflation)	\$1,100	\$3,408,100	\$980,400	\$2,942,100	\$2,120,800	\$9,452,500

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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 1952. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sherwood Middle School 3480 Rhodes Avenue, Memphis, Tennessee 38111, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



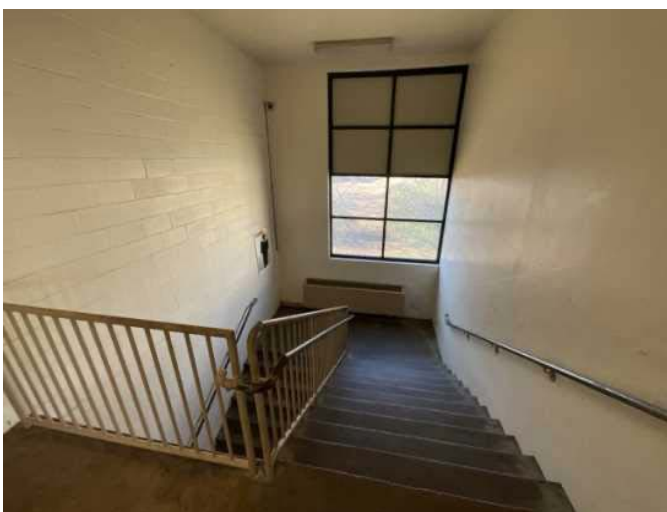
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE



6 - ROOFING

Photographic Overview



7 - INTERIOR FINISHES



8 - AUDITORIUM



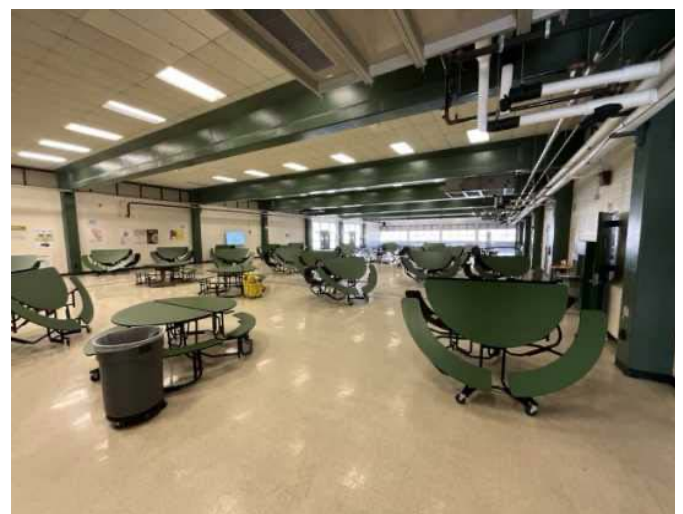
9 - LIBRARY



10 - OFFICES



11 - KITCHEN



12 - CAFETERIA

Photographic Overview



13 - CLASSROOM



14 - ELEVATOR MACHINERY



15 - DRINKING FOUNTAIN



16 - RESTROOM



17 - CHILLER



18 - RADIATOR

Photographic Overview



19 - BOILER



20 - SPLIT SYSTEM



21 - AXIAL FLOW FAN



22 - SWITCHBOARD



23 - BOILER ROOM



24 - PARKING LOT

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-056.354	Sherwood Middle School	
	Source	On-Site Date	
	Google	December 18, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sherwood Middle School

Name of person completing form: Deborah Macfarland

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 24 years

Date Completed: 12/18/2023

Phone Number: 901-337-2166

Method of Completion: INTERVIEW - verbally completed during interview

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

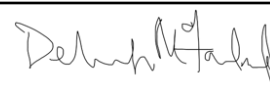
Data Overview		Response		
1	Year(s) constructed	Constructed 1952	Renovated 2017	
2	Building size in SF	130,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2017	
		Electrical	2017	
		Site Pavement		
		Accessibility	2017	ADA parking, ramps, accessible route
4	List other significant capital improvements (focus on recent years; provide approximate date).	New HVAC systems, Electrical systems and life safety equipment.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None.		

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				Cracking in the library from foundation.
8	Are there any wall, window, basement or roof leaks?	X				Roof leak from the gym roofing system,
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2017
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				2017 the property undergone ADA renovations
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design**Property Name:** Sherwood Middle School**BV Project Number:** 163745.23R000-056.354**Facility History & Interview**

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			2017
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			2017 the property undergone ADA renovations
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Sherwood Middle School: Accessibility Issues

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

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

Sherwood Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



CURB CUT



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Sherwood Middle School: Photographic Overview



ACCESSIBLE INTERIOR LIFT



DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Sherwood Middle School: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS

Appendix E:

Component Condition Report

Component Condition Report | Sherwood Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Auditorium	Fair	Stair/Ramp Rails, Metal, Refinish	50 LF	4	7178099
B1080	Main entrance	Fair	Stair/Ramp Rails, Metal, Refinish	400 LF	4	7178115
Facade						
B2020	Throughout building	Poor	Glazing, any type by SF	45,009 SF	1	7178153
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	47,000 SF	1	7178059
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	7179656
Interiors						
C1030	Auditorium	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	10	7	7178109
C1030	Throughout building	Fair	Interior Door, Steel, Standard	263	8	7178131
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	10	7178140
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	140,000 SF	6	7178082
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	15	5	7178076
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	5	7178171
C2030	Gymnasium	Good	Flooring, Wood, Strip	6,000 SF	30	7178150
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	3	7178132
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	100,000 SF	9	7178162
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	7178050
D1010	Elevator room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	15	7178142
Plumbing						
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 1 HP	1	5	7178159
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	3	7178053

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	7	7178127
D2010	Electrical room	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	15	7178048
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	13	7178148
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 1 HP	1	5	7178161
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	200	15	7178087
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 0.75 HP	1	4	7178095
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 0.75 HP	1	4	7178039
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 1 HP	1	4	7178112
D2010	Electrical room	Fair	Storage Tank, Domestic Water	1	12	7178083
D2010	Electrical room	Fair	Storage Tank, Domestic Water	1	12	7178097
D2010	Janitorial Closet	Fair	Water Heater, Electric, Residential	1	8	7178094
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	5	7178166
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Floor	4	7	7178026
D2010	Boiler room	Good	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	14	7178135
D2010	Electrical room	Fair	Water Heater, Electric, Residential	1	9	7178101
D2010	Restrooms	Fair	Urinal, Standard	21	14	7178036
D2010	Electrical room	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	3	7178037
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 0.75 HP	1	2	7178104
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	36	11	7178060
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	4	7178086
D2010	Electrical room	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	2	7178157
D2010	Electrical room	Good	Water Heater, Electric, Residential	1	10	7178056
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	63	16	7178158
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7178130
D2010	Electrical room	Fair	Boiler, Gas, Domestic	1	3	7178128

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 1 HP	1	3	7178156
HVAC						
D3020	Kitchen	Fair	Unit Heater, Electric	1	2	7178170
D3020	Electrical room	Fair	Furnace, Electric, 16 to 20 KW	1	2	7178116
D3020	Library	Fair	Radiator, Hydronic, Baseboard (per LF)	164 LF	4	7178177
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank, 176 to 250 GAL	1	9	7178054
D3020	Kitchen	Fair	Unit Heater, Electric	1	3	7178172
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	24	7178145
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	30	7178100
D3030	Building exterior	Good	Chiller, Air-Cooled, 10 to 20 TON	1	19	7178027
D3030	Building exterior	Good	Chiller, Air-Cooled	1	19	7178106
D3030	Building exterior	Fair	Chiller, Air-Cooled, 10 to 20 TON	1	9	7178111
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	7178069
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump	1	1	7178084
D3030	Building exterior	Good	Chiller, Air-Cooled	1	19	7178058
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	7178088
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	7178122
D3050	Cafeteria	Good	Fan Coil Unit, Hydronic Terminal	1	14	7178149
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	1	21	7178113
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7178068
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP	1	6	7178164
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7178117
D3050	Electrical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7178165
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7178034
D3050	Cafeteria	Good	Fan Coil Unit, Hydronic Terminal	1	14	7178098

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Library	Good	Fan Coil Unit, Hydronic Terminal	45	15	7178042
D3050	Cafeteria	Good	Fan Coil Unit, Hydronic Terminal	1	14	7178141
D3050	Cafeteria	Good	Fan Coil Unit, Hydronic Terminal	1	14	7178124
D3060	Roof	Poor	Exhaust Fan, Propeller, 0.75 HP Motor	1	2	7178173
D3060	Roof	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor	1	7	7178108
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	7	7178071
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	3	7178029
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	7178138
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	7178089
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	7178092
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	7178065
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	10	7178103
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	21	6	7178067
Electrical						
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-10]	1	5	7178072
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-12]	1	5	7178180
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-6]	1	5	7178129
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-8]	1	5	7178064
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-9]	1	5	7178070
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-11]	1	5	7178175
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-4]	1	5	7178119
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-7]	1	5	7178078
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-3]	1	5	7178043
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-5]	1	5	7178123

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS [P-13]	1	5	7178154
D5020		Fair	Distribution Panel, 120/208 V, 600 AMP	1	5	7178147
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	12	7178031
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	9	7178090
D5020		Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	5	7178079
D5020	Boiler room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	11	7178178
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 600 AMP	1	5	7178169
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7178118
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7178152
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	9	7178102
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7178155
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	11	7178091
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	140,000 SF	15	7178168
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	141,952 SF	5	7178041
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	12	3	7178096
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	12	4	7178033
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	141,952 SF	6	7178146
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	141,952 SF	8	7201717
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	7178179
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	6	7178163
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7178133
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7178035
E1030	Kitchen	Fair	Foodservice Equipment, Blast Chiller/Freezer	1	5	7178055

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7178030
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	7178085
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7178066
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	7	7178139
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7178080
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7178028
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	7178038
E1030	Kitchen	Fair	Foodservice Equipment, Blast Chiller/Freezer	1	3	7178107
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	6	7178032
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	7178077
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7178160
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7178174
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	7178057
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	7178176
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7178126
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7178143
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7178136
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	2	7178167
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7178075
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7178045
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7178137
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	7178121
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7178081
E1030	Kitchen	Fair	Foodservice Equipment, Blast Chiller/Freezer	1	3	7178114
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7178063

Component Condition Report | Sherwood Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	7178046
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7178049
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7178110
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7178120
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7178040
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7178105
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	7178134
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	7178151
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7178044
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	120	3	7178051
E2010	Gymnasium	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	150	9	7178093
Special Construction & Demo						
F1020	Cafeteria	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	40 SF	15	7178182
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	2	7178144
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	7178074
Sitework						
G2060	Building exterior	Fair	Fences & Gates, Fence, Chain Link 8'	100 LF	13	7178061

Appendix F: Replacement Reserves



Replacement Reserves Report

Sherwood Middle School

1/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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
D3030	Building exterior	7178088	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,000.00	\$4,000						\$4,000															\$4,000	\$8,000
D3050	Boiler room	7178164	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, Replace	25	19	6	1	EA	\$6,500.00	\$6,500							\$6,500															\$6,500
D3050	Roof	7178068	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																	\$25,000
D3050	Electrical room	7178165	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	21	4	1	EA	\$22,000.00	\$22,000					\$22,000																	\$22,000
D3050	Roof	7178122	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000
D3050	Roof	7178117	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$20,000.00	\$20,000									\$20,000													\$20,000
D3050	Cafeteria	7178098	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	1	EA	\$2,530.00	\$2,530															\$2,530							\$2,530
D3050	Cafeteria	7178141	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	1	EA	\$2,530.00	\$2,530															\$2,530							\$2,530
D3050	Cafeteria	7178124	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	1	EA	\$2,530.00	\$2,530															\$2,530							\$2,530
D3050	Cafeteria	7178149	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	1	EA	\$2,530.00	\$2,530															\$2,530							\$2,530
D3050	Library	7178042	Fan Coil Unit, Hydronic Terminal, Replace	20	5	15	45	EA	\$1,670.00	\$75,150																\$75,150						\$75,150
D3050	Roof	7178034	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000						\$25,000
D3060	Roof	7178108	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace	20	13	7	1	EA	\$2,100.00	\$2,100								\$2,100														\$2,100
D3060	Roof	7178173	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	18	2	1	EA	\$1,600.00	\$1,600			\$1,600																			\$1,600
D3060	Roof	7178029	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																		\$11,000
D3060	Roof	7178092	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200
D3060	Roof	7178089	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400
D3060	Roof	7178065	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	\$1,200.00	\$1,200							\$1,200															\$1,200
D3060	Roof	7178138	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	\$1,200.00	\$1,200							\$1,200															\$1,200
D3060	Roof	7178071	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	18	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400
D4010	Kitchen	7178103	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	6	LF	\$400.00	\$2,400										\$2,400												\$2,400
D4030	Throughout building	7178067	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	21	EA	\$300.00	\$6,300							\$6,300										\$6,300					\$12,600
D5010	Boiler room	7178154	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178043	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178123	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178180	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178129	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178064	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178070	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178175	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178072	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178119	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5010	Boiler room	7178078	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$7,300.00	\$7,300						\$7,300																\$7,300
D5020	Sherwood Middle School	7178079	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	25	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000
D5020	Electrical room	7178155	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$38,000.00	\$38,000								\$38,000														\$38,000
D5020	Electrical room	7178118	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$6,700.00	\$6,700								\$6,700														\$6,700
D5020	Electrical room	7178102	Switchboard, 277/480 V, Replace	40	31	9	1	EA	\$45,000.00	\$45,000									\$45,000													\$45,000
D5020	Electrical room	7178090	Switchboard, 277/480 V, Replace	40	31	9	1	EA	\$75,000.00	\$75,000									\$75,000													\$75,000
D5020	Electrical room	7178152	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$30,000.00	\$30,000										\$30,000												\$30,000
D5020	Sherwood Middle School	7178147	Distribution Panel, 120/208 V, 600 AMP, Replace	30	25	5	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000
D5020	Electrical room	7178169	Distribution Panel, 120/208 V, 600 AMP, Replace	30	25	5	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000
D5020	Boiler room	7178091	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$7,000.00	\$7,000											\$7,000											\$7,000
D5020	Boiler room	7178178	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	19	11	1	EA	\$3,200.00	\$3,200											\$3,200											\$3,200
D5020	Electrical room	7178031	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$7,000.00	\$7,000													\$7,000									\$7,000
D5030	Electrical room	7178168	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	140000	SF	\$2.50	\$350,000																\$350,000						\$350,000
D5040	Throughout building	7178096	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	7	3	12	EA	\$220.00	\$2,640				\$2,640										\$2,640								\$5,280
D5040	Throughout building	7178033	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	6	4	12	EA	\$300.00	\$3,600					\$3,600										\$3,600							\$7,200
D5040	Throughout building	7178041	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	141952	SF	\$2.10	\$298,099						\$298,099																\$298,099
D7030	Throughout building	7178146	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	141952	SF	\$2.00	\$283,904							\$283,904															\$283,904
D7050	Office	7178179	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000
D7050	Sherwood Middle School	7201717	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	12	8	141952	SF	\$3.00	\$425,856								\$425,856														\$425,856
E1030	Kitchen	7178167	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700				\$13,400
E1030	Kitchen	7178107	Foodservice Equipment, Blast Chiller/Freezer, Replace	10	7	3	1	EA	\$13,300.00	\$13,300				\$13,300										\$13,300								\$26,600
E1030	Kitchen	7178114	Foodservice Equipment, Blast Chiller/Freezer, Replace	10	7	3	1	EA	\$13,300.00	\$13,300				\$13,300										\$13,300								\$26,600
E1030	Kitchen	7178080	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700															\$5,700			\$11,400
E1030	Kitchen	7178081	Foodservice Equipment, Icemaker, Freestanding, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700			\$13,400
E1030	Kitchen	7178038	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700														\$5,700			\$11,400
E1030	Kitchen	7178176																														



Replacement Reserves Report

Sherwood Middle School

1/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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	7178134	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700															\$5,700		\$11,400
E1030	Kitchen	7178151	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700															\$5,700		\$11,400
E1030	Kitchen	7178046	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700															\$5,700		\$11,400
E1030	Kitchen	7178137	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600															\$4,600		\$9,200
E1030	Kitchen	7178133	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400
E1030	Kitchen	7178030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700															\$2,700	\$5,400
E1030	Kitchen	7178075	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200
E1030	Kitchen	7178045	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200
E1030	Kitchen	7178028	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700															\$2,700	\$5,400
E1030	Kitchen	7178136	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200
E1030	Kitchen	7178143	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600															\$4,600	\$9,200
E1030	Kitchen	7178055	Foodservice Equipment, Blast Chiller/Freezer, Replace	10	5	5	1	EA	\$13,300.00	\$13,300						\$13,300										\$13,300						\$26,600
E1030	Kitchen	7178063	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400
E1030	Kitchen	7178040	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400
E1030	Kitchen	7178163	Foodservice Equipment, Mixer, Tabletop, Replace	20	14	6	1	EA	\$3,400.00	\$3,400							\$3,400															\$3,400
E1030	Kitchen	7178066	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	7178085	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
E1030	Kitchen	7178032	Foodservice Equipment, Freezer, Chest, Replace	15	9	6	1	EA	\$1,800.00	\$1,800							\$1,800															\$1,800
E1030	Kitchen	7178057	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
E1030	Kitchen	7178105	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	7178110	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	7178121	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	\$5,700.00	\$5,700							\$5,700															\$5,700
E1030	Kitchen	7178139	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	\$5,700.00	\$5,700								\$5,700														\$5,700
E1030	Kitchen	7178077	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
E1030	Kitchen	7178160	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400							\$6,400															\$6,400
E1030	Kitchen	7178126	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400							\$6,400															\$6,400
E1030	Kitchen	7178035	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	7178049	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400							\$6,400															\$6,400
E1030	Kitchen	7178120	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400							\$6,400															\$6,400
E1030	Kitchen	7178044	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600
E1030	Kitchen	7178174	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700
E2010	Auditorium	7178051	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	17	3	120	EA	\$350.00	\$42,000				\$42,000																		\$42,000
E2010	Gymnasium	7178093	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	150	EA	\$120.00	\$18,000									\$18,000													\$18,000
F1020	Cafeteria	7178182	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	10	15	40	SF	\$100.00	\$4,000															\$4,000							\$4,000
G2020	Parking lot	7178144	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	25000	SF	\$0.45	\$11,250			\$11,250				\$11,250						\$11,250					\$11,250				\$45,000
G2050	Gymnasium	7178074	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,500.00	\$57,000										\$57,000												\$57,000
G2060	Building exterior	7178061	Fences & Gates, Fence, Chain Link 8', Replace	40	27	13	100	LF	\$25.00	\$2,500													\$2,500									\$2,500
Totals, Unescalated											\$1,100	\$3,278,495	\$29,500	\$166,940	\$124,575	\$567,399	\$814,304	\$78,250	\$681,256	\$674,100	\$97,500	\$53,400	\$25,550	\$50,940	\$49,895	\$859,050	\$98,500	\$21,700	\$18,300	\$127,500	\$40,500	\$7,858,754
Totals, Escalated (3.0% inflation, compounded annually)											\$1,100	\$3,376,850	\$31,297	\$182,420	\$140,210	\$657,771	\$972,322	\$96,238	\$862,995	\$879,548	\$131,032	\$73,918	\$36,428	\$74,807	\$75,471	\$1,338,372	\$158,064	\$35,867	\$31,155	\$223,572	\$73,148	\$9,452,581

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	7178142	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2500 LB	Sherwood Middle School	Elevator room	United Technologies Carrier	No dataplate	No dataplate			
2	7178050	D1010	Vertical Lift	Wheelchair, 5' Rise		Sherwood Middle School	Auditorium	Garaventa	No dataplate	No dataplate			
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7178083	D2010	Storage Tank	Domestic Water	115 GAL	Sherwood Middle School	Electrical room	Ruud	ST123A	6305E00112	2005		
2	7178097	D2010	Storage Tank	Domestic Water	115 GAL	Sherwood Middle School	Electrical room	Ruud	Illegible	Illegible	2005		
3	7178128	D2010	Boiler	Gas, Domestic	500 MBH	Sherwood Middle School	Electrical room	American Standard Inc.	9467804	M7125			
4	7178053	D2010	Pump	Circulation, Domestic Water, 0.5 HP	0.5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	Inaccessible	Inaccessible			
5	7178095	D2010	Pump	Circulation, Domestic Water, 0.75 HP	0.75 HP	Sherwood Middle School	Boiler room	Baldor Reliance	Illegible	Illegible			
6	7178039	D2010	Pump	Circulation, Domestic Water, 0.75 HP	5 HP	Sherwood Middle School	Boiler room	Baldor	F	No dataplate			
7	7178104	D2010	Pump	Circulation, Domestic Water, 0.75 HP	0.75 HP	Sherwood Middle School	Boiler room	Baldor Reliance	Inaccessible	Inaccessible			
8	7178159	D2010	Pump	Circulation, Domestic Water, 1 HP	1 HP	Sherwood Middle School	Boiler room	Baldor Reliance	EJMMT3116T	No dataplate			
9	7178161	D2010	Pump	Circulation, Domestic Water, 1 HP	5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	Illegible	Illegible			
10	7178112	D2010	Pump	Circulation, Domestic Water, 1 HP	5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	EJMM3116T	No dataplate			
11	7178156	D2010	Pump	Circulation, Domestic Water, 1 HP	1.5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	EJMM3154T	No dataplate			
12	7178127	D2010	Pump	Circulation/Booster, Domestic Water, 5 HP	5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	Inaccessible	Inaccessible			
13	7178166	D2010	Pump	Circulation/Booster, Domestic Water, 5 HP	5 HP	Sherwood Middle School	Boiler room	Baldor	Inaccessible	Inaccessible			
14	7178086	D2010	Pump	Circulation/Booster, Domestic Water, 5 HP	5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	EJMM3218T	No dataplate			
15	7178135	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	80 GAL	Sherwood Middle School	Boiler room	Bradford White	CEHD80933LCF	SF41559920			
16	7178094	D2010	Water Heater	Electric, Residential	30 GAL	Sherwood Middle School	Janitorial Closet	Bradford White	RE330S6-3NCZZ	SF41559925			
17	7178101	D2010	Water Heater	Electric, Residential	40 GAL	Sherwood Middle School	Electrical room	Bradford White	RE340S6	PD39307483			
18	7178056	D2010	Water Heater	Electric, Residential	50 GAL	Sherwood Middle School	Electrical room	Bradford White	CEHD50633LCF	SF41559919			
19	7178157	D2010	Water Heater	Electric, Residential, 16 to 29 GAL	20 GAL	Sherwood Middle School	Electrical room	Ruud	CL20-342	0160-77375			
20	7178037	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 99 GAL	80 GAL	Sherwood Middle School	Electrical room	Ruud	7839	Illegible			
21	7178048	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	225 GAL	Sherwood Middle School	Electrical room	Copper	27CCA250G	17523123			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7178145	D3020	Boiler	Gas, HVAC	4000 MBH	Sherwood Middle School	Boiler room	Bryan Boilers	HE-RV400-W-FDG-LX-RC	101850			
2	7178100	D3020	Boiler	Gas, HVAC	4000 MBH	Sherwood Middle School	Boiler room	Bryan Boilers	HE-RV 400-W-FDG-LX-RC	101847			
3	7178116	D3020	Furnace	Electric, 16 to 20 KW	20 KW	Sherwood Middle School	Electrical room	Raypak	No dataplate	No dataplate			
4	7178177	D3020	Radiator	Hydronic, Baseboard (per LF)		Sherwood Middle School	Library	Inaccessible	Inaccessible	Inaccessible			164
5	7178170	D3020	Unit Heater	Electric	2 KW	Sherwood Middle School	Kitchen	American	Illegible	Illegible			
6	7178172	D3020	Unit Heater	Electric	1 KW	Sherwood Middle School	Kitchen	American	Illegible	Illegible			
7	7178054	D3020	Boiler Supplemental Components	Expansion Tank, 176 to 250 GAL	250 GAL	Sherwood Middle School	Boiler room	Taco	CA800	Illegible	1992		
8	7178106	D3030	Chiller	Air-Cooled	10 TON	Sherwood Middle School	Building exterior	Carrier	38AH-064-621	3009Q28827	2017		
9	7178058	D3030	Chiller	Air-Cooled	10 TON	Sherwood Middle School	Building exterior	Carrier	Illegible	Illegible	2017		
10	7178027	D3030	Chiller	Air-Cooled, 10 to 20 TON	20 TON	Sherwood Middle School	Building exterior	Carrier	30RBA11066	5107Q85203	2017		
11	7178111	D3030	Chiller	Air-Cooled, 10 to 20 TON	20 TON	Sherwood Middle School	Building exterior	Carrier	30RBA13066-OG7	5107Q85207			
12	7178069	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Sherwood Middle School	Building exterior	Goodman	GSC130361GB	1404035311	2013		
13	7178084	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Sherwood Middle School	Building exterior	Gibson	Illegible	Illegible			
14	7178088	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Sherwood Middle School	Building exterior	Goodman	GSC130361GB	1404123889	2013		
15	7178113	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	Illegible	Illegible			
16	7178164	D3050	Pump	Distribution, HVAC Heating Water, 6 to 7.5 HP	7.5 HP	Sherwood Middle School	Boiler room	Baldor Reliance	EM3311T	No dataplate			

17	7178165	D3050	Air Handler	Interior AHU , Easy/Moderate Access	4000 CFM	Sherwood Middle School	Electrical room	Carrier	Inaccessible	Inaccessible			
18	7178149	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Sherwood Middle School	Cafeteria	Daikin	Inaccessible	Inaccessible	2017		
19	7178098	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Sherwood Middle School	Cafeteria	Daikin	Inaccessible	Inaccessible	2017		
20	7178042	D3050	Fan Coil Unit	Hydronic Terminal	400 CFM	Sherwood Middle School	Library	Daikin Industries	Inaccessible	Inaccessible	2018	45	
21	7178141	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Sherwood Middle School	Cafeteria	Daikin	Inaccessible	Inaccessible	2017		
22	7178124	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Sherwood Middle School	Cafeteria	Daikin	Inaccessible	Inaccessible	2017		
23	7178122	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Sherwood Middle School	Roof	Carrier	50TC-D142G5A0A0A0	3410G40738			
24	7178068	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	11 TON	Sherwood Middle School	Roof	Lennox	Illegible	Illegible			
25	7178117	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Sherwood Middle School	Roof	Carrier	Illegible	Illegible			
26	7178034	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Sherwood Middle School	Roof	Lennox	LGH180H4BH2G	5611J05495	2018		
27	7178108	D3060	Axial Flow Fan	In-Line, up to 1 HP Motor	500 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
28	7178089	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
29	7178071	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
30	7178173	D3060	Exhaust Fan	Propeller, 0.75 HP Motor	7500 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
31	7178138	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 CFM	Sherwood Middle School	Roof	Greenheck	DG-115-H20-DBC	10577686			
32	7178092	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
33	7178065	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
34	7178029	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	2000 CFM	Sherwood Middle School	Roof	No dataplate	No dataplate	No dataplate			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7178103	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Sherwood Middle School	Kitchen	Greenheck	No dataplate	No dataplate			6
2	7178067	D4030	Fire Extinguisher	Wet Chemical/CO2		Sherwood Middle School	Throughout building						21
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7178072	D5010	Automatic Transfer Switch [P-10]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
2	7178175	D5010	Automatic Transfer Switch [P-11]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
3	7178180	D5010	Automatic Transfer Switch [P-12]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
4	7178154	D5010	Automatic Transfer Switch [P-13]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
5	7178043	D5010	Automatic Transfer Switch [P-3]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
6	7178119	D5010	Automatic Transfer Switch [P-4]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
7	7178123	D5010	Automatic Transfer Switch [P-5]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
8	7178129	D5010	Automatic Transfer Switch [P-6]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
9	7178078	D5010	Automatic Transfer Switch [P-7]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
10	7178064	D5010	Automatic Transfer Switch [P-8]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
11	7178070	D5010	Automatic Transfer Switch [P-9]	ATS	40 AMP	Sherwood Middle School	Boiler room	Greenheck	No dataplate	No dataplate			
12	7178118	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Sherwood Middle School	Electrical room	Siemens	3F3Y030	No dataplate			
13	7178152	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Sherwood Middle School	Electrical room	Siemens	3F3Y300	No dataplate			
14	7178155	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Sherwood Middle School	Electrical room	Westinghouse	DT3	64F5317			
15	7178079	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Sherwood Middle School		Westinghouse	DT-3	64F5317			
16	7178090	D5020	Switchboard	277/480 V	1600 AMP	Sherwood Middle School	Electrical room	Siemens	FC-I	No dataplate	1992		
17	7178102	D5020	Switchboard	277/480 V	800 AMP	Sherwood Middle School	Electrical room	Siemens	FC-I	No dataplate	1992		
18	7178031	D5020	Distribution Panel	120/208 V	600 AMP	Sherwood Middle School	Electrical room	ITE Imperial Corporation	No dataplate	No dataplate			
19	7178091	D5020	Distribution Panel	120/208 V	600 AMP	Sherwood Middle School	Boiler room	Siemens	NA	NA			
20	7178147	D5020	Distribution Panel	120/208 V, 600 AMP	600 AMP	Sherwood Middle School		Westinghouse	CDP-3P/4W	AG231793			
21	7178169	D5020	Distribution Panel	120/208 V, 600 AMP	600 AMP	Sherwood Middle School	Electrical room	Westinghouse	CDP-3P/3W	AG231792			
22	7178096	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Sherwood Middle School	Throughout building						12

23	7178033	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Sherwood Middle School	Throughout building						12
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7178179	D7050	Fire Alarm Panel	Fully Addressable		Sherwood Middle School	Office	Edwards Systems Technology	EST-2	Inaccessible			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7178055	E1030	Foodservice Equipment	Blast Chiller/Freezer		Sherwood Middle School	Kitchen	MasterBuilt	BR803SMS10	107540			
2	7178107	E1030	Foodservice Equipment	Blast Chiller/Freezer		Sherwood Middle School	Kitchen	Arctic Air	AWF25	415439			
3	7178114	E1030	Foodservice Equipment	Blast Chiller/Freezer		Sherwood Middle School	Kitchen	Arctic Air	AWF25	4154541			
4	7178136	E1030	Foodservice Equipment	Dairy Cooler/Wells		Sherwood Middle School	Kitchen	MasterBuilt	DOMC164-A	15070451			
5	7178075	E1030	Foodservice Equipment	Dairy Cooler/Wells		Sherwood Middle School	Kitchen	Midea	c-3R-HC	C-3R-HC00317062900920001			
6	7178045	E1030	Foodservice Equipment	Dairy Cooler/Wells		Sherwood Middle School	Kitchen	Atlas	AMC5081	AMC5081AUS1C0023			
7	7178044	E1030	Foodservice Equipment	Dairy Cooler/Wells		Sherwood Middle School	Kitchen	Delfield	DOMC-16A-A	15070449			
8	7178133	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Eagle Group	HTS50B-NGS	1208990423			
9	7178035	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Delfield	SCFT60NU	1606150001132			
10	7178066	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Eagle Group	HTS50B-NGS	1208990388			
11	7178174	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Delfield	SCFT60NU	1606150001137			
12	7178063	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Food Warming Equipment	MTU-12	102722007			
13	7178110	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen		SCFT-60-NU	1606-150001144			
14	7178040	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Delfield	SC-74-NU	1606150001140			
15	7178105	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Sherwood Middle School	Kitchen	Eagle Group	HTS50B-NGS	1208990420			
16	7178139	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	Duke Manufacturing	Illegible	Illegible			
17	7178080	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	Duke Manufacturing	Illegible	Illegible**			
18	7178038	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	ACCUTEMP	N61201D06000200	53074			
19	7178176	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	Food Warming Equipment	MTU-12	10272209			
20	7178121	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	Duke Manufacturing	Illegible	Illegible*			
21	7178046	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	Duke Manufacturing	Illegible	Illegible			
22	7178134	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	ACCUTEMP	N61201D06000200	53073			
23	7178151	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sherwood Middle School	Kitchen	Food Warming Equipment	MTU-12	102722402			
24	7178032	E1030	Foodservice Equipment	Freezer, Chest		Sherwood Middle School	Kitchen	Beverage-Air Corporation	SMF58	NA			
25	7178081	E1030	Foodservice Equipment	Icemaker, Freestanding		Sherwood Middle School	Kitchen	Koolant Coolers	KYT0300A-161	1120658542			
26	7178163	E1030	Foodservice Equipment	Mixer, Tabletop		Sherwood Middle School	Kitchen	Delfield	SC-60-NU	1606150001141			
27	7178167	E1030	Foodservice Equipment	Range/Oven, 4-Burner w/ Griddle		Sherwood Middle School	Kitchen	U.S. Range	NA	NA			
28	7178030	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Sherwood Middle School	Kitchen	Arctic Air	AR23E	435223			
29	7178028	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Sherwood Middle School	Kitchen	Arctic Air	AR23E	435087			
30	7178085	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Sherwood Middle School	Kitchen	ECON-AIR	EF2AFS	L02295H			
31	7178077	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Sherwood Middle School	Kitchen	ECON-AIR	EF2A-FS	L01195H			
32	7178057	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Sherwood Middle School	Kitchen	MasterBuilt	EF2AFS	M00370E			
33	7178143	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Sherwood Middle School	Kitchen	MasterBuilt	F49-S	F49S-12090143			
34	7178137	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Sherwood Middle School	Kitchen	ECON-AIR	MBF8003GR	MBF8003GRAUS10032007			
35	7178160	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Sherwood Middle School	Kitchen	Atlas	MBF8003GR	MBF8003GRAUS1TO320			
36	7178126	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Sherwood Middle School	Kitchen	MasterBuilt	BF803SMS/8	108798-RZ01			
37	7178049	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Sherwood Middle School	Kitchen	MasterBuilt	R72-S	R72S			
38	7178120	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Sherwood Middle School	Kitchen	MasterBuilt	F72S	F72S-1105			