

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Snowden Elementary School  
1870 North Parkway  
Memphis, Tennessee 38112

## **PREPARED BY:**

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## **BV PROJECT #:**

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## **DATE OF REPORT:**

*April 7, 2024*

## **ON SITE DATE:**

*March 18, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

| General Information               |                                                                                                                                                                                         |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Elementary School                                                                                                                                                                       |
| Main Address                      | 1870 North Parkway, Memphis, Tennessee 38112                                                                                                                                            |
| Site Developed                    | 1910 Phase I/1924, 1939, 1979 Additions<br>Renovated 1991                                                                                                                               |
| Site Area                         | 10.5 acres (estimated)                                                                                                                                                                  |
| Parking Spaces                    | 153 total spaces all in open lots; five of which are accessible                                                                                                                         |
| Building Area                     | 199,849 SF                                                                                                                                                                              |
| Number of Stories                 | Two above grade with partial third floor                                                                                                                                                |
| Outside Occupants/Leased Spaces   | None                                                                                                                                                                                    |
| Date(s) of Visit                  | March 18, 2024                                                                                                                                                                          |
| Management Point of Contact       | Ms. Mary Taylor, Shelby County Board of Education<br>(901) 416-5376<br><a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>                                                   |
| On-site Point of Contact (POC)    | James Brown, Facilities                                                                                                                                                                 |
| Assessment and Report Prepared By | Matthew Van Camp                                                                                                                                                                        |
| Reviewed By                       | Al Diefert<br>Technical Report Reviewer<br>For<br>Andy Hupp<br>Program Manager<br><a href="mailto:Andy.Hupp@bureauveritas.com">Andy.Hupp@bureauveritas.com</a><br>800.733.0660 x7296632 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                                |

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The subject property was originally developed as Snowden Elementary School in 1910. Additions to the building occurred in 1924, 1939 and 1979. The facility now houses Kindergarten thru 8th grades and is owned and maintained by Shelby County.

### Architectural

The concrete and masonry structure sits atop a concrete foundation system and is surrounded by brick with decorative concrete accents. The building is three stories except for the 1979 build which is only two stories. Roofing fields include a single-ply TPO roofing membrane over the school and on the detached steel-framed gymnasium. It was reported that no current roof leaks are present, however water damaged ceiling tiles and walls were noted in some rooms. Stormwater drainage on the TPO membrane was observed to be in poor condition with ponding present caused by clogged drains that need to be cleaned. Interior finishes consisted of vinyl and ceramic tile flooring, typical gypsum wall construction, and a drop ceiling with ACT tiles. Vinyl tile in poor condition was observed on the 2nd and 3rd floors where a wooden subfloor is present due to the flexing of the material. Other typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air for the building is possible through a boiler and chiller system feeding into fan-coil units (FCU) present in each classroom. Supplemental climate control in other areas of the building is via packaged rooftop units, make-up air units, and hydronic cabinet radiators. It was reported and observed that the boilers and a portion of the FCUs were recently replaced in some of the classrooms. The other FCUs were in fair to poor condition with panels missing, or broken pieces. Water heaters with integral tanks supply hot water to the plumbing fixtures in the building. Heated water for the gymnasium is questionable with the only water heater observed to be antiquated equipment with missing pieces. Most of the drinking fountains located in the hallways were found to not be in operational order.

Electrical service to the property is via overhead transmission lines fed into a main 2000-amp switchboard. Electricity is then sent to smaller subpanels throughout the building and is backed up by an emergency generator. According to staff at the school, one of the electrical utility poles has fallen and is currently leaning up against one of the portable classrooms. The surrounding area and the modular units have been closed off for safety reasons. A work order has been submitted for repair by the school, however jurisdiction over ownership is slowing down repair efforts.

Two hydraulic passenger elevators are available onsite which are reported to be causing reliability issues. Fire suppression is available throughout the school building and is backed up by a fire alarm system. Commercial equipment in the kitchen is operational to create hot meals for students and staff.

### Site

Asphalt pavement in fair condition is present along the rear and right elevations of the building which exhibits areas of alligator cracking and potholing in various areas of the parking lot and drive lanes. Concrete walkways surround the building and lead to a courtyard which is being used as the playground area. There are six portable classrooms on the site in total. However, only two of them are in use as the central four and the main playgrounds are taped off for security reasons due to the fallen electrical pole. A large non-irrigated playing field is located on the north side of the property.

### 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

|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| <b>0 – 5%</b>        | In new or well-maintained condition, with little or no visual evidence of wear or deficiencies. |
| <b>5 – 10%</b>       | Subjected to wear but is still in a serviceable and functioning condition.                      |
| <b>10 – 30%</b>      | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.         |
| <b>30% and above</b> | 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:

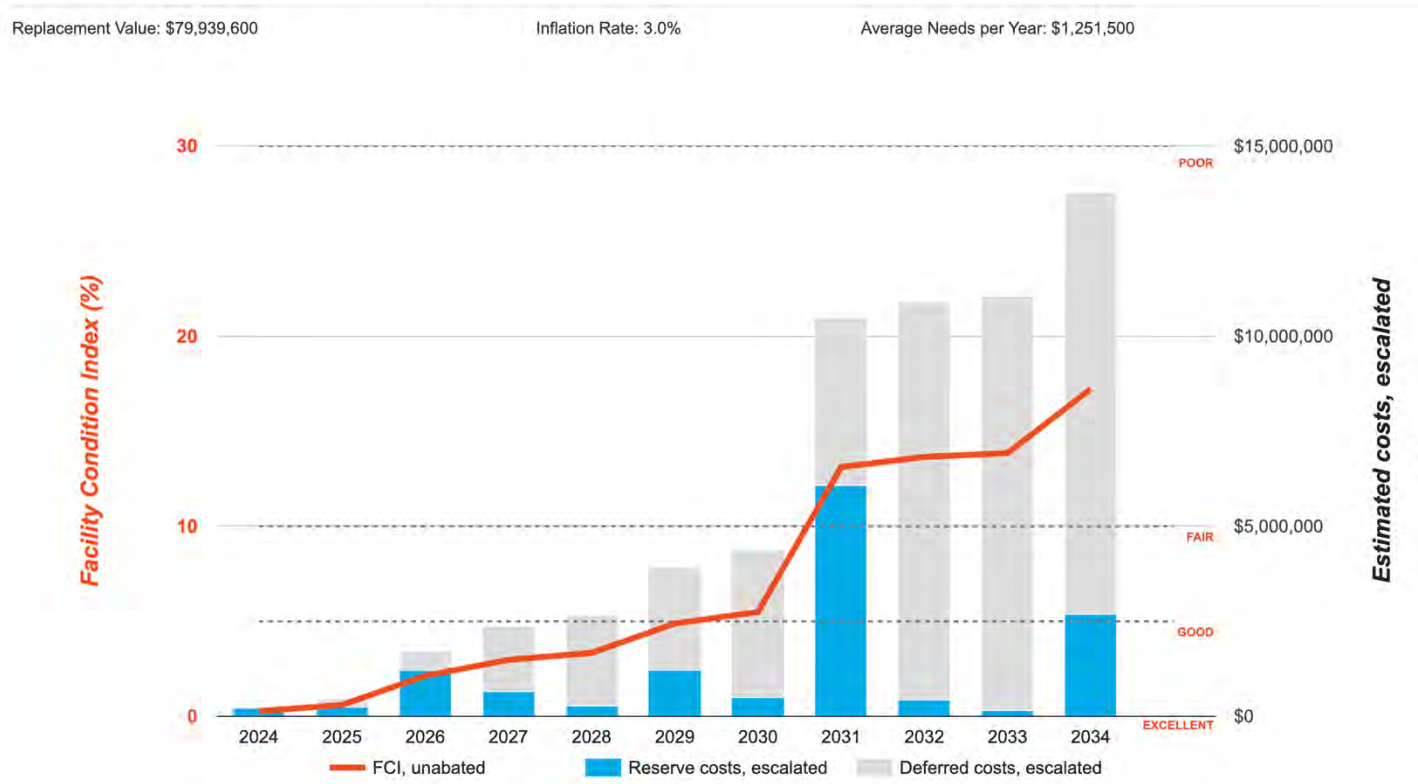
### FCI Analysis | Snowden Elementary School(1910)

|                                           |                            |                          |               |
|-------------------------------------------|----------------------------|--------------------------|---------------|
| <i>Replacement Value</i><br>\$ 79,939,600 | <i>Total SF</i><br>199,849 | <i>Cost/SF</i><br>\$ 400 |               |
|                                           | <b>Est Reserve Cost</b>    |                          | <b>FCI</b>    |
| <b>Current</b>                            | \$ 218,200                 |                          | <b>0.3 %</b>  |
| 3-Year                                    | \$ 2,375,200               |                          | 3.0 %         |
| 5-Year                                    | \$ 3,905,900               |                          | 4.9 %         |
| 10-Year                                   | \$ 13,766,100              |                          | <b>17.2 %</b> |

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: Snowden Elementary School



## Immediate Needs

| Facility/Building         | Total Items | Total Cost       |
|---------------------------|-------------|------------------|
| Snowden Elementary School | 8           | \$218,200        |
| <b>Total</b>              | <b>8</b>    | <b>\$218,200</b> |

### Snowden Elementary School

| ID                     | Location                  | Location Description | UF Code | Description                                                          | Condition | Plan Type             | Cost             |
|------------------------|---------------------------|----------------------|---------|----------------------------------------------------------------------|-----------|-----------------------|------------------|
| 7480963                | Snowden Elementary School | Roof                 | B3010   | Roofing, any type, Repairs per Man-Day, Repair                       | Poor      | Performance/Integrity | \$1,100          |
| 7480987                | Snowden Elementary School | Hallways             | D2010   | Drinking Fountain, Wall-Mounted, Single-Level, Replace               | Failed    | Performance/Integrity | \$3,600          |
| 7480988                | Snowden Elementary School | Hallways             | D2010   | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                   | Failed    | Performance/Integrity | \$4,500          |
| 7480949                | Snowden Elementary School | Gymnasium            | D2010   | Storage Tank, Domestic Water, 151 to 250 GAL, Replace                | Failed    | Performance/Integrity | \$3,000          |
| 7480982                | Snowden Elementary School | Office               | D3030   | Split System Ductless, Single Zone, Replace                          | Failed    | Performance/Integrity | \$4,800          |
| 7480951                | Snowden Elementary School | Site                 | D5020   | Electrical System, any type, Repairs per Man-Day, Repair             | Failed    | Safety                | \$10,800         |
| 7480933                | Snowden Elementary School | Site                 | F1020   | Ancillary Building, Classroom/Office Module, Basic/Portable, Replace | Failed    | Performance/Integrity | \$170,000        |
| 7480939                | Snowden Elementary School | Site                 | G2020   | Parking Lots, Pavement, Asphalt, Cut & Patch                         | Poor      | Performance/Integrity | \$20,400         |
| <b>Total (8 items)</b> |                           |                      |         |                                                                      |           |                       | <b>\$218,200</b> |

## Key Findings

**Electrical System in Failed condition.**

any type, Repairs per Man-Day  
Snowden Elementary School Site

Uniformat Code: D5020  
Recommendation: **Repair in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$10,800

\$\$\$\$

Replace damaged pole - AssetCALC ID: 7480951

**Roofing in Poor condition.**

any type, Repairs per Man-Day  
Snowden Elementary School Roof

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

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Drains needs to be cleaned out on all roofs - AssetCALC ID: 7480963

**Elevator Controls in Poor condition.**

Automatic, 1 Car  
Snowden Elementary School Elevator

Uniformat Code: D1010  
Recommendation: **Replace in 2025**

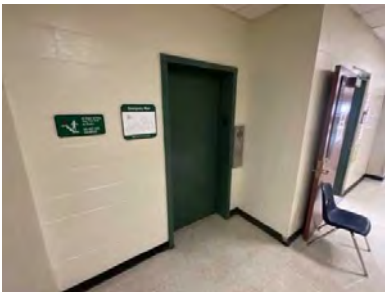
Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Elevator sporadically operational - AssetCALC ID: 7480968

**Passenger Elevator in Poor condition.**

Hydraulic, 2 Floors  
Snowden Elementary School Elevator

Uniformat Code: D1010  
Recommendation: **Renovate in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$55,000

\$\$\$\$

Reported via PSQ that elevator is non functional at times - AssetCALC ID: 7480883



### Passenger Elevator in Poor condition.

Hydraulic, 3 Floors  
Snowden Elementary School Elevator

Uniformat Code: D1010  
Recommendation: **Renovate in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$70,000

\$\$\$\$

Elevator functionality intermittent per PSQ - AssetCALC ID: 7480947



### Sidewalk in Poor condition.

Concrete, Small Areas/Sections  
Snowden Elementary School Site

Uniformat Code: G2030  
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,000

\$\$\$\$

Isolated areas of damage - AssetCALC ID: 7480900



### Elevator Controls in Poor condition.

Automatic, 1 Car  
Snowden Elementary School Elevator

Uniformat Code: D1010  
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Poor elevator function per PSQ - AssetCALC ID: 7481009



### Storage Tank in Failed condition.

Domestic Water, 151 to 250 GAL  
Snowden Elementary School Gymnasium

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

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Reported to not be in use - AssetCALC ID: 7480949



### Parking Lots in Poor condition.

Pavement, Asphalt  
Snowden Elementary School Site

Unifomat Code: G2020  
Recommendation: **Cut and Patch in 2024**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,400

\$\$\$\$

Potholes and; severe cracking - AssetCALC ID: 7480939



### Interior Wall in Poor condition.

Gypsum Board/Plaster  
Snowden Elementary School Hallways and Classrooms

Unifomat Code: C1010  
Recommendation: **Replace in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Areas of damage observed along lower section of walls - AssetCALC ID: 7475890



### Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level  
Snowden Elementary School Hallways

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

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Not functioning - AssetCALC ID: 7480987



### Drinking Fountain in Failed condition.

Wall-Mounted, Bi-Level  
Snowden Elementary School Hallways

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

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Not functional - AssetCALC ID: 7480988



### Split System Ductless in Failed condition.

Single Zone  
Snowden Elementary School Office

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Broken - AssetCALC ID: 7480982



### Ancillary Building in Failed condition.

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

Uniformat Code: F1020  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$170,000

\$\$\$\$

Collapsed roof on 2 portables - AssetCALC ID: 7480933



### Foodservice Equipment in Poor condition.

Dairy Cooler/Wells  
Snowden Elementary School Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Door hinge broke - AssetCALC ID: 7480964



### Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer  
Snowden Elementary School Building exterior

Uniformat Code: E1030  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,300

\$\$\$\$

Abnormally noisy and damaged - AssetCALC ID: 7480898



### Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer  
Snowden Elementary School Building exterior

Uniformat Code: E1030  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,300

\$\$\$\$

Abnormally noisy and damaged - AssetCALC ID: 7480922



### Fan Coil Unit in Poor condition.

Hydronic Terminal  
Snowden Elementary School Classrooms

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$91,100

\$\$\$\$

About 1/3 of units down or not working properly per staff interviews - AssetCALC ID: 7480918



### Ancillary Building in Poor condition.

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

Uniformat Code: F1020  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$360,000

\$\$\$\$

Portables are aged and have moderate issues. Mainly, HVAC, flooring and baseboards. - AssetCALC ID: 7475882

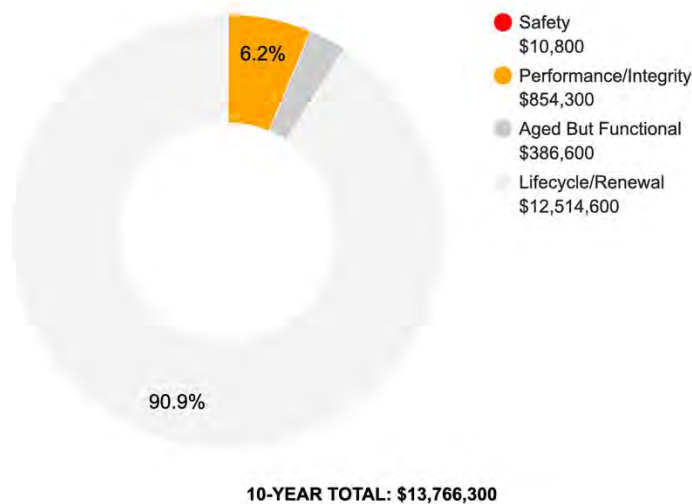
## Plan Types

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

|                              |   |                                                                                                                                                         |
|------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | ■ | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | ■ | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | ■ | Improvements to air or water quality, including removal of hazardous materials from the building or site.                                               |
| <b>Retrofit/Adaptation</b>   | ■ | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | ■ | 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 |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Structure</b>        | Concrete beams and columns with masonry bearing walls and wood roof deck supported by open-web steel joists and cast-in-place or wooden floors<br>Steel frame with metal roof deck over concrete slab foundation with masonry walls (Gymnasium) | Fair      |
| <b>Façade</b>           | Primary Wall Finish: Brick<br>Secondary Wall Finish: Brick veneer<br>Windows: Vinyl                                                                                                                                                             | Fair      |
| <b>Roof</b>             | Primary: Flat construction with single-ply TPO/PVC membrane<br>Secondary: Gable construction with single-ply TPO/PVC membrane                                                                                                                   | Fair      |
| <b>Interiors</b>        | Walls: Painted gypsum board with lath and plaster, painted CMU, and ceramic tile<br>Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, and sealed concrete<br>Ceilings: Painted gypsum board, lath and plaster with ACT, and exposed   | Fair      |
| <b>Elevators</b>        | Passenger: One hydraulic car serving 1st-3rd floors and one hydraulic car serving 1st-2nd floors                                                                                                                                                | Poor      |
| <b>Plumbing</b>         | Distribution: Copper supply and cast-iron waste and venting<br>Hot Water: Gas and Electric water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms                                                          | Fair      |
| <b>HVAC</b>             | Central System: Boilers, and chillers feeding fan coil and hydronic cabinet terminal units<br>Non-Central System: Packaged units<br>Supplemental components: Ductless split-systems, and Make-up air units                                      | Fair      |
| <b>Fire Suppression</b> | Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system                                                                                                                                                                       | Fair      |
| <b>Electrical</b>       | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: linear fluorescent<br>Emergency Power: Diesel gas generator with automatic transfer switch                                                                     | Fair      |

## Systems Summary

|                                   |                                                                                                                                                                                                                   |      |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Alarm</b>                 | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                                                                        | Fair |
| <b>Equipment/Special</b>          | Commercial kitchen equipment                                                                                                                                                                                      | Fair |
| <b>Site Pavement</b>              | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs                                                                                         | Fair |
| <b>Site Development</b>           | Building-mounted and Property entrance signage; chain link and CMU wall fencing<br>Playgrounds and sports fields and courts with bleachers, and fencing<br>Limited park benches, picnic tables, trash receptacles | Fair |
| <b>Landscaping and Topography</b> | Significant landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>Low to moderate site slopes throughout                                                                 | Fair |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                                                                                                                                      | Fair |
| <b>Site Lighting</b>              | Pole-mounted: HPS,<br>Building-mounted: HPS                                                                                                                                                                       | Fair |
| <b>Ancillary Structures</b>       | Prefabricated modular buildings, Shade structures                                                                                                                                                                 | Poor |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for this property. See Appendix D.                                                                                                                  |      |
| <b>Key Issues and Findings</b>    | Antiquated HVAC components, aged electrical infrastructure, unreliable elevators, broken electrical pole, damaged modular units, potholes and severe cracking asphalt pavement                                    |      |

## Systems Expenditure Forecast

| System                          | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL               |
|---------------------------------|------------------|------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| Structure                       | -                | -                      | -                     | \$190,000             | -                       | \$190,000           |
| Facade                          | -                | -                      | \$39,000              | \$3,835,400           | \$6,646,900             | \$10,521,200        |
| Roofing                         | \$1,100          | -                      | \$34,600              | \$1,490,000           | -                       | \$1,525,700         |
| Interiors                       | -                | \$772,600              | \$1,179,700           | \$827,100             | \$9,038,300             | \$11,817,700        |
| Conveying                       | -                | \$158,100              | -                     | -                     | \$60,500                | \$218,600           |
| Plumbing                        | \$11,100         | \$5,300                | \$41,200              | \$117,900             | \$3,896,500             | \$4,072,000         |
| HVAC                            | \$4,800          | \$93,800               | \$112,800             | \$453,100             | \$1,862,100             | \$2,526,500         |
| Fire Protection                 | -                | -                      | -                     | \$10,800              | \$343,100               | \$353,900           |
| Electrical                      | \$10,800         | -                      | \$304,500             | \$805,500             | \$1,420,500             | \$2,541,300         |
| Fire Alarm & Electronic Systems | -                | \$15,900               | -                     | \$1,274,500           | \$24,800                | \$1,315,200         |
| Equipment & Furnishings         | -                | \$18,500               | \$315,000             | \$646,400             | \$101,500               | \$1,081,300         |
| Special Construction & Demo     | \$170,000        | \$381,900              | \$52,200              | -                     | -                       | \$604,100           |
| Site Development                | -                | \$1,500                | \$92,300              | \$171,000             | \$211,300               | \$476,000           |
| Site Pavement                   | \$20,400         | \$41,700               | -                     | \$38,700              | \$547,100               | \$647,800           |
| Site Utilities                  | -                | -                      | \$27,000              | -                     | \$79,800                | \$106,900           |
| <b>TOTALS (3% inflation)</b>    | <b>\$218,200</b> | <b>\$1,489,400</b>     | <b>\$2,198,300</b>    | <b>\$9,860,300</b>    | <b>\$24,232,200</b>     | <b>\$37,998,400</b> |

\*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:

- Roof over main office area; lack of ladder or other means of access. No ladder was found that was tall enough to climb the exterior wall. Three packaged units are located on roof.

## 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 1910 with additions occurring throughout the property’s history. During a renovation in 1991, some accessibility improvements appear to have been implemented at that time.

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

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

## 5. Purpose and Scope

### Purpose

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

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

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

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | 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.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | 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.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | 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.                                                                                                                                                                      |
| <b>Poor</b>           | 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. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | 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 Snowden Elementary School at 1870 North Parkway in Memphis, Tennessee 38112, 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.

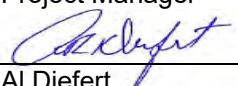
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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

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- 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

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - COURTYARD AND EXTERIOR FINISHES



6 - PRIMARY ROOF OVERVIEW

## Photographic Overview



7 - TYPICAL CLASSROOM



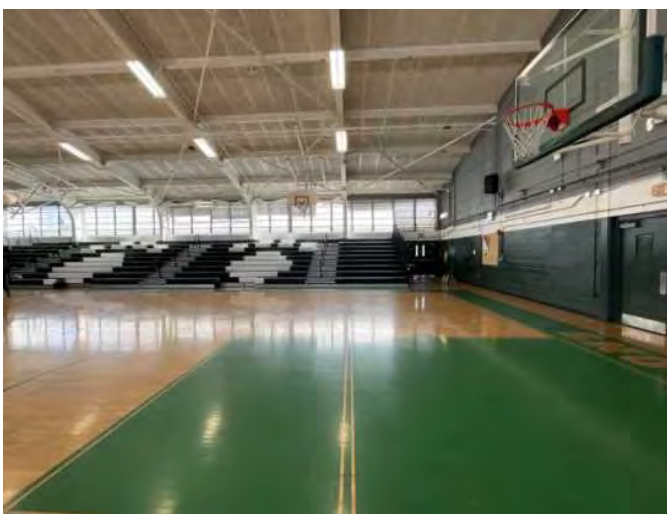
8 - TYPICAL HALLWAY FINISHES



9 - LIBRARY



10 - CAFETERIA

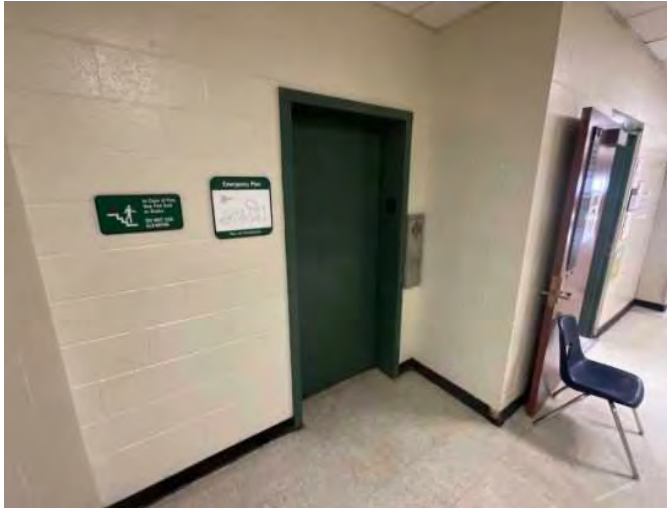


11 - GYMNASIUM



12 - AUDITORIUM

## Photographic Overview



13 - PASSENGER ELEVATOR



14 - WATER HEATER



15 - BOILERS



16 - CHILLER



17 - ROOFTOP PACKAGED UNIT



18 - CLASSROOM FAN COIL UNIT

## Photographic Overview



19 - FIRE SUPPRESSION SYSTEM



20 - MAIN ELECTRICAL SWITCHBOARD



21 - EMERGENCY GENERATOR



22 - FIRE ALARM PANEL



23 - MODULAR BUILDINGS AND PLAYGROUND



24 - PAVEMENT CONDITION

## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

163745.23R000-033.354

**Source**

Google

**Project Name**

Snowden Elementary School

**On-Site Date**

March 18, 2024



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Snowden Elementary School

**Name of person completing form:** Deorrick Washington

**Title / Association w/ property:** Vice Principal

**Length of time associated w/ property:**

**Date Completed:** February 26, 2024

**Phone Number:** 901-416-4621

**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<br>1910                                              | Renovated<br>1991 |                          |
| 2             | Building size in SF                                                                                    | 199,849 SF                                                       |                   |                          |
| 3             | Major Renovation/Rehabilitation                                                                        |                                                                  | Year              | Additional Detail        |
|               |                                                                                                        | Facade                                                           |                   |                          |
|               |                                                                                                        | Roof                                                             |                   |                          |
|               |                                                                                                        | Interiors                                                        |                   |                          |
|               |                                                                                                        | HVAC                                                             | 2023              | Boilers, classroom units |
|               |                                                                                                        | Electrical                                                       |                   |                          |
|               |                                                                                                        | Site Pavement                                                    |                   |                          |
|               |                                                                                                        | Accessibility                                                    |                   |                          |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                                                                  |                   |                          |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                                                                  |                   |                          |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        | 2nd floor floor tiles over old wood floor in classrooms, windows |                   |                          |

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

| Question |                                                                                                                                            | Response |    |     |    | Comments        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|-----------------|
|          |                                                                                                                                            | Yes      | No | Unk | NA |                 |
| 7        | Are there any problems with foundations or structures, like excessive settlement?                                                          |          | ✗  |     |    |                 |
| 8        | Are there any wall, window, basement or roof leaks?                                                                                        |          | ✗  |     |    |                 |
| 9        | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?             |          | ✗  |     |    |                 |
| 10       | Are your elevators unreliable, with frequent service calls?                                                                                | ✗        |    |     |    | Old equipment   |
| 11       | Are there any plumbing leaks, water pressure, or clogging/backup issues?                                                                   | ✗        |    |     |    | Exterior drains |
| 12       | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?                                            |          | ✗  |     |    |                 |
| 13       | Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?                                           | ✗        |    |     |    | Old equipment   |
| 14       | Is the electrical service outdated, undersized, or problematic?                                                                            |          | ✗  |     |    |                 |
| 15       | Are there any problems or inadequacies with exterior lighting?                                                                             |          | ✗  |     |    |                 |
| 16       | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                             |          | ✗  |     |    |                 |
| 17       | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? |          | ✗  |     |    |                 |
| 18       | ADA: Has an accessibility study been previously performed? If so, when?                                                                    |          |    |     | ✗  |                 |
| 19       | ADA: Have any ADA improvements been made to the property since original construction? Describe.                                            |          |    |     | ✗  |                 |
| 20       | ADA: Has building management reported any accessibility-based complaints or litigation?                                                    |          | ✗  |     |    |                 |
| 21       | Are any areas of the property leased to outside occupants?                                                                                 |          | ✗  |     |    |                 |



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Snowden Elementary School

**BV Project Number:** 163745.23R000-033.354

### Facility History & Interview

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

### Snowden Elementary School: Accessibility Issues

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

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

## Snowden Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



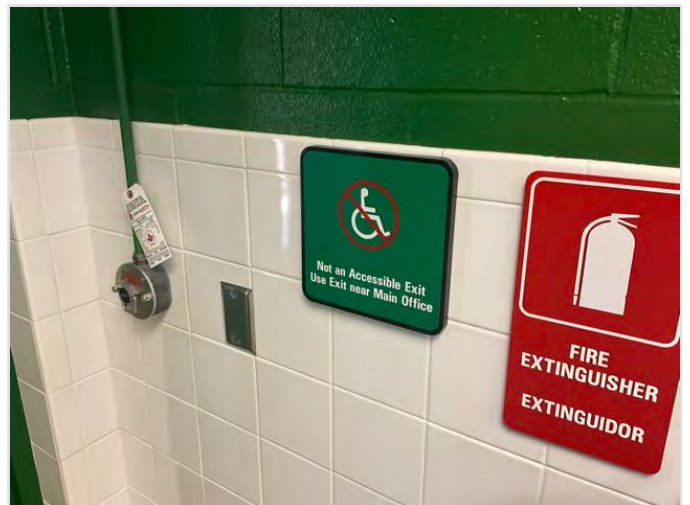
ACCESSIBLE RAMP



ACCESSIBLE PATH



MAIN ENTRANCE



SIGNAGE

## Snowden Elementary School: Photographic Overview



ACCESSIBLE INTERIOR RAMP



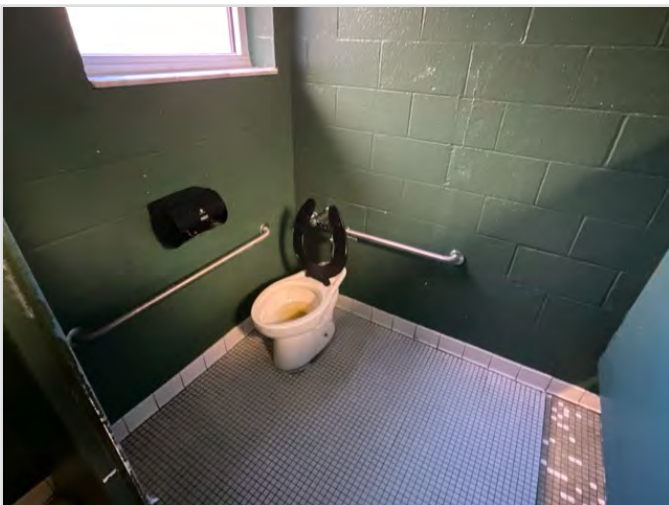
DOOR HARDWARE



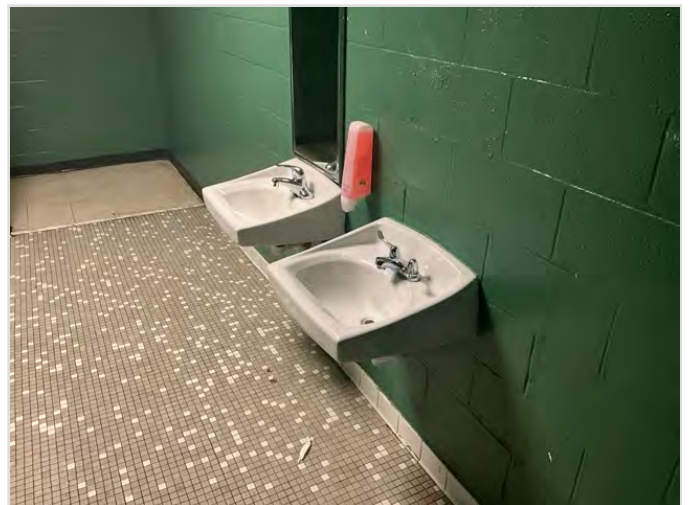
LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Snowden Elementary School: Photographic Overview



KITCHEN ACCESSORIES



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



PLAYGROUND SURFACE

## **Appendix E:** Component Condition Report

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Component Condition Report | Snowden Elementary School

| UF L3 Code | Location                | Condition | Asset/Component/Repair                                         | Quantity   | RUL | ID      |
|------------|-------------------------|-----------|----------------------------------------------------------------|------------|-----|---------|
| Structure  |                         |           |                                                                |            |     |         |
| B1080      | Stairwells              | Fair      | Stair Treads, Raised Rubber Tile                               | 15,000 SF  | 8   | 7475892 |
| Facade     |                         |           |                                                                |            |     |         |
| B2010      | Building Exterior       | Fair      | Exterior Walls, Brick                                          | 69,300 SF  | 20  | 7475869 |
| B2020      | Building Exterior       | Fair      | Glazing, any type by SF                                        | 56,700 SF  | 7   | 7475905 |
| B2050      | Building Exterior       | Fair      | Exterior Door, Steel, Standard                                 | 56         | 5   | 7475880 |
| B2070      | Building Exterior       | Fair      | Louvers, Aluminum                                              | 8          | 18  | 7475878 |
| Roofing    |                         |           |                                                                |            |     |         |
| B3010      | Roof                    | Fair      | Roofing, Single-Ply Membrane, TPO/PVC                          | 65,000 SF  | 10  | 7475884 |
| B3010      | Roof                    | Poor      | Roofing, any type, Repairs per Man-Day, Repair                 | 1          | 0   | 7480963 |
| B3010      | Shade Structures        | Fair      | Roofing, Asphalt Shingle, 20-Year Standard                     | 2,000 SF   | 4   | 7480924 |
| B3010      | Roof                    | Good      | Roofing, Slate                                                 | 600 SF     | 50  | 7480946 |
| B3020      | Roof                    | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 2,500 LF   | 5   | 7480892 |
| B3060      | Roof                    | Fair      | Roof Hatch, Metal                                              | 3          | 8   | 7480992 |
| Interiors  |                         |           |                                                                |            |     |         |
| C1010      | Hallways                | Fair      | Interior Wall, Brick                                           | 12,000 SF  | 15  | 7475870 |
| C1010      | Hallways and Classrooms | Poor      | Interior Wall, Gypsum Board/Plaster                            | 2,000 SF   | 1   | 7475890 |
| C1010      | Offices                 | Fair      | Interior Wall, Concrete Block (CMU)                            | 187,900 SF | 17  | 7475863 |
| C1030      | Hallways                | Fair      | Interior Door, Steel, Standard                                 | 24         | 7   | 7475907 |
| C1030      | Hallways                | Fair      | Door Hardware, School, per Door                                | 170        | 10  | 7475904 |
| C1030      | Hallways                | Fair      | Interior Door, Wood, Solid-Core                                | 90         | 12  | 7475861 |
| C1070      | Hallways and Classrooms | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                      | 172,000 SF | 5   | 7475871 |
| C1070      | Gymnasium               | Fair      | Suspended Ceilings, Fiberglass Paneling                        | 11,100 SF  | 6   | 7475867 |
| C1090      | Restrooms               | Fair      | Toilet Partitions, Wood                                        | 53         | 4   | 7481015 |

Component Condition Report | Snowden Elementary School

| UF L3 Code | Location                | Condition | Asset/Component/Repair                             | Quantity   | RUL | ID      |
|------------|-------------------------|-----------|----------------------------------------------------|------------|-----|---------|
| C1090      | Locker Rooms            | Fair      | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H | 715        | 3   | 7475864 |
| C2010      | Restrooms               | Fair      | Wall Finishes, Ceramic Tile                        | 12,000 SF  | 12  | 7475898 |
| C2030      | Kitchen                 | Fair      | Flooring, Quarry Tile                              | 4,000 SF   | 17  | 7475865 |
| C2030      | Restrooms               | Fair      | Flooring, Ceramic Tile                             | 8,000 SF   | 10  | 7475893 |
| C2030      | Classrooms              | Fair      | Flooring, Carpet, Commercial Standard              | 600 SF     | 4   | 7475889 |
| C2030      | Auditorium              | Fair      | Flooring, Wood, Strip, Refinish                    | 9,500 SF   | 2   | 7475860 |
| C2030      | Gymnasium               | Fair      | Flooring, Maple Sports Floor, Refinish             | 10,000 SF  | 4   | 7475875 |
| C2030      | Hallways and Classrooms | Fair      | Flooring, Vinyl Tile (VCT)                         | 136,700 SF | 2   | 7475906 |
| C2030      | Hallways                | Fair      | Flooring, Vinyl Sheeting                           | 16,000 SF  | 9   | 7475895 |
| C2050      | Hallways and Restrooms  | Fair      | Ceiling Finishes, Gypsum Board/Plaster             | 16,700 SF  | 10  | 7475902 |
| Conveying  |                         |           |                                                    |            |     |         |
| D1010      | Elevator                | Poor      | Elevator Controls, Automatic, 1 Car                | 1          | 1   | 7481009 |
| D1010      | Elevator                | Poor      | Passenger Elevator, Hydraulic, 3 Floors, Renovate  | 1          | 1   | 7480947 |
| D1010      | Auditorium              | Good      | Vertical Lift, Wheelchair, 5' Rise, Renovate       | 1          | 20  | 7481007 |
| D1010      | Elevator                | Fair      | Elevator Cab Finishes, Standard                    | 2          | 2   | 7480888 |
| D1010      | Elevator                | Poor      | Passenger Elevator, Hydraulic, 2 Floors, Renovate  | 1          | 1   | 7480883 |
| D1010      | Elevator                | Poor      | Elevator Controls, Automatic, 1 Car                | 1          | 1   | 7480968 |
| Plumbing   |                         |           |                                                    |            |     |         |
| D2010      | Boiler room             | Fair      | Pump, Circulation/Booster, Domestic Water          | 1          | 15  | 7480998 |
| D2010      | Hallways                | Failed    | Drinking Fountain, Wall-Mounted, Bi-Level          | 3          | 0   | 7480988 |
| D2010      | Boiler room             | Good      | Pump, Circulation/Booster, Domestic Water          | 1          | 24  | 7481000 |
| D2010      | Boiler room             | Fair      | Pump, Circulation/Booster, Domestic Water          | 1          | 8   | 7480923 |
| D2010      | Cafeteria               | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level          | 2          | 9   | 7480914 |
| D2010      | Restrooms               | Fair      | Urinal, Standard                                   | 22         | 14  | 7480960 |
| D2010      | Utility closet          | Good      | Water Heater, Electric, Commercial ( 12 kW)        | 1          | 14  | 7480966 |

Component Condition Report | Snowden Elementary School

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity   | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|------------|-----|---------|
| D2010      | Hallways            | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                               | 3          | 4   | 7480980 |
| D2010      | Breakroom           | Fair      | Sink/Lavatory, Commercial Kitchen, 2-Bowl                              | 1          | 13  | 7480945 |
| D2010      | Restrooms & Kitchen | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                               | 43         | 8   | 7480915 |
| D2010      | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 199,849 SF | 18  | 7480938 |
| D2010      | Boiler room         | Fair      | Pump, Circulation/Booster, Domestic Water                              | 1          | 8   | 7480910 |
| D2010      | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 2-Bowl                              | 1          | 13  | 7480971 |
| D2010      | Boiler room         | Fair      | Pump, Circulation/Booster, Domestic Water                              | 1          | 4   | 7481010 |
| D2010      | Restrooms           | Fair      | Toilet, Residential Water Closet                                       | 55         | 14  | 7480941 |
| D2010      | Gymnasium           | Fair      | Shower, Valve & Showerhead                                             | 12         | 5   | 7480990 |
| D2010      | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 3-Bowl                              | 2          | 13  | 7481013 |
| D2010      | Boiler room         | Good      | Pump, Circulation/Booster, Domestic Water                              | 1          | 24  | 7480916 |
| D2010      | Kitchen             | Fair      | Water Heater, Gas, Commercial (125 MBH)                                | 1          | 6   | 7481014 |
| D2010      | Gymnasium           | Failed    | Storage Tank, Domestic Water, 151 to 250 GAL                           | 1          | 0   | 7480949 |
| D2010      | Cafeteria & Kitchen | Fair      | Drinking Fountain, Wall-Mounted, Single-Level                          | 3          | 8   | 7480934 |
| D2010      | Hallways            | Failed    | Drinking Fountain, Wall-Mounted, Single-Level                          | 3          | 0   | 7480987 |
| D2010      | Classroom           | Fair      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China             | 1          | 4   | 7481003 |
| D2010      | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Floor                                     | 5          | 5   | 7480974 |
| D2010      | Restrooms           | Fair      | Sink/Lavatory, Trough Style, Solid Surface                             | 2          | 2   | 7481006 |
| D2060      | Boiler room         | Fair      | Air Compressor, Tank-Style                                             | 1          | 4   | 7480886 |
| HVAC       |                     |           |                                                                        |            |     |         |
| D3020      | Boiler room         | Good      | Boiler, Gas, HVAC                                                      | 1          | 29  | 7480904 |
| D3020      | Gymnasium           | Fair      | Duct Heater, Gas                                                       | 3          | 4   | 7480950 |
| D3020      | Boiler room         | Good      | Boiler, Gas, HVAC                                                      | 1          | 29  | 7480967 |
| D3020      | Kitchen             | Fair      | Boiler Supplemental Components, Expansion Tank                         | 1          | 7   | 7480948 |
| D3020      | Boiler room         | Good      | Boiler, Gas, HVAC                                                      | 1          | 29  | 7480935 |

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| UF L3 Code | Location            | Condition | Asset/Component/Repair                                        | Quantity   | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------------------|------------|-----|---------|
| D3020      | Boiler rooms        | Good      | Boiler Supplemental Components, Expansion Tank                | 2          | 39  | 7480931 |
| D3020      | Boiler rooms        | Good      | Boiler Supplemental Components, Shot Feed Tank                | 2          | 29  | 7481011 |
| D3020      | Boiler room         | Good      | Boiler, Gas, HVAC                                             | 1          | 29  | 7480926 |
| D3020      | Hallways            | Fair      | Radiator, Hydronic, Column/Cabinet Style (per EA)             | 39         | 10  | 7481012 |
| D3030      | Site                | Good      | Chiller, Air-Cooled, 81 to 100 TON [CH-1 ANNEX]               | 1          | 24  | 7475872 |
| D3030      | Building exterior   | Fair      | Chiller, Air-Cooled                                           | 1          | 12  | 7480959 |
| D3030      | Office              | Failed    | Split System Ductless, Single Zone                            | 1          | 0   | 7480982 |
| D3030      | Building exterior   | Fair      | Chiller, Air-Cooled                                           | 1          | 12  | 7480901 |
| D3030      | Office              | Fair      | Split System Ductless, Single Zone                            | 1          | 9   | 7481002 |
| D3030      | Electrical room     | Fair      | Split System Ductless, Single Zone                            | 1          | 5   | 7480944 |
| D3050      | Roof                | Fair      | Make-Up Air Unit, MUA or MAU                                  | 1          | 5   | 7480983 |
| D3050      | Classrooms          | Good      | Fan Coil Unit, Hydronic Terminal                              | 17         | 19  | 7480936 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                       | 1          | 6   | 7480928 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                       | 1          | 6   | 7481017 |
| D3050      | Classrooms          | Poor      | Fan Coil Unit, Hydronic Terminal                              | 36         | 1   | 7480918 |
| D3050      | Boiler room         | Good      | Supplemental Components, Air Separator, HVAC                  | 2          | 14  | 7480953 |
| D3050      | Roof                | Fair      | Make-Up Air Unit, MUA or MAU                                  | 1          | 5   | 7480896 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                       | 1          | 6   | 7480908 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU-5] | 1          | 7   | 7475881 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                       | 1          | 3   | 7480894 |
| D3050      | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                         | 199,849 SF | 15  | 7481005 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                       | 1          | 6   | 7480942 |
| D3050      | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU-4] | 1          | 7   | 7475896 |
| D3060      | Roof                | Fair      | Exhaust Fan, Centrifugal, 16" Damper                          | 28         | 10  | 7480970 |
| D3060      | Roof                | Fair      | Exhaust Fan, Centrifugal, 16" Damper                          | 4          | 10  | 7480981 |

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| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                          | Quantity   | RUL | ID      |
|-----------------|---------------------|-----------|-----------------------------------------------------------------|------------|-----|---------|
| Fire Protection |                     |           |                                                                 |            |     |         |
| D4010           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF        | 199,849 SF | 16  | 7480909 |
| D4010           | Kitchen             | Fair      | Fire Suppression System, Commercial Kitchen, per LF of Hood     | 20 LF      | 10  | 7480972 |
| Electrical      |                     |           |                                                                 |            |     |         |
| D5010           | Boiler room         | Fair      | Generator, Gas or Gasoline, 105 to 125 KW                       | 1          | 3   | 7481016 |
| D5010           | Boiler room         | Fair      | Automatic Transfer Switch, ATS                                  | 1          | 4   | 7480985 |
| D5020           | Boiler room         | Fair      | Switchboard, 277/480 V                                          | 1          | 7   | 7480969 |
| D5020           | Boiler room         | Fair      | Switchboard, 120/208 V                                          | 1          | 3   | 7480930 |
| D5020           | Boiler room         | Fair      | Distribution Panel, 120/208 V                                   | 1          | 4   | 7480961 |
| D5020           | Gymnasium           | Fair      | Distribution Panel, 120/208 V                                   | 1          | 3   | 7480956 |
| D5020           | Electrical room     | Fair      | Secondary Transformer, Dry, Stepdown                            | 1          | 4   | 7480902 |
| D5020           | Boiler room         | Fair      | Secondary Transformer, Dry, Stepdown                            | 1          | 15  | 7480958 |
| D5020           | Building exterior   | Fair      | Supplemental Components, Circuit Breaker/Disconnect             | 1          | 17  | 7480906 |
| D5020           | Electrical room     | Fair      | Distribution Panel, 277/480 V                                   | 1          | 3   | 7480940 |
| D5020           | Electrical room     | Fair      | Distribution Panel, 277/480 V                                   | 1          | 4   | 7480903 |
| D5020           | Electrical room     | Fair      | Switchboard, 277/480 V                                          | 1          | 7   | 7481001 |
| D5020           | Site                | Fair      | Supplemental Components, Circuit Breaker/Disconnect             | 1          | 6   | 7475900 |
| D5020           | Site                | Failed    | Electrical System, any type, Repairs per Man-Day, Repair        | 9          | 0   | 7480951 |
| D5020           | Electrical room     | Fair      | Distribution Panel, 277/480 V                                   | 1          | 4   | 7481004 |
| D5020           | Kitchen             | Fair      | Distribution Panel, 120/208 V                                   | 1          | 4   | 7480996 |
| D5020           | Kitchen             | Fair      | Distribution Panel, 120/208 V                                   | 1          | 4   | 7480994 |
| D5030           | Boiler room         | Good      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install  | 1          | 19  | 7475858 |
| D5030           | Boiler room         | Good      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install  | 1          | 19  | 7475873 |
| D5030           | Boiler room         | Good      | Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP [Panel M] | 1          | 19  | 7475874 |
| D5030           | Boiler room         | Good      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install  | 1          | 19  | 7475891 |

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| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                        | Quantity   | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------|------------|-----|---------|
| D5030                           | Boiler room         | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity       | 199,849 SF | 7   | 7480976 |
| D5030                           | Boiler room         | Good      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Panel M]      | 1          | 19  | 7475879 |
| D5030                           | Boiler room         | Good      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                | 1          | 19  | 7475876 |
| D5040                           | Hallways            | Good      | Emergency & Exit Lighting, Exit Sign, LED                                     | 43         | 7   | 7480955 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures    | 199,849 SF | 11  | 7480911 |
| Fire Alarm & Electronic Systems |                     |           |                                                                               |            |     |         |
| D7030                           | Throughout building | Good      | Security/Surveillance System, Full System Upgrade, Average Density            | 199,849 SF | 10  | 7480995 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 199,849 SF | 7   | 7480893 |
| D7050                           | Office              | Fair      | Fire Alarm Panel, Fully Addressable                                           | 1          | 2   | 7480962 |
| Equipment & Furnishings         |                     |           |                                                                               |            |     |         |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer           | 1          | 4   | 7480973 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Exhaust Hood, 8 to 10 LF                               | 2          | 7   | 7480952 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Icemaker, Freestanding                                 | 1          | 12  | 7480954 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Dairy Cooler/Wells                                     | 1          | 3   | 7480999 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Range, 2-Burner                                        | 1          | 2   | 7480899 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1          | 6   | 7480889 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Dairy Cooler/Wells                                     | 1          | 3   | 7480907 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1          | 6   | 7480885 |
| E1030                           | Gymnasium           | Good      | Foodservice Equipment, Icemaker, Freestanding                                 | 1          | 10  | 7480925 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Steamer, Freestanding                                  | 1          | 7   | 7480921 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1          | 6   | 7480991 |
| E1030                           | Building exterior   | Poor      | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer            | 1          | 1   | 7480922 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1          | 6   | 7480895 |
| E1030                           | Building exterior   | Poor      | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer            | 1          | 1   | 7480898 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Walk-In, Freezer                                       | 1          | 4   | 7480965 |

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| UF L3 Code                   | Location    | Condition | Asset/Component/Repair                                              | Quantity  | RUL | ID      |
|------------------------------|-------------|-----------|---------------------------------------------------------------------|-----------|-----|---------|
| E1030                        | Kitchen     | Good      | Foodservice Equipment, Dairy Cooler/Wells                           | 1         | 10  | 7475866 |
| E1030                        | Kitchen     | Good      | Foodservice Equipment, Dairy Cooler/Wells                           | 1         | 10  | 7475901 |
| E1030                        | Kitchen     | Fair      | Foodservice Equipment, Refrigerator, 1-Door Reach-In                | 1         | 8   | 7480977 |
| E1030                        | Kitchen     | Poor      | Foodservice Equipment, Dairy Cooler/Wells                           | 1         | 1   | 7480964 |
| E1030                        | Kitchen     | Fair      | Foodservice Equipment, Refrigerator, 1-Door Reach-In                | 1         | 8   | 7480891 |
| E1030                        | Kitchen     | Fair      | Commercial Kitchen, Dishwashing Line                                | 1 LS      | 8   | 7480989 |
| E1030                        | Kitchen     | Fair      | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1         | 4   | 7481008 |
| E1030                        | Kitchen     | Good      | Foodservice Equipment, Steamer, Freestanding                        | 1         | 7   | 7480997 |
| E1030                        | Kitchen     | Fair      | Commercial Kitchen, Service Line                                    | 3 LS      | 8   | 7480979 |
| E1030                        | Kitchen     | Fair      | Foodservice Equipment, Walk-In, Refrigerator                        | 1         | 4   | 7480912 |
| E1030                        | Kitchen     | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels      | 1         | 7   | 7480984 |
| E2010                        | Gymnasium   | Fair      | Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)     | 756       | 7   | 7475899 |
| E2010                        | Site        | Fair      | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)           | 200       | 6   | 7480927 |
| E2010                        | Auditorium  | Fair      | Fixed Seating, Courtroom/Church, Wood Benches/Pews                  | 724 LF    | 5   | 7480975 |
| Special Construction & Demo  |             |           |                                                                     |           |     |         |
| F1020                        | Site        | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal    | 1,800 SF  | 5   | 7480957 |
| F1020                        | Site        | Poor      | Ancillary Building, Classroom/Office Module, Basic/Portable         | 3,600 SF  | 2   | 7475882 |
| F1020                        | Site        | Failed    | Ancillary Building, Classroom/Office Module, Basic/Portable         | 1,700 SF  | 0   | 7480933 |
| F1050                        | Boiler room | Good      | Circulation Pump, Circulation Pump                                  | 1         | 21  | 7480919 |
| F1050                        | Boiler room | Good      | Circulation Pump, Circulation Pump                                  | 1         | 21  | 7480905 |
| Pedestrian Plazas & Walkways |             |           |                                                                     |           |     |         |
| G2020                        | Site        | Poor      | Parking Lots, Pavement, Asphalt, Cut & Patch                        | 3,700 SF  | 0   | 7480939 |
| G2020                        | Site        | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                     | 70,000 SF | 12  | 7480890 |
| G2020                        | Site        | Fair      | Parking Lots, Pavement, Concrete                                    | 6,200 SF  | 20  | 7480920 |
| G2020                        | Site        | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                      | 70,000 SF | 2   | 7480887 |

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| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|------------------------------------------|-------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| G2030                                    | Site              | Poor      | Sidewalk, Concrete, Small Areas/Sections                                   | 400 SF   | 1   | 7480900 |
| Athletic, Recreational & Playfield Areas |                   |           |                                                                            |          |     |         |
| G2050                                    | Site              | Fair      | Sports Apparatus, Scoreboard, Electronic Standard                          | 1        | 3   | 7475883 |
| G2050                                    | Site              | Fair      | Sports Apparatus, Soccer, Movable Practice Goal                            | 2        | 2   | 7480943 |
| G2050                                    | Gymnasium         | Fair      | Sports Apparatus, Scoreboard, Electronic Standard                          | 2        | 3   | 7475859 |
| G2050                                    | Site              | Fair      | Play Structure, Multipurpose, Medium                                       | 2        | 7   | 7475868 |
| G2050                                    | Gymnasium         | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole                           | 6        | 5   | 7475903 |
| G2050                                    | Site              | Fair      | Playground Surfaces, Rubber, Poured-in-Place                               | 4,500 SF | 12  | 7475886 |
| G2050                                    | Site              | Fair      | Sports Apparatus, Football, Goal Post                                      | 2        | 10  | 7480937 |
| Sitework                                 |                   |           |                                                                            |          |     |         |
| G2060                                    | Site              | Fair      | Fences & Gates, Vehicle Gate, Chain Link Manual                            | 3        | 10  | 7480897 |
| G2060                                    | Site              | Fair      | Flagpole, Metal                                                            | 1        | 7   | 7480929 |
| G2060                                    | Site              | Fair      | Fences & Gates, Fence, Chain Link 6'                                       | 2,000 LF | 7   | 7480913 |
| G2060                                    | Site              | Fair      | Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install   | 1        | 6   | 7475887 |
| G2060                                    | Building exterior | Fair      | Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install | 90 LF    | 25  | 7480978 |
| G2060                                    | Site              | Fair      | Park Bench, Wood/Composite/Fiberglass                                      | 16       | 10  | 7475885 |
| G2060                                    | Site              | Good      | Bike Rack, Portable 6-10 Bikes                                             | 3        | 12  | 7480986 |
| G2060                                    | Site              | Fair      | Fences & Gates, Vehicle Gate, Chain Link Manual                            | 3        | 12  | 7480993 |
| G2060                                    | Site              | Fair      | Dumpster Pad, Concrete, Replace/Install                                    | 1,400 SF | 15  | 7475897 |
| G2060                                    | Site              | Fair      | Picnic Table, Wood/Composite/Fiberglass                                    | 5        | 10  | 7475894 |
| G4050                                    | Building exterior | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                     | 40       | 4   | 7475877 |
| G4050                                    | Site              | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W  | 14       | 12  | 7483439 |

## Appendix F:

### Replacement Reserves

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| Replacement Reserves Report |                         |           |                                                                         |                |           |             |           |             |             |             |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             |                            |             |
|-----------------------------|-------------------------|-----------|-------------------------------------------------------------------------|----------------|-----------|-------------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-------------|-----------|-------------|-------------|-----------|-------------|--------------------------|------|------|------|------|----------|-----------|-------------|-------------|-------------|----------------------------|-------------|
| Snowden Elementary School   |                         |           |                                                                         |                |           |             |           |             |             |             |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             |                            |             |
| 4/7/2024                    |                         |           |                                                                         |                |           |             |           |             |             |             |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             |                            |             |
| Location                    | 2024                    | 2025      | 2026                                                                    | 2027           | 2028      | 2029        | 2030      | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        | 2037      | 2038      | 2039        | 2040      | 2041        | 2042        | 2043      | 2044        | Total Escalated Estimate |      |      |      |      |          |           |             |             |             |                            |             |
| Snowden Elementary School   | \$218,150               | \$264,998 | \$1,224,385                                                             | \$667,656      | \$295,243 | \$1,235,438 | \$488,009 | \$6,089,855 | \$427,662   | \$156,312   | \$2,698,447 | \$1,244,870 | \$1,625,082 | \$13,511  | \$207,830 | \$2,334,530 | \$369,144 | \$7,685,014 | \$3,767,993 | \$210,438 | \$6,773,820 | \$37,998,389             |      |      |      |      |          |           |             |             |             |                            |             |
| Grand Total                 | \$218,150               | \$264,998 | \$1,224,385                                                             | \$667,656      | \$295,243 | \$1,235,438 | \$488,009 | \$6,089,855 | \$427,662   | \$156,312   | \$2,698,447 | \$1,244,870 | \$1,625,082 | \$13,511  | \$207,830 | \$2,334,530 | \$369,144 | \$7,685,014 | \$3,767,993 | \$210,438 | \$6,773,820 | \$37,998,389             |      |      |      |      |          |           |             |             |             |                            |             |
|                             |                         |           |                                                                         |                |           |             |           |             |             |             |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             |                            |             |
| Uniformat Code              | Location Description    | ID        | Cost Description                                                        | Lifespan (EUL) | EAge      | RUL         | Quantity  | Unit        | Unit Cost * | Subtotal    | 2024        | 2025        | 2026        | 2027      | 2028      | 2029        | 2030      | 2031        | 2032        | 2033      | 2034        | 2035                     | 2036 | 2037 | 2038 | 2039 | 2040     | 2041      | 2042        | 2043        | 2044        | Deficiency Repair Estimate |             |
| B1080                       | Stairwells              | 7475892   | Stair Treads, Raised Rubber Tile, Replace                               | 18             | 10        | 8           | 15000     | SF          | \$10.00     | \$150,000   |             |             |             |           |           |             |           |             |             | \$150,000 |             |                          |      |      |      |      |          |           |             |             |             | \$150,000                  |             |
| B2010                       | Building Exterior       | 7475869   | Exterior Walls, Brick, Replace                                          | 50             | 30        | 20          | 69300     | SF          | \$53.00     | \$3,672,900 |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             | \$3,672,900 | \$3,672,900 |                            |             |
| B2020                       | Building Exterior       | 7475905   | Glazing, any type by SF, Replace                                        | 30             | 23        | 7           | 56700     | SF          | \$55.00     | \$3,118,500 |             |             |             |           |           |             |           | \$3,118,500 |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$3,118,500                |             |
| B2050                       | Building Exterior       | 7475880   | Exterior Door, Steel, Standard, Replace                                 | 40             | 35        | 5           | 56        | EA          | \$600.00    | \$33,600    |             |             |             |           |           | \$33,600    |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$33,600                   |             |
| B2070                       | Building Exterior       | 7475878   | Louvers, Aluminum, Replace                                              | 40             | 22        | 18          | 8         | EA          | \$970.00    | \$7,760     |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           | \$7,760     |             |             | \$7,760                    |             |
| B3010                       | Shade Structures        | 7480924   | Roofing, Asphalt Shingle, 20-Year Standard, Replace                     | 20             | 16        | 4           | 2000      | SF          | \$3.80      | \$7,600     |             |             |             |           | \$7,600   |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$7,600                    |             |
| B3010                       | Roof                    | 7480963   | Roofing, any type, Repairs per Man-Day, Repair                          | 0              | 0         | 0           | 1         | EA          | \$1,100.00  | \$1,100     | \$1,100     |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$1,100                    |             |
| B3010                       | Roof                    | 7475884   | Roofing, Single-Ply Membrane, TPO/PVC, Replace                          | 20             | 10        | 10          | 65000     | SF          | \$17.00     | \$1,105,000 |             |             |             |           |           |             |           |             |             |           | \$1,105,000 |                          |      |      |      |      |          |           |             |             |             | \$1,105,000                |             |
| B3020                       | Roof                    | 7480892   | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20             | 15        | 5           | 2500      | LF          | \$9.00      | \$22,500    |             |             |             |           |           | \$22,500    |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$22,500                   |             |
| B3060                       | Roof                    | 7480992   | Roof Hatch, Metal, Replace                                              | 30             | 22        | 8           | 3         | EA          | \$1,300.00  | \$3,900     |             |             |             |           |           |             |           |             | \$3,900     |           |             |                          |      |      |      |      |          |           |             |             |             | \$3,900                    |             |
| C1010                       | Hallways and Classrooms | 7475890   | Interior Wall, Gypsum Board/Plaster, Replace                            | 50             | 49        | 1           | 2000      | SF          | \$3.50      | \$7,000     |             | \$7,000     |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$7,000                    |             |
| C1010                       | Hallways                | 7475870   | Interior Wall, Brick, Replace                                           | 50             | 35        | 15          | 12000     | SF          | \$53.00     | \$636,000   |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          | \$636,000 |             |             |             | \$636,000                  |             |
| C1010                       | Offices                 | 7475863   | Interior Wall, Concrete Block (CMU), Replace                            | 50             | 33        | 17          | 187900    | SF          | \$20.00     | \$3,758,000 |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           | \$3,758,000 |             |             |                            | \$3,758,000 |
| C1030                       | Hallways                | 7475907   | Interior Door, Steel, Standard, Replace                                 | 40             | 33        | 7           | 24        | EA          | \$600.00    | \$14,400    |             |             |             |           |           |             |           | \$14,400    |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$14,400                   |             |
| C1030                       | Hallways                | 7475861   | Interior Door, Wood, Solid-Core, Replace                                | 40             | 28        | 12          | 90        | EA          | \$700.00    | \$63,000    |             |             |             |           |           |             |           |             |             |           |             | \$63,000                 |      |      |      |      |          |           |             |             |             | \$63,000                   |             |
| C1030                       | Hallways                | 7475904   | Door Hardware, School, per Door, Replace                                | 30             | 20        | 10          | 170       | EA          | \$400.00    | \$68,000    |             |             |             |           |           |             |           |             |             |           | \$68,000    |                          |      |      |      |      |          |           |             |             |             | \$68,000                   |             |
| C1070                       | Hallways and Classrooms | 7475871   | Suspended Ceilings, Acoustical Tile (ACT), Replace                      | 25             | 20        | 5           | 172000    | SF          | \$3.50      | \$602,000   |             |             |             |           |           | \$602,000   |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$602,000                  |             |
| C1070                       | Gymnasium               | 7475867   | Suspended Ceilings, Fiberglass Paneling, Replace                        | 25             | 19        | 6           | 11100     | SF          | \$15.00     | \$166,500   |             |             |             |           |           |             | \$166,500 |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$166,500                  |             |
| C1090                       | Restrooms               | 7481015   | Toilet Partitions, Wood, Replace                                        | 20             | 16        | 4           | 53        | EA          | \$500.00    | \$26,500    |             |             |             |           | \$26,500  |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$26,500                   |             |
| C1090                       | Locker Rooms            | 7475864   | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace             | 20             | 17        | 3           | 715       | EA          | \$500.00    | \$357,500   |             |             |             | \$357,500 |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$357,500                  |             |
| C2010                       | Restrooms               | 7475898   | Wall Finishes, Ceramic Tile, Replace                                    | 40             | 28        | 12          | 12000     | SF          | \$18.00     | \$216,000   |             |             |             |           |           |             |           |             |             |           |             | \$216,000                |      |      |      |      |          |           |             |             |             | \$216,000                  |             |
| C2030                       | Restrooms               | 7475893   | Flooring, Ceramic Tile, Replace                                         | 40             | 30        | 10          | 8000      | SF          | \$18.00     | \$144,000   |             |             |             |           |           |             |           |             |             |           | \$144,000   |                          |      |      |      |      |          |           |             |             |             | \$144,000                  |             |
| C2030                       | Kitchen                 | 7475865   | Flooring, Quarry Tile, Replace                                          | 50             | 33        | 17          | 4000      | SF          | \$26.00     | \$104,000   |             |             |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           | \$104,000   |             |             | \$104,000                  |             |
| C2030                       | Auditorium              | 7475860   | Flooring, Wood, Strip, Refinish                                         | 10             | 8         | 2           | 9500      | SF          | \$4.00      | \$38,000    |             |             | \$38,000    |           |           |             |           |             |             |           |             | \$38,000                 |      |      |      |      |          |           |             |             |             | \$76,000                   |             |
| C2030                       | Hallways and Classrooms | 7475906   | Flooring, Vinyl Tile (VCT), Replace                                     | 15             | 13        | 2           | 136700    | SF          | \$5.00      | \$683,500   |             |             | \$683,500   |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           | \$683,500   |             |             | \$1,367,000                |             |
| C2030                       | Hallways                | 7475895   | Flooring, Vinyl Sheetting, Replace                                      | 15             | 6         | 9           | 16000     | SF          | \$7.00      | \$112,000   |             |             |             |           |           |             |           |             |             |           | \$112,000   |                          |      |      |      |      |          |           |             |             |             | \$112,000                  |             |
| C2030                       | Classrooms              | 7475889   | Flooring, Carpet, Commercial Standard, Replace                          | 10             | 6         | 4           | 600       | SF          | \$7.50      | \$4,500     |             |             |             |           | \$4,500   |             |           |             |             |           |             |                          |      |      |      |      | \$4,500  |           |             |             |             | \$9,000                    |             |
| C2030                       | Gymnasium               | 7475875   | Flooring, Maple Sports Floor, Refinish                                  | 10             | 6         | 4           | 10000     | SF          | \$5.00      | \$50,000    |             |             |             |           | \$50,000  |             |           |             |             |           |             |                          |      |      |      |      | \$50,000 |           |             |             |             | \$100,000                  |             |
| C2050                       | Hallways and Restrooms  | 7475902   | Ceiling Finishes, Gypsum Board/Plaster, Replace                         | 50             | 40        | 10          | 16700     | SF          | \$8.00      | \$133,600   |             |             |             |           |           |             |           |             |             |           | \$133,600   |                          |      |      |      |      |          |           |             |             |             | \$133,600                  |             |
| D1010                       | Elevator                | 7481009   | Elevator Controls, Automatic, 1 Car, Replace                            | 20             | 19        | 1           | 1         | EA          | \$5,000.00  | \$5,000     |             | \$5,000     |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$5,000                    |             |
| D1010                       | Elevator                | 7480947   | Passenger Elevator, Hydraulic, 3 Floors, Renovate                       | 30             | 29        | 1           | 1         | EA          | \$70,000.00 | \$70,000    |             | \$70,000    |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$70,000                   |             |
| D1010                       | Elevator                | 7480883   | Passenger Elevator, Hydraulic, 2 Floors, Renovate                       | 30             | 29        | 1           | 1         | EA          | \$55,000.00 | \$55,000    |             | \$55,000    |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$55,000                   |             |
| D1010                       | Elevator                | 7480968   | Elevator Controls, Automatic, 1 Car, Replace                            | 20             | 19        | 1           | 1         | EA          | \$5,000.00  | \$5,000     |             | \$5,000     |             |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           |             |             |             | \$5,000                    |             |
| D1010                       | Elevator                | 7480888   | Elevator Cab Finishes, Standard, Replace                                | 15             | 13        | 2           | 2         | EA          | \$9,000.00  | \$18,000    |             |             | \$18,000    |           |           |             |           |             |             |           |             |                          |      |      |      |      |          |           | \$18,000    |             |             | \$36,0>\$                  |             |

| Replacement Reserves Report |                      |         |                                                                |                |      |     |          |      |              |           |           |          |      |         |          |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            |  |
|-----------------------------|----------------------|---------|----------------------------------------------------------------|----------------|------|-----|----------|------|--------------|-----------|-----------|----------|------|---------|----------|----------|---------|----------|----------|---------|----------|------|-----------|---------|----------|-----------|------|------|----------|------|---------|----------------------------|------------------------------------------------------------------------------------|
| Snowden Elementary School   |                      |         |                                                                |                |      |     |          |      |              |           |           |          |      |         |          |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            |                                                                                    |
| 4/7/2024                    |                      |         |                                                                |                |      |     |          |      |              |           |           |          |      |         |          |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            |                                                                                    |
| Uniformat Code              | Location Description | ID      | Cost Description                                               | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost *  | Subtotal  | 2024      | 2025     | 2026 | 2027    | 2028     | 2029     | 2030    | 2031     | 2032     | 2033    | 2034     | 2035 | 2036      | 2037    | 2038     | 2039      | 2040 | 2041 | 2042     | 2043 | 2044    | Deficiency Repair Estimate |                                                                                    |
| D2010                       | Gymnasium            | 7480990 | Shower, Valve & Showerhead, Replace                            | 30             | 25   | 5   | 12       | EA   | \$800.00     | \$9,600   |           |          |      |         |          | \$9,600  |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         | \$9,600                    |                                                                                    |
| D2010                       | Utility closet       | 7480974 | Sink/Lavatory, Service Sink, Floor, Replace                    | 35             | 30   | 5   | 5        | EA   | \$800.00     | \$4,000   |           |          |      |         |          | \$4,000  |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         | \$4,000                    |                                                                                    |
| D2010                       | Restrooms & Kitchen  | 7480915 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace              | 30             | 22   | 8   | 43       | EA   | \$1,500.00   | \$64,500  |           |          |      |         |          |          |         |          | \$64,500 |         |          |      |           |         |          |           |      |      |          |      |         | \$64,500                   |                                                                                    |
| D2010                       | Cafeteria & Kitchen  | 7480934 | Drinking Fountain, Wall-Mounted, Single-Level, Replace         | 15             | 7    | 8   | 3        | EA   | \$1,200.00   | \$3,600   |           |          |      |         |          |          |         |          | \$3,600  |         |          |      |           |         |          |           |      |      |          |      |         | \$3,600                    |                                                                                    |
| D2010                       | Cafeteria            | 7480914 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace             | 15             | 6    | 9   | 2        | EA   | \$1,500.00   | \$3,000   |           |          |      |         |          |          |         |          |          | \$3,000 |          |      |           |         |          |           |      |      |          |      |         | \$3,000                    |                                                                                    |
| D2010                       | Breakroom            | 7480945 | Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace             | 30             | 17   | 13  | 1        | EA   | \$2,100.00   | \$2,100   |           |          |      |         |          |          |         |          |          |         |          |      |           | \$2,100 |          |           |      |      |          |      |         | \$2,100                    |                                                                                    |
| D2010                       | Kitchen              | 7480971 | Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace             | 30             | 17   | 13  | 1        | EA   | \$2,100.00   | \$2,100   |           |          |      |         |          |          |         |          |          |         |          |      |           | \$2,100 |          |           |      |      |          |      |         | \$2,100                    |                                                                                    |
| D2010                       | Kitchen              | 7481013 | Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace             | 30             | 17   | 13  | 2        | EA   | \$2,500.00   | \$5,000   |           |          |      |         |          |          |         |          |          |         |          |      |           | \$5,000 |          |           |      |      |          |      |         | \$5,000                    |                                                                                    |
| D2010                       | Restrooms            | 7480960 | Urinal, Standard, Replace                                      | 30             | 16   | 14  | 22       | EA   | \$1,100.00   | \$24,200  |           |          |      |         |          |          |         |          |          |         |          |      |           |         | \$24,200 |           |      |      |          |      |         |                            | \$24,200                                                                           |
| D2010                       | Restrooms            | 7480941 | Toilet, Residential Water Closet, Replace                      | 30             | 16   | 14  | 55       | EA   | \$700.00     | \$38,500  |           |          |      |         |          |          |         |          |          |         |          |      |           |         | \$38,500 |           |      |      |          |      |         |                            | \$38,500                                                                           |
| D2060                       | Boiler room          | 7480886 | Air Compressor, Tank-Style, Replace                            | 20             | 16   | 4   | 1        | EA   | \$7,270.00   | \$7,270   |           |          |      |         | \$7,270  |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$7,270                                                                            |
| D3020                       | Gymnasium            | 7480950 | Duct Heater, Gas, Replace                                      | 20             | 16   | 4   | 3        | EA   | \$4,800.00   | \$14,400  |           |          |      |         | \$14,400 |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$14,400                                                                           |
| D3020                       | Hallways             | 7481012 | Radiator, Hydronic, Column/Cabinet Style (per EA), Replace     | 30             | 20   | 10  | 39       | EA   | \$800.00     | \$31,200  |           |          |      |         |          |          |         |          |          |         | \$31,200 |      |           |         |          |           |      |      |          |      |         |                            | \$31,200                                                                           |
| D3020                       | Kitchen              | 7480948 | Boiler Supplemental Components, Expansion Tank, Replace        | 40             | 33   | 7   | 1        | EA   | \$2,180.00   | \$2,180   |           |          |      |         |          |          |         | \$2,180  |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$2,180                                                                            |
| D3030                       | Building exterior    | 7480959 | Chiller, Air-Cooled, Replace                                   | 25             | 13   | 12  | 1        | EA   | \$180,000.00 | \$180,000 |           |          |      |         |          |          |         |          |          |         |          |      | \$180,000 |         |          |           |      |      |          |      |         |                            | \$180,000                                                                          |
| D3030                       | Building exterior    | 7480901 | Chiller, Air-Cooled, Replace                                   | 25             | 13   | 12  | 1        | EA   | \$180,000.00 | \$180,000 |           |          |      |         |          |          |         |          |          |         |          |      | \$180,000 |         |          |           |      |      |          |      |         |                            | \$180,000                                                                          |
| D3030                       | Office               | 7480982 | Split System Ductless, Single Zone, Replace                    | 15             | 15   | 0   | 1        | EA   | \$4,800.00   | \$4,800   | \$4,800   |          |      |         |          |          |         |          |          |         |          |      |           |         |          | \$4,800   |      |      |          |      |         |                            | \$4,800                                                                            |
| D3030                       | Electrical room      | 7480944 | Split System Ductless, Single Zone, Replace                    | 15             | 10   | 5   | 1        | EA   | \$4,800.00   | \$4,800   |           |          |      |         |          | \$4,800  |         |          |          |         |          |      |           |         |          |           |      |      |          |      | \$4,800 |                            | \$4,800                                                                            |
| D3030                       | Office               | 7481002 | Split System Ductless, Single Zone, Replace                    | 15             | 6    | 9   | 1        | EA   | \$4,800.00   | \$4,800   |           |          |      |         |          |          |         |          |          | \$4,800 |          |      |           |         |          |           |      |      |          |      |         |                            | \$4,800                                                                            |
| D3050                       | Boiler room          | 7480953 | Supplemental Components, Air Separator, HVAC, Replace          | 15             | 1    | 14  | 2        | EA   | \$3,900.00   | \$7,800   |           |          |      |         |          |          |         |          |          |         |          |      |           |         | \$7,800  |           |      |      |          |      |         |                            | \$7,800                                                                            |
| D3050                       | Classrooms           | 7480918 | Fan Coil Unit, Hydronic Terminal, Replace                      | 20             | 19   | 1   | 36       | EA   | \$2,530.00   | \$91,080  |           | \$91,080 |      |         |          |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$91,080                                                                           |
| D3050                       | Roof                 | 7480894 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace               | 20             | 17   | 3   | 1        | EA   | \$9,000.00   | \$9,000   |           |          |      | \$9,000 |          |          |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$9,000                                                                            |
| D3050                       | Roof                 | 7480983 | Make-Up Air Unit, MUA or MAU, Replace                          | 20             | 15   | 5   | 1        | EA   | \$35,000.00  | \$35,000  |           |          |      |         |          | \$35,000 |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$35,000                                                                           |
| D3050                       | Roof                 | 7480896 | Make-Up Air Unit, MUA or MAU, Replace                          | 20             | 15   | 5   | 1        | EA   | \$35,000.00  | \$35,000  |           |          |      |         |          | \$35,000 |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$35,000                                                                           |
| D3050                       | Roof                 | 7480928 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace               | 20             | 14   | 6   | 1        | EA   | \$9,000.00   | \$9,000   |           |          |      |         |          |          | \$9,000 |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$9,000                                                                            |
| D3050                       | Roof                 | 7481017 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace               | 20             | 14   | 6   | 1        | EA   | \$9,000.00   | \$9,000   |           |          |      |         |          |          | \$9,000 |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$9,000                                                                            |
| D3050                       | Roof                 | 7480908 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace               | 20             | 14   | 6   | 1        | EA   | \$75,000.00  | \$75,000  |           |          |      |         |          | \$75,000 |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$75,000                                                                           |
| D3050                       | Roof                 | 7480942 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace               | 20             | 14   | 6   | 1        | EA   | \$75,000.00  | \$75,000  |           |          |      |         |          | \$75,000 |         |          |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$75,000                                                                           |
| D3050                       | Roof                 | 7475896 | Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace | 20             | 13   | 7   | 1        | EA   | \$40,000.00  | \$40,000  |           |          |      |         |          |          |         | \$40,000 |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$40,000                                                                           |
| D3050                       | Roof                 | 7475881 | Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace | 20             | 13   | 7   | 1        | EA   | \$40,000.00  | \$40,000  |           |          |      |         |          |          |         | \$40,000 |          |         |          |      |           |         |          |           |      |      |          |      |         |                            | \$40,000                                                                           |
| D3050                       | Throughout building  | 7481005 | HVAC System, Ductwork, Medium Density, Replace                 | 30             | 15   | 15  | 1998     | 49   | SF           | \$4.00    | \$799,396 |          |      |         |          |          |         |          |          |         |          |      |           |         |          | \$799,396 |      |      |          |      |         |                            | \$799,396                                                                          |
| D3050                       | Classrooms           | 7480936 | Fan Coil Unit, Hydronic Terminal, Replace                      | 20             | 1    | 19  | 17       | EA   | \$2,530.00   | \$43,010  |           |          |      |         |          |          |         |          |          |         |          |      |           |         |          |           |      |      | \$43,010 |      |         |                            | \$43,010                                                                           |
| D3060                       | Roof                 | 7480970 | Exhaust Fan, Centrifugal, 16" Damper, Replace                  | 25             | 15   | 10  | 28       | EA   | \$2,400.00   | \$67,200  |           |          |      |         |          |          |         |          |          |         | \$67,200 |      |           |         |          |           |      |      |          |      |         |                            | \$67,200                                                                           |
| D3060                       | Roof                 | 7480981 | Exhaust Fan, Centrifugal, 16" Damper, Replace                  | 25             | 15   | 10  | 4        | EA   | \$2,400.00   | \$9,600   |           |          |      |         |          |          |         |          |          |         | \$9,600  |      |           |         |          |           |      |      |          |      |         |                            |                                                                                    |

## Replacement Reserves Report

**Snowden Elementary School**

**4/7/2024**



| Uniformat<br>Code | Location Description | ID      | Cost Description                                                                    | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2024      | 2025    | 2026      | 2027    | 2028      | 2029     | 2030      | 2031      | 2032     | 2033 | 2034      | 2035      | 2036 | 2037 | 2038 | 2039 | 2040    | 2041     | 2042     | 2043     | 2044 | Deficiency<br>Repair<br>Estimate |
|-------------------|----------------------|---------|-------------------------------------------------------------------------------------|-------------------|------|-----|----------|------|-------------|-----------|-----------|---------|-----------|---------|-----------|----------|-----------|-----------|----------|------|-----------|-----------|------|------|------|------|---------|----------|----------|----------|------|----------------------------------|
|                   |                      |         |                                                                                     |                   |      |     |          |      |             |           |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      |                                  |
| D5030             | Boiler room          | 7480976 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40                | 33   | 7   | 199849   | SF   | \$2.50      | \$499,623 |           |         |           |         |           |          |           | \$499,623 |          |      |           |           |      |      |      |      |         |          |          |          |      | \$499,623                        |
| D5030             | Boiler room          | 7475874 | Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace                      | 20                | 1    | 19  | 1        | EA   | \$6,200.00  | \$6,200   |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$6,200  |      | \$6,200                          |
| D5030             | Boiler room          | 7475858 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20                | 1    | 19  | 1        | EA   | \$5,300.00  | \$5,300   |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$5,300  |      | \$5,300                          |
| D5030             | Boiler room          | 7475873 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20                | 1    | 19  | 1        | EA   | \$17,000.00 | \$17,000  |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$17,000 |      | \$17,000                         |
| D5030             | Boiler room          | 7475876 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20                | 1    | 19  | 1        | EA   | \$17,000.00 | \$17,000  |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$17,000 |      | \$17,000                         |
| D5030             | Boiler room          | 7475891 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20                | 1    | 19  | 1        | EA   | \$5,300.00  | \$5,300   |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$5,300  |      | \$5,300                          |
| D5030             | Boiler room          | 7475879 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20                | 1    | 19  | 1        | EA   | \$17,000.00 | \$17,000  |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$17,000 |      | \$17,000                         |
| D5040             | Hallways             | 7480955 | Emergency & Exit Lighting, Exit Sign, LED, Replace                                  | 10                | 3    | 7   | 43       | EA   | \$220.00    | \$9,460   |           |         |           |         |           |          |           | \$9,460   |          |      |           |           |      |      |      |      |         |          | \$9,460  |          |      | \$18,920                         |
| D5040             | Throughout building  | 7480911 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20                | 9    | 11  | 199849   | SF   | \$4.50      | \$899,321 |           |         |           |         |           |          |           |           |          |      |           | \$899,321 |      |      |      |      |         |          |          |          |      | \$899,321                        |
| D7030             | Throughout building  | 7480995 | Security/Surveillance System, Full System Upgrade, Average Density, Replace         | 15                | 5    | 10  | 199849   | SF   | \$2.00      | \$399,698 |           |         |           |         |           |          |           |           |          |      | \$399,698 |           |      |      |      |      |         |          |          |          |      | \$399,698                        |
| D7050             | Office               | 7480962 | Fire Alarm Panel, Fully Addressable, Replace                                        | 15                | 13   | 2   | 1        | EA   | \$15,000.00 | \$15,000  |           |         | \$15,000  |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          | \$15,000 |          |      | \$30,000                         |
| D7050             | Throughout building  | 7480893 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install       | 20                | 13   | 7   | 199849   | SF   | \$3.00      | \$599,547 |           |         |           |         |           |          |           | \$599,547 |          |      |           |           |      |      |      |      |         |          |          |          |      | \$599,547                        |
| E1030             | Building exterior    | 7480922 | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace         | 15                | 14   | 1   | 1        | EA   | \$6,300.00  | \$6,300   |           | \$6,300 |           |         |           |          |           |           |          |      |           |           |      |      |      |      | \$6,300 |          |          |          |      | \$12,600                         |
| E1030             | Building exterior    | 7480898 | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace         | 15                | 14   | 1   | 1        | EA   | \$6,300.00  | \$6,300   |           | \$6,300 |           |         |           |          |           |           |          |      |           |           |      |      |      |      | \$6,300 |          |          |          |      | \$12,600                         |
| E1030             | Kitchen              | 7480964 | Foodservice Equipment, Dairy Cooler/Wells, Replace                                  | 15                | 14   | 1   | 1        | EA   | \$3,600.00  | \$3,600   |           | \$3,600 |           |         |           |          |           |           |          |      |           |           |      |      |      |      | \$3,600 |          |          |          |      | \$7,200                          |
| E1030             | Kitchen              | 7480899 | Foodservice Equipment, Range, 2-Burner, Replace                                     | 15                | 13   | 2   | 1        | EA   | \$1,700.00  | \$1,700   |           |         | \$1,700   |         |           |          |           |           |          |      |           |           |      |      |      |      |         | \$1,700  |          |          |      | \$3,400                          |
| E1030             | Kitchen              | 7480999 | Foodservice Equipment, Dairy Cooler/Wells, Replace                                  | 15                | 12   | 3   | 1        | EA   | \$3,600.00  | \$3,600   |           |         |           | \$3,600 |           |          |           |           |          |      |           |           |      |      |      |      |         |          | \$3,600  |          |      | \$7,200                          |
| E1030             | Kitchen              | 7480907 | Foodservice Equipment, Dairy Cooler/Wells, Replace                                  | 15                | 12   | 3   | 1        | EA   | \$3,600.00  | \$3,600   |           |         |           | \$3,600 |           |          |           |           |          |      |           |           |      |      |      |      |         |          | \$3,600  |          |      | \$7,200                          |
| E1030             | Kitchen              | 7480973 | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace        | 15                | 11   | 4   | 1        | EA   | \$4,600.00  | \$4,600   |           |         |           |         | \$4,600   |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$4,600  |      | \$9,200                          |
| E1030             | Kitchen              | 7480965 | Foodservice Equipment, Walk-In, Freezer, Replace                                    | 20                | 16   | 4   | 1        | EA   | \$25,000.00 | \$25,000  |           |         |           |         | \$25,000  |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$25,000                         |
| E1030             | Kitchen              | 7481008 | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace        | 15                | 11   | 4   | 1        | EA   | \$4,600.00  | \$4,600   |           |         |           |         | \$4,600   |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$4,600  |      | \$9,200                          |
| E1030             | Kitchen              | 7480912 | Foodservice Equipment, Walk-In, Refrigerator, Replace                               | 20                | 16   | 4   | 1        | EA   | \$15,000.00 | \$15,000  |           |         |           |         | \$15,000  |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$15,000                         |
| E1030             | Kitchen              | 7480889 | 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              | 7480885 | 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              | 7480991 | 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              | 7480895 | 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              | 7480952 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace                            | 15                | 8    | 7   | 2        | EA   | \$4,500.00  | \$9,000   |           |         |           |         |           |          | \$9,000   |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$9,000                          |
| E1030             | Kitchen              | 7480984 | 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              | 7480921 | Foodservice Equipment, Steamer, Freestanding, Replace                               | 10                | 3    | 7   | 1        | EA   | \$10,500.00 | \$10,500  |           |         |           |         |           |          | \$10,500  |           |          |      |           |           |      |      |      |      |         | \$10,500 |          |          |      | \$21,000                         |
| E1030             | Kitchen              | 7480997 | Foodservice Equipment, Steamer, Freestanding, Replace                               | 10                | 3    | 7   | 1        | EA   | \$10,500.00 | \$10,500  |           |         |           |         |           |          | \$10,500  |           |          |      |           |           |      |      |      |      |         | \$10,500 |          |          |      | \$21,000                         |
| E1030             | Kitchen              | 7480977 | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace                       | 15                | 7    | 8   | 1        | EA   | \$2,700.00  | \$2,700   |           |         |           |         |           |          |           |           | \$2,700  |      |           |           |      |      |      |      |         |          |          |          |      | \$2,700                          |
| E1030             | Kitchen              | 7480891 | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace                       | 15                | 7    | 8   | 1        | EA   | \$2,700.00  | \$2,700   |           |         |           |         |           |          |           |           | \$2,700  |      |           |           |      |      |      |      |         |          |          |          |      | \$2,700                          |
| E1030             | Kitchen              | 7480989 | Commercial Kitchen, Dishwashing Line, Replace                                       | 15                | 7    | 8   | 1        | LS   | \$25,000.00 | \$25,000  |           |         |           |         |           |          |           |           | \$25,000 |      |           |           |      |      |      |      |         |          |          |          |      | \$25,000                         |
| E1030             | Kitchen              | 7480979 | Commercial Kitchen, Service Line, Replace                                           | 15                | 7    | 8   | 3        | LS   | \$25,000.00 | \$75,000  |           |         |           |         |           |          |           |           | \$75,000 |      |           |           |      |      |      |      |         |          |          |          |      | \$75,000                         |
| E1030             | Gymnasium            | 7480925 | Foodservice Equipment, Icemaker, Freestanding, Replace                              | 15                | 5    | 10  | 1        | EA   | \$6,700.00  | \$6,700   |           |         |           |         |           |          |           |           |          |      | \$6,700   |           |      |      |      |      |         |          |          |          |      | \$6,700                          |
| E1030             | Kitchen              | 7475866 | Foodservice Equipment, Dairy Cooler/Wells, Replace                                  | 15                | 5    | 10  | 1        | EA   | \$3,600.00  | \$3,600   |           |         |           |         |           |          |           |           |          |      | \$3,600   |           |      |      |      |      |         |          |          |          |      | \$3,600                          |
| E1030             | Kitchen              | 7475901 | Foodservice Equipment, Dairy Cooler/Wells, Replace                                  | 15                | 5    | 10  | 1        | EA   | \$3,600.00  | \$3,600   |           |         |           |         |           |          |           |           |          |      | \$3,600   |           |      |      |      |      |         |          |          |          |      | \$3,600                          |
| E1030             | Kitchen              | 7480954 | Foodservice Equipment, Icemaker, Freestanding, Replace                              | 15                | 3    | 12  | 1        | EA   | \$6,700.00  | \$6,700   |           |         |           |         |           |          |           |           |          |      |           | \$6,700   |      |      |      |      |         |          |          |          |      | \$6,700                          |
| E2010             | Auditorium           | 7480975 | Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace                         | 30                | 25   | 5   | 724      | LF   | \$300.00    | \$217,200 |           |         |           |         | \$217,200 |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$217,200                        |
| E2010             | Site                 | 7480927 | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace                  | 25                | 19   | 6   | 200      | EA   | \$120.00    | \$24,000  |           |         |           |         |           | \$24,000 |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$24,000                         |
| E2010             | Gymnasium            | 7475899 | Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace            | 20                | 13   | 7   | 756      | EA   | \$450.00    | \$340,200 |           |         |           |         |           |          | \$340,200 |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$340,200                        |
| F1020             | Site                 | 7480933 | Ancillary Building, Classroom/Office Module, Basic/Portable, Replace                | 25                | 25   | 0   | 1700     | SF   | \$100.00    | \$170,000 | \$170,000 |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$170,000                        |
| F1020             | Site                 | 7475882 | Ancillary Building, Classroom/Office Module, Basic/Portable, Replace                | 25                | 23   | 2   | 3600     | SF   | \$100.00    | \$360,000 |           |         | \$360,000 |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$360,000                        |
| F1020             | Site                 | 7480957 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | 30                | 25   | 5   | 1800     | SF   | \$25.00     | \$45,000  |           |         |           |         | \$45,000  |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$45,000                         |
| G2020             | Site                 | 7480939 | Parking Lots, Pavement, Asphalt, Cut & Patch                                        | 0                 | 0    | 0   | 3700     | SF   | \$5.50      | \$20,350  | \$20,350  |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$20,350                         |
| G2020             | Site                 | 7480887 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 5                 | 3    | 2   | 70000    | SF   | \$0.45      | \$31,500  |           |         | \$31,500  |         |           |          | \$31,500  |           |          |      |           | \$31,500  |      |      |      |      |         | \$31,500 |          |          |      | \$126,000                        |
| G2020             | Site                 | 7480890 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25                | 13   | 12  | 70000    | SF   | \$3.50      | \$245,000 |           |         |           |         |           |          |           |           |          |      |           | \$245,000 |      |      |      |      |         |          |          |          |      | \$245,000                        |
| G2020             | Site                 | 7480920 | Parking Lots, Pavement, Concrete, Replace                                           | 50                | 30   | 20  | 6200     | SF   | \$9.00      | \$55,800  |           |         |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          | \$55,800 |      | \$55,800                         |
| G2030             | Site                 | 7480900 | Sidewalk, Concrete, Small Areas/Sections, Replace                                   | 50                | 49   | 1   | 400      | SF   | \$20.00     | \$8,000   |           | \$8,000 |           |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$8,000                          |
| G2050             | Site                 | 7480943 | Sports Apparatus, Soccer, Movable Practice Goal, Replace                            | 15                | 13   | 2   | 2        | EA   | \$700.00    | \$1,400   |           |         | \$1,400   |         |           |          |           |           |          |      |           |           |      |      |      |      |         | \$1,400  |          |          |      | \$2,800                          |
| G2050             | Site                 | 7475883 | Sports Apparatus, Scoreboard, Electronic Standard, Replace                          | 25                | 22   | 3   | 1        | EA   | \$8,000.00  | \$8,000   |           |         |           | \$8,000 |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$8,000                          |
| G2050             | Gymnasium            | 7475859 | Sports Apparatus, Scoreboard, Electronic Standard, Replace                          | 25                | 22   | 3   | 2        | EA   | \$8,000.00  | \$16,000  |           |         | \$16,000  |         |           |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$16,000                         |
| G2050             | Gymnasium            | 7475903 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace                           | 25                | 20   | 5   | 6        | EA   | \$9,500.00  | \$57,000  |           |         |           |         | \$57,000  |          |           |           |          |      |           |           |      |      |      |      |         |          |          |          |      | \$57,000                         |

| Replacement Reserves Report                             |                   |             |         |                                                                                    |                   |      |     |          |      |             |           |           |             |           |           |             |           |             |           |           |             |             |             |          |           |             |           |             |             |           |  |              |                                  |
|---------------------------------------------------------|-------------------|-------------|---------|------------------------------------------------------------------------------------|-------------------|------|-----|----------|------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-------------|-----------|-----------|-------------|-------------|-------------|----------|-----------|-------------|-----------|-------------|-------------|-----------|------------------------------------------------------------------------------------|--------------|----------------------------------|
| Snowden Elementary School                               |                   |             |         |                                                                                    |                   |      |     |          |      |             |           |           |             |           |           |             |           |             |           |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              |                                  |
| 4/7/2024                                                |                   |             |         |                                                                                    |                   |      |     |          |      |             |           |           |             |           |           |             |           |             |           |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              |                                  |
| Unifor<br>mat<br>Code                                   | Location          | Description | ID      | Cost Description                                                                   | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2024      | 2025        | 2026      | 2027      | 2028        | 2029      | 2030        | 2031      | 2032      | 2033        | 2034        | 2035        | 2036     | 2037      | 2038        | 2039      | 2040        | 2041        | 2042      | 2043                                                                               | 2044         | Deficiency<br>Repair<br>Estimate |
| G2050                                                   | Site              |             | 7480937 | Sports Apparatus, Football, Goal Post, Replace                                     | 25                | 15   | 10  | 2        | EA   | \$5,000.00  | \$10,000  |           |             |           |           |             |           |             |           |           |             | \$10,000    |             |          |           |             |           |             |             |           |                                                                                    |              | \$10,000                         |
| G2050                                                   | Site              |             | 7475868 | Play Structure, Multipurpose, Medium, Replace                                      | 20                | 13   | 7   | 2        | EA   | \$20,000.00 | \$40,000  |           |             |           |           |             |           |             | \$40,000  |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              | \$40,000                         |
| G2050                                                   | Site              |             | 7475886 | Playground Surfaces, Rubber, Poured-in-Place, Replace                              | 20                | 8    | 12  | 4500     | SF   | \$26.00     | \$117,000 |           |             |           |           |             |           |             |           |           |             |             | \$117,000   |          |           |             |           |             |             |           |                                                                                    |              | \$117,000                        |
| G2060                                                   | Site              |             | 7480913 | Fences & Gates, Fence, Chain Link 6', Replace                                      | 40                | 33   | 7   | 2000     | LF   | \$21.00     | \$42,000  |           |             |           |           |             |           |             | \$42,000  |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              | \$42,000                         |
| G2060                                                   | Site              |             | 7480897 | Fences & Gates, Vehicle Gate, Chain Link Manual, Replace                           | 25                | 15   | 10  | 3        | EA   | \$1,700.00  | \$5,100   |           |             |           |           |             |           |             |           |           |             | \$5,100     |             |          |           |             |           |             |             |           |                                                                                    |              | \$5,100                          |
| G2060                                                   | Site              |             | 7475894 | Picnic Table, Wood/Composite/Fiberglass, Replace                                   | 20                | 10   | 10  | 5        | EA   | \$600.00    | \$3,000   |           |             |           |           |             |           |             |           |           |             | \$3,000     |             |          |           |             |           |             |             |           |                                                                                    |              | \$3,000                          |
| G2060                                                   | Site              |             | 7475885 | Park Bench, Wood/Composite/Fiberglass, Replace                                     | 20                | 10   | 10  | 16       | EA   | \$600.00    | \$9,600   |           |             |           |           |             |           |             |           |           |             | \$9,600     |             |          |           |             |           |             |             |           |                                                                                    |              | \$9,600                          |
| G2060                                                   | Site              |             | 7480986 | Bike Rack, Portable 6-10 Bikes, Replace                                            | 15                | 3    | 12  | 3        | EA   | \$500.00    | \$1,500   |           |             |           |           |             |           |             |           |           |             |             | \$1,500     |          |           |             |           |             |             |           |                                                                                    |              | \$1,500                          |
| G2060                                                   | Site              |             | 7480993 | Fences & Gates, Vehicle Gate, Chain Link Manual, Replace                           | 25                | 13   | 12  | 3        | EA   | \$1,700.00  | \$5,100   |           |             |           |           |             |           |             |           |           |             |             | \$5,100     |          |           |             |           |             |             |           |                                                                                    |              | \$5,100                          |
| G2060                                                   | Site              |             | 7475887 | Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install           | 20                | 14   | 6   | 1        | EA   | \$25,000.00 | \$25,000  |           |             |           |           |             |           | \$25,000    |           |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              | \$25,000                         |
| G2060                                                   | Site              |             | 7480929 | Flagpole, Metal, Replace                                                           | 30                | 23   | 7   | 1        | EA   | \$2,500.00  | \$2,500   |           |             |           |           |             |           |             | \$2,500   |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              | \$2,500                          |
| G2060                                                   | Site              |             | 7475897 | Dumpster Pad, Concrete, Replace/Install                                            | 50                | 35   | 15  | 1400     | SF   | \$15.00     | \$21,000  |           |             |           |           |             |           |             |           |           |             |             |             |          |           | \$21,000    |           |             |             |           |                                                                                    |              | \$21,000                         |
| G4050                                                   | Site              |             | 7483439 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace | 20                | 8    | 12  | 14       | EA   | \$4,000.00  | \$56,000  |           |             |           |           |             |           |             |           |           |             |             | \$56,000    |          |           |             |           |             |             |           |                                                                                    |              | \$56,000                         |
| G4050                                                   | Building exterior |             | 7475877 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                    | 20                | 16   | 4   | 40       | EA   | \$600.00    | \$24,000  |           |             |           |           | \$24,000    |           |             |           |           |             |             |             |          |           |             |           |             |             |           |                                                                                    |              | \$24,000                         |
| Totals, Unescalated                                     |                   |             |         |                                                                                    |                   |      |     |          |      |             | \$218,150 | \$257,280 | \$1,154,100 | \$611,000 | \$262,320 | \$1,065,700 | \$408,700 | \$4,951,610 | \$337,600 | \$119,800 | \$2,007,898 | \$899,321   | \$1,139,800 | \$9,200  | \$137,400 | \$1,498,446 | \$230,038 | \$4,649,560 | \$2,213,299 | \$120,010 | \$3,750,500                                                                        | \$26,041,731 |                                  |
| Totals, Escalated (3.0% inflation, compounded annually) |                   |             |         |                                                                                    |                   |      |     |          |      |             | \$218,150 | \$264,998 | \$1,224,385 | \$667,656 | \$295,243 | \$1,235,438 | \$488,009 | \$6,089,855 | \$427,662 | \$156,312 | \$2,698,447 | \$1,244,870 | \$1,625,082 | \$13,511 | \$207,830 | \$2,334,530 | \$369,144 | \$7,685,014 | \$3,767,993 | \$210,438 | \$6,773,820                                                                        | \$37,998,389 |                                  |

## Appendix G:

### Equipment Inventory List

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| D10 Conveying |         |        |                       |                                     |          |                           |                 |                                |              |  |              |              |         |     |
|---------------|---------|--------|-----------------------|-------------------------------------|----------|---------------------------|-----------------|--------------------------------|--------------|--|--------------|--------------|---------|-----|
| Index         | ID      | UFCode | Component Description | Attributes                          | Capacity | Building                  | Location Detail | Manufacturer                   | Model        |  | Serial       | Dataplate Yr | Barcode | Qty |
| 1             | 7481009 | D1010  | Elevator Controls     | Automatic, 1 Car                    |          | Snowden Elementary School | Elevator        |                                |              |  |              |              |         |     |
| 2             | 7480968 | D1010  | Elevator Controls     | Automatic, 1 Car                    |          | Snowden Elementary School | Elevator        |                                |              |  |              |              |         |     |
| 3             | 7480883 | D1010  | Passenger Elevator    | Hydraulic, 2 Floors                 | 2500 LB  | Snowden Elementary School | Elevator        | Westinghouse                   | K6-SH101     |  | HS18013      |              |         |     |
| 4             | 7480947 | D1010  | Passenger Elevator    | Hydraulic, 3 Floors                 | 2500 LB  | Snowden Elementary School | Elevator        | Schindler Elevator Corporation | Illegible    |  | 7860909002   | 1991         |         |     |
| 5             | 7481007 | D1010  | Vertical Lift         | Wheelchair, 5' Rise                 |          | Snowden Elementary School | Auditorium      | No dataplate                   | No dataplate |  | No dataplate |              |         |     |
| D20 Plumbing  |         |        |                       |                                     |          |                           |                 |                                |              |  |              |              |         |     |
| Index         | ID      | UFCode | Component Description | Attributes                          | Capacity | Building                  | Location Detail | Manufacturer                   | Model        |  | Serial       | Dataplate Yr | Barcode | Qty |
| 1             | 7480949 | D2010  | Storage Tank          | Domestic Water, 151 to 250 GAL      | 120 GAL  | Snowden Elementary School | Gymnasium       | Illegible                      | Illegible    |  | Illegible    |              |         |     |
| 2             | 7480998 | D2010  | Pump                  | Circulation/Booster, Domestic Water | 3 HP     | Snowden Elementary School | Boiler room     | Baldor Reliance                | No dataplate |  | No dataplate |              |         |     |
| 3             | 7481000 | D2010  | Pump                  | Circulation/Booster, Domestic Water | 7.5 HP   | Snowden Elementary School | Boiler room     | Baldor Reliance                | No dataplate |  | No dataplate | 2023         |         |     |
| 4             | 7480923 | D2010  | Pump                  | Circulation/Booster, Domestic Water | 3 HP     | Snowden Elementary School | Boiler room     | Baldor Reliance                | No dataplate |  | No dataplate |              |         |     |
| 5             | 7480910 | D2010  | Pump                  | Circulation/Booster, Domestic Water | 3 HP     | Snowden Elementary School | Boiler room     | Baldor Reliance                | No dataplate |  | No dataplate |              |         |     |
| 6             | 7481010 | D2010  | Pump                  | Circulation/Booster, Domestic Water | 7.5 HP   | Snowden Elementary School | Boiler room     | A. O. Smith                    | Illegible    |  | Illegible    |              |         |     |
| 7             | 7480916 | D2010  | Pump                  | Circulation/Booster, Domestic Water | 7.5 HP   | Snowden Elementary School | Boiler room     | Bell & Gossett                 | No dataplate |  | No dataplate | 2023         |         |     |

|          |         |        |                                |                                         |          |                           |                   |                |                  |                |              |         |     |
|----------|---------|--------|--------------------------------|-----------------------------------------|----------|---------------------------|-------------------|----------------|------------------|----------------|--------------|---------|-----|
| 8        | 7480966 | D2010  | Water Heater                   | Electric, Commercial (12 kW)            | 50 GAL   | Snowden Elementary School | Utility closet    | A. O. Smith    | DRE-52 100       | 2118124216154  | 2018         |         |     |
| 9        | 7481014 | D2010  | Water Heater                   | Gas, Commercial (125 MBH)               | 85 GAL   | Snowden Elementary School | Kitchen           | A. O. Smith    | BTR 500A 120     | 1045M000019    | 2010         |         |     |
| 10       | 7480886 | D2060  | Air Compressor                 | Tank-Style                              | 2 HP     | Snowden Elementary School | Boiler room       | No dataplate   | No dataplate     | No dataplate   |              |         |     |
| D30 HVAC |         |        |                                |                                         |          |                           |                   |                |                  |                |              |         |     |
| Index    | ID      | UFCode | Component Description          | Attributes                              | Capacity | Building                  | Location Detail   | Manufacturer   | Model            | Serial         | Dataplate Yr | Barcode | Qty |
| 1        | 7480904 | D3020  | Boiler                         | Gas, HVAC                               | 3364 MBH | Snowden Elementary School | Boiler room       | Lochinvar      | FBN3501          | 2313 133411526 | 2023         |         |     |
| 2        | 7480967 | D3020  | Boiler                         | Gas, HVAC                               | 485 MBH  | Snowden Elementary School | Boiler room       | Lochinvar      | KBX0500N         | 2311 133272962 | 2023         |         |     |
| 3        | 7480935 | D3020  | Boiler                         | Gas, HVAC                               | 3364 MBH | Snowden Elementary School | Boiler room       | Lochinvar      | FBN3501          | 2313 133411527 | 2023         |         |     |
| 4        | 7480926 | D3020  | Boiler                         | Gas, HVAC                               | 485 MBH  | Snowden Elementary School | Boiler room       | Lochinvar      | KBX0500N         | 2311 133272960 | 2023         |         |     |
| 5        | 7480950 | D3020  | Duct Heater                    | Gas                                     | 100 MBH  | Snowden Elementary School | Gymnasium         | Carrier        | Inaccessible     | Inaccessible   |              |         | 3   |
| 6        | 7481012 | D3020  | Radiator                       | Hydronic, Column/Cabinet Style (per EA) |          | Snowden Elementary School | Hallways          |                |                  |                |              |         | 39  |
| 7        | 7480948 | D3020  | Boiler Supplemental Components | Expansion Tank                          |          | Snowden Elementary School | Kitchen           |                |                  |                | 1991         |         |     |
| 8        | 7480931 | D3020  | Boiler Supplemental Components | Expansion Tank                          | 125 GAL  | Snowden Elementary School | Boiler rooms      | Bell & Gossett | L400             | No dataplate   | 2023         |         | 2   |
| 9        | 7480959 | D3030  | Chiller                        | Air-Cooled                              | 125 TON  | Snowden Elementary School | Building exterior | McQuay         | AGZ125DHSNN-ERI0 | STNU110500144  | 2011         |         |     |
| 10       | 7480901 | D3030  | Chiller                        | Air-Cooled                              | 125 TON  | Snowden Elementary School | Building exterior | McQuay         | AGZ125DHSNN-ERI0 | STNU110500164  | 2011         |         |     |

|    |         |       |                       |                           |          |                           |                 |                     |                                        |               |      |                                                                                                                                                                                                                                      |
|----|---------|-------|-----------------------|---------------------------|----------|---------------------------|-----------------|---------------------|----------------------------------------|---------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | 7475872 | D3030 | Chiller [CH-1 ANNEX]  | Air-Cooled, 81 to 100 TON | 81 tons  | Snowden Elementary School | Site            | Daikin Industries   | AGZ081EDSEMNN0B                        | SLPU231100013 | 2023 | Sales Order Number: E035021100100Unit Designation: AGZ081EDSEMNN0BSerial Number: Built Date or dataplate print date: NOV/2023Rated LChWT, F: SRated Evap Flow, GPM: 0000Factory Test: F0Rated Spec for Chilled Liq: 000Pump Type: NN |
| 12 | 7480982 | D3030 | Split System Ductless | Single Zone               | 1.5 TON  | Snowden Elementary School | Office          | Mitsubishi Electric | MSZ-A17NA                              | No dataplate  |      |                                                                                                                                                                                                                                      |
| 13 | 7481002 | D3030 | Split System Ductless | Single Zone               | 1.5 TON  | Snowden Elementary School | Office          | Mitsubishi Electric | MUZ-GE18NA                             | 5001664T      |      |                                                                                                                                                                                                                                      |
| 14 | 7480944 | D3030 | Split System Ductless | Single Zone               | 1 TON    | Snowden Elementary School | Electrical room | Mitsubishi Electric | MUZ-A17NA                              | Illegible     |      |                                                                                                                                                                                                                                      |
| 15 | 7480936 | D3050 | Fan Coil Unit         | Hydronic Terminal         | 900 CFM  | Snowden Elementary School | Classrooms      | Daikin Industries   | U. AHF.9. H13.J.4.00.S.17.AT.26.G.Y.B. | No dataplate  | 2023 | 17                                                                                                                                                                                                                                   |
| 16 | 7480918 | D3050 | Fan Coil Unit         | Hydronic Terminal         | 800 CFM  | Snowden Elementary School | Classrooms      | Trane               | TUVA15HAIAS3BG15G12                    | S78J- 14885   |      | 36                                                                                                                                                                                                                                   |
| 17 | 7480983 | D3050 | Make-Up Air Unit      | MUA or MAU                | 4000 CFM | Snowden Elementary School | Roof            | Reznor              | No dataplate                           | No dataplate  |      |                                                                                                                                                                                                                                      |
| 18 | 7480896 | D3050 | Make-Up Air Unit      | MUA or MAU                | 4000 CFM | Snowden Elementary School | Roof            | Reznor              | No dataplate                           | No dataplate  |      |                                                                                                                                                                                                                                      |
| 19 | 7480928 | D3050 | Packaged Unit         | RTU, Pad or Roof-Mounted  | 4 TON    | Snowden Elementary School | Roof            | Carrier             | 48TCDD28A3G6A0B0A0                     | 2110U11463    | 2010 |                                                                                                                                                                                                                                      |
| 20 | 7481017 | D3050 | Packaged Unit         | RTU, Pad or Roof-Mounted  | 4 TON    | Snowden Elementary School | Roof            | Carrier             | 48TCED28A306A0B0A0                     | 1010U04293    | 2010 |                                                                                                                                                                                                                                      |
| 21 | 7480908 | D3050 | Packaged Unit         | RTU, Pad or Roof-Mounted  | 34 TON   | Snowden Elementary School | Roof            | York                | V33AN34F2IANDH0001A                    | N1N0594602    | 2010 |                                                                                                                                                                                                                                      |
| 22 | 7480894 | D3050 | Packaged Unit         | RTU, Pad or Roof-Mounted  | 4 TON    | Snowden Elementary School | Roof            | Carrier             | Illegible                              | Illegible     |      |                                                                                                                                                                                                                                      |
| 23 | 7480942 | D3050 | Packaged Unit         | RTU, Pad or Roof-Mounted  | 34 TON   | Snowden Elementary School | Roof            | York                | V33AN34F2IANDH0001A                    | N1N0594603    | 2010 |                                                                                                                                                                                                                                      |

|                     |         |        |                           |                                        |          |                           |                 |              |              |              |              |         |     |
|---------------------|---------|--------|---------------------------|----------------------------------------|----------|---------------------------|-----------------|--------------|--------------|--------------|--------------|---------|-----|
| 24                  | 7475896 | D3050  | Packaged Unit [RTU-4]     | RTU, Pad or Roof-Mounted, 16 to 20 TON | 20 tons  | Snowden Elementary School | Roof            | Lennox       | LGH240H4BH G | 5611J03417   | 2011         |         |     |
| 25                  | 7475881 | D3050  | Packaged Unit [RTU-5]     | RTU, Pad or Roof-Mounted, 16 to 20 TON | 20 tons  | Snowden Elementary School | Roof            | Lennox       | LCH240HABH G | 5611J03418   | 2011         |         |     |
| 26                  | 7480970 | D3060  | Exhaust Fan               | Centrifugal, 16" Damper                | 1200 CFM | Snowden Elementary School | Roof            | Greenheck    | GB-120-4     | 91F01346     |              |         | 28  |
| 27                  | 7480981 | D3060  | Exhaust Fan               | Centrifugal, 16" Damper                | 1800 CFM | Snowden Elementary School | Roof            | Greenheck    | CUBE-180-15G | 91F01342     |              |         | 4   |
| D40 Fire Protection |         |        |                           |                                        |          |                           |                 |              |              |              |              |         |     |
| Index               | ID      | UFCode | Component Description     | Attributes                             | Capacity | Building                  | Location Detail | Manufacturer | Model        | Serial       | Dataplate Yr | Barcode | Qty |
| 1                   | 7480972 | D4010  | Fire Suppression System   | Commercial Kitchen, per LF of Hood     |          | Snowden Elementary School | Kitchen         |              |              |              |              |         | 20  |
| D50 Electrical      |         |        |                           |                                        |          |                           |                 |              |              |              |              |         |     |
| Index               | ID      | UFCode | Component Description     | Attributes                             | Capacity | Building                  | Location Detail | Manufacturer | Model        | Serial       | Dataplate Yr | Barcode | Qty |
| 1                   | 7481016 | D5010  | Generator                 | Gas or Gasoline, 105 to 125 KW         | 100 KW   | Snowden Elementary School | Boiler room     | Onan         | 100ENTXL     | E910386199   | 1991         |         |     |
| 2                   | 7480985 | D5010  | Automatic Transfer Switch | ATS                                    | 225 AMP  | Snowden Elementary School | Boiler room     | Onan         | OTCU225C     | E910385934   | 1991         |         |     |
| 3                   | 7480902 | D5020  | Secondary Transformer     | Dry, Stepdown                          | 150 KVA  | Snowden Elementary School | Electrical room | Siemens      | 3F3Y150      | No dataplate | 1991         |         |     |
| 4                   | 7480958 | D5020  | Secondary Transformer     | Dry, Stepdown                          | 150 KVA  | Snowden Elementary School | Boiler room     | Siemens      | 3F3Y150      | No dataplate |              |         |     |
| 5                   | 7480930 | D5020  | Switchboard               | 120/208 V                              | 2000 AMP | Snowden Elementary School | Boiler room     | ITE Electric | FC-1         | No dataplate | 1979         |         |     |
| 6                   | 7480969 | D5020  | Switchboard               | 277/480 V                              | 1200 AMP | Snowden Elementary School | Boiler room     | Siemens      | Illegible    | Illegible    | 1991         |         |     |
| 7                   | 7481001 | D5020  | Switchboard               | 277/480 V                              | 1600 AMP | Snowden Elementary School | Electrical room | Siemens      |              |              | 1991         |         |     |
| 8                   | 7480961 | D5020  | Distribution Panel        | 120/208 V                              | 400 AMP  | Snowden Elementary School | Boiler room     | Siemens      | No dataplate | No dataplate | 1991         |         |     |



| Index | ID      | UFCode | Component Description | Attributes                              | Capacity | Building                  | Location Detail | Manufacturer | Model        | Serial           | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-----------------------|-----------------------------------------|----------|---------------------------|-----------------|--------------|--------------|------------------|--------------|---------|-----|
| 1     | 7480999 | E1030  | Foodservice Equipment | Dairy Cooler/Wells                      |          | Snowden Elementary School | Kitchen         | Illegible    | DOMC-164-A   | 15100298         |              |         |     |
| 2     | 7480907 | E1030  | Foodservice Equipment | Dairy Cooler/Wells                      |          | Snowden Elementary School | Kitchen         | Illegible    | DOMC-164-A   | 15100292         |              |         |     |
| 3     | 7475866 | E1030  | Foodservice Equipment | Dairy Cooler/Wells                      |          | Snowden Elementary School | Kitchen         | Falcon       | AMC-58       | 6910430320121605 |              |         |     |
| 4     | 7475901 | E1030  | Foodservice Equipment | Dairy Cooler/Wells                      |          | Snowden Elementary School | Kitchen         | Falcon       | AMC-58       | 6162430320058601 |              |         |     |
| 5     | 7480964 | E1030  | Foodservice Equipment | Dairy Cooler/Wells                      |          | Snowden Elementary School | Kitchen         | Illegible    | DOMC-164-A   | 15100299         |              |         |     |
| 6     | 7480952 | E1030  | Foodservice Equipment | Exhaust Hood, 8 to 10 LF                |          | Snowden Elementary School | Kitchen         |              |              |                  |              |         | 2   |
| 7     | 7480889 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Snowden Elementary School | Kitchen         | Duke         | Inaccessible | Inaccessible     |              |         |     |
| 8     | 7480885 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Snowden Elementary School | Kitchen         | Garland      | Inaccessible | Inaccessible     |              |         |     |
| 9     | 7480991 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Snowden Elementary School | Kitchen         | Duke         | Inaccessible | Inaccessible     |              |         |     |
| 10    | 7480895 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Snowden Elementary School | Kitchen         | Garland      | Inaccessible | Inaccessible     |              |         |     |
| 11    | 7480984 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Snowden Elementary School | Kitchen         | FWE          | ETC-UA-12HD  | 249056302        |              |         |     |
| 12    | 7480954 | E1030  | Foodservice Equipment | Icemaker, Freestanding                  |          | Snowden Elementary School | Kitchen         | Hoshizaki    | Inaccessible | Inaccessible     |              |         |     |
| 13    | 7480925 | E1030  | Foodservice Equipment | Icemaker, Freestanding                  |          | Snowden Elementary School | Gymnasium       | Ice-O-Matic  | Inaccessible | Inaccessible     |              |         |     |
| 14    | 7480899 | E1030  | Foodservice Equipment | Range, 2-Burner                         |          | Snowden Elementary School | Kitchen         | Garland      | No dataplate | No dataplate     |              |         |     |

|           |         |        |                       |                                              |          |                           |                   |                 |              |  |              |                              |
|-----------|---------|--------|-----------------------|----------------------------------------------|----------|---------------------------|-------------------|-----------------|--------------|--|--------------|------------------------------|
| 15        | 7480977 | E1030  | Foodservice Equipment | Refrigerator, 1-Door Reach-In                |          | Snowden Elementary School | Kitchen           | Arctic Air      | AR23E        |  | H8047380     |                              |
| 16        | 7480891 | E1030  | Foodservice Equipment | Refrigerator, 1-Door Reach-In                |          | Snowden Elementary School | Kitchen           | Arctic Air      | AR23E        |  | 435260       |                              |
| 17        | 7480921 | E1030  | Foodservice Equipment | Steamer, Freestanding                        |          | Snowden Elementary School | Kitchen           | Sterling        | Inaccessible |  | Inaccessible |                              |
| 18        | 7480997 | E1030  | Foodservice Equipment | Steamer, Freestanding                        |          | Snowden Elementary School | Kitchen           | Sterling        | Inaccessible |  | Inaccessible |                              |
| 19        | 7480922 | E1030  | Foodservice Equipment | Walk-In, Condenser for Refrigerator/Freezer  |          | Snowden Elementary School | Building exterior | No dataplate    | No dataplate |  | No dataplate |                              |
| 20        | 7480898 | E1030  | Foodservice Equipment | Walk-In, Condenser for Refrigerator/Freezer  |          | Snowden Elementary School | Building exterior | No dataplate    | No dataplate |  | No dataplate |                              |
| 21        | 7480973 | E1030  | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer |          | Snowden Elementary School | Kitchen           | BOHN            | LET1201F     |  | DRK88573     |                              |
| 22        | 7481008 | E1030  | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer |          | Snowden Elementary School | Kitchen           | Heatcraft       | ADT130AK     |  | T13H14155    | 2013                         |
| 23        | 7480965 | E1030  | Foodservice Equipment | Walk-In, Freezer                             |          | Snowden Elementary School | Kitchen           | Kolpak          | 18803-S      |  | 920030760P   | 2000                         |
| 24        | 7480912 | E1030  | Foodservice Equipment | Walk-In, Refrigerator                        |          | Snowden Elementary School | Kitchen           | Kolpak          | 18500        |  | 920030750    |                              |
| F10 OTHER |         |        |                       |                                              |          |                           |                   |                 |              |  |              |                              |
| Index     | ID      | UFCode | Component Description | Attributes                                   | Capacity | Building                  | Location Detail   | Manufacturer    | Model        |  | Serial       | Dataplate Yr   Barcode   Qty |
| 1         | 7480919 | F1050  | Circulation Pump      | Circulation Pump                             | 40 HP    | Snowden Elementary School | Boiler room       | Baldor Reliance | No dataplate |  | C2303291077  |                              |
| 2         | 7480905 | F1050  | Circulation Pump      | Circulation Pump                             | 40 HP    | Snowden Elementary School | Boiler room       | Baldor Reliance | No dataplate |  | C2303291037  |                              |