FACILITY CONDITION ASSESSMENT

prepared for

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

Springdale Elementary
880 North Hollywood Street
Memphis, Tennessee 38108

PREPARED BY:
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BV PROJECT #:
163745.23R000-182.354

DATE OF REPORT:
May 10, 2024

ON SITE DATE:
January 24, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	880 North Hollywood Street, Memphis, Tennessee 38108
Site Developed	1940 Renovated 1998
Site Area	6.59 acres (estimated)
Parking Spaces	47 total spaces all in open lots; 2 of which are accessible
Building Area	58,685 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 24, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Walter Blayde
Assessment and Report Prepared By	Randall Patzke
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The school was built in 1940 and an addition was constructed in 1998. The building is a single story with a brick veneer finish. Springdale Elementary School is one of the 4 original schools that were integrated in 1961.

Architectural

The school is a single story brick building with a mechanical mezzanine (attic) and a basement boiler room. The building had two additions, one is the annex prior to 1985 and the other in 1998 which was the four classrooms and the library wing. The roof has roof leaks in different areas. Damaged gutters with missing soffit and fascia in different areas, water leaks into walls. The boiler room has single pane windows and brick veneer broken away from wall. Possible asbestos containing floor tile in boiler room. Subflooring contributes to damaged floor tiles in west classrooms. Exterior walls that require tuckpointing. Some wood and steel exterior doors had not been replaced. The Annex facility was off limits with roof leaks and other issues. The restroom partitions have not been updated. The interior wall finishes have areas with peeling paint, Missing ceiling tiles in rooms not in use.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A temporary boiler is on a trailer outside the boiler room. There are multiple unit ventilators that are disconnected and pulled away from the wall. The majority of the boiler room had a wet floor, the weather had been raining so it could be related. Some rooms have heating issues. Room 107 was called out. The mezzanine was not accessible during the assessment, given the age of the addition it is likely this equipment is nearing the end of life. The electrical service was upgraded with the expansion. The lighting has not been converted to LED. Given the age of the building the electrical distribution is at, or nearing, the end of life and replacement should be planned for. This would include the small distribution panels. The plumbing is original to the building and replacement should be planned for. There is a set of restrooms in the North wing that have been removed from service. The drinking fountains are blocked off from use. The restroom sinks are not insulated for ADA protection. There are sinks that are out of service. The fire protection for the building is portable fire extinguishers, a commercial hood system for the kitchen and limited areas of a sprinkler system. There is a dry system that serves the mechanical mezzanine and wet heads in the library wing.

Site

The parking lot should be seal coated and striped. Post sign is outdated and end of life. Landscaping along sidewalks and stairs has washed out and needs to be backfilled and regraded. Areas in sidewalks and stairs are failing and require replacement or extensive repair. Exterior wall lights should be upgraded to LED. Parking lot pole lights are owned by the PUC.

Recommended Additional Studies

The Roof system is in failed condition. There are areas of dry rotted wood on the soffit and fascia, areas with both missing and water leaking into the walls of the building. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

There are areas of facility that could possibly contain asbestos containing floor tiles, mastic, pipe insulation and lead paint. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Springdale Elementary School(1940)

Replacement Value	*Total SF*	*Cost/SF*
$ 23,474,000	*58,685*	*$ 400*

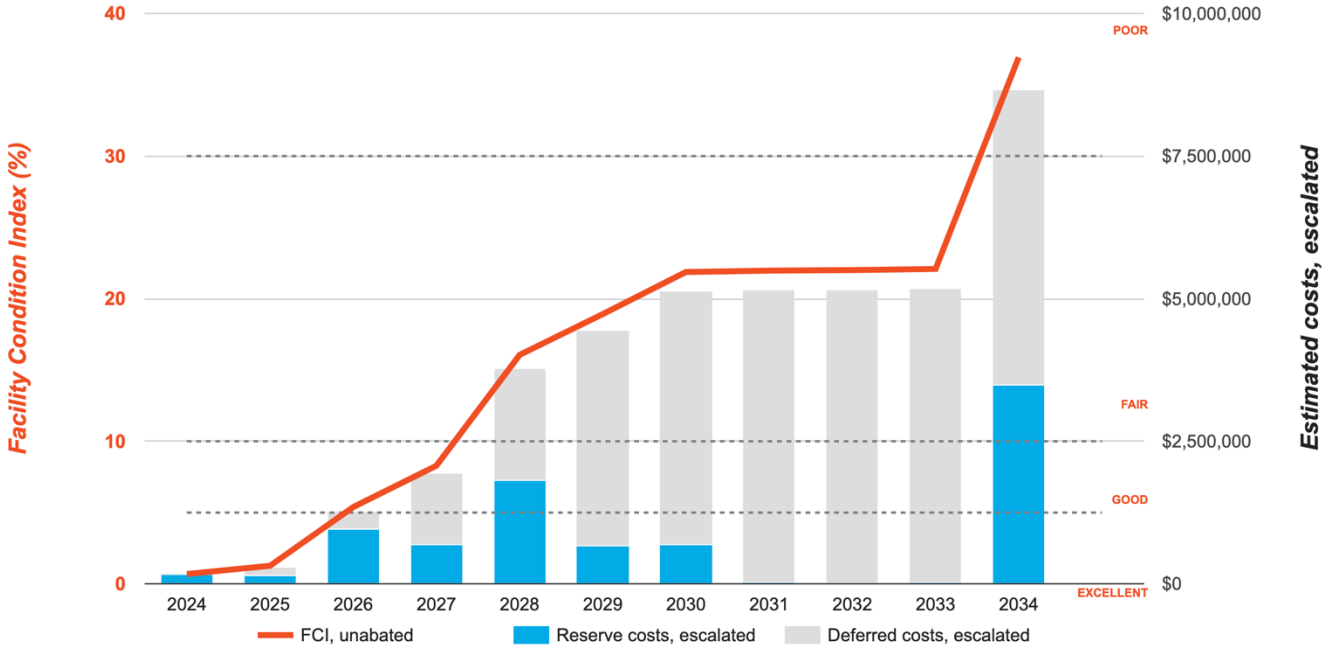
	Est Reserve Cost	FCI
Current	$ 161,800	**0.7 %**
3-Year	$ 1,944,500	8.3 %
5-Year	$ 4,441,000	18.9 %
10-Year	$ 8,667,200	36.9 %

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: Springdale Elementary School

Replacement Value: $23,474,000 Inflation Rate: 3.0% Average Needs per Year: $788,000



Immediate Needs

Facility/Building	Total Items	Total Cost
Springdale Elementary School	9	$161,800
Total	**9**	**$161,800**

Springdale Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7369875	Springdale Elementary School	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Retrofit/Adaptation	$66,000
7369934	Springdale Elementary School	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Failed	Retrofit/Adaptation	$700
7541341	Springdale Elementary School	Boiler room	D3020	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	Failed	Performance/Integrity	$50,800
7369861	Springdale Elementary School	Room 12	D3030	Unit Ventilator, approx/nominal 3 Ton, Replace	Failed	Performance/Integrity	$18,000
7369954	Springdale Elementary School	Kitchen	E1030	Foodservice Equipment, Dairy Cooler/Wells, Replace	NA	Performance/Integrity	$3,600
7369857	Springdale Elementary School	Site	G2080	Landscaping, Ground Cover, Repair	Poor	Performance/Integrity	$3,200
7371815	Springdale Elementary School		P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	$5,000
7371670	Springdale Elementary School	Main roof	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report	Failed	Performance/Integrity	$7,000
7369884	Springdale Elementary School	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (9 items)							**$161,800**

Key Findings

Exterior Walls in Failed condition.

Brick
Springdale Elementary School Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$$**$$

Likely damaged as part of temporary boiler connection - AssetCALC ID: 7369934

Exterior Walls in Poor condition.

Brick
Springdale Elementary School Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $66,000

$$$$

Water damaged in areas - AssetCALC ID: 7369875

Roofing in Poor condition.

Asphalt Shingle, 30-Year Premium
Springdale Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $234,900

$$$$

Roof has leaks Plywood deck boards failed in areas - AssetCALC ID: 7369927

Structural Flooring/Decking in Poor condition.

Wood
Springdale Elementary School Classrooms

Uniformat Code: B1010
Recommendation: **Refinish in 2026**

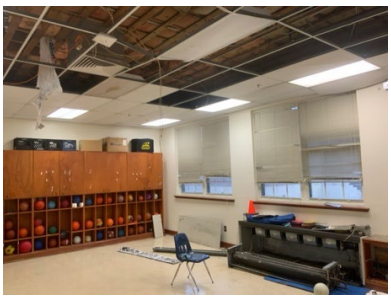
Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $4,400

**$$**$$

There are high spots in the sub flooring, causing tiles to crack and break. Visible in west side classrooms - AssetCALC ID: 7369940



Roofing in Poor condition.

Modified Bitumen
Springdale Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

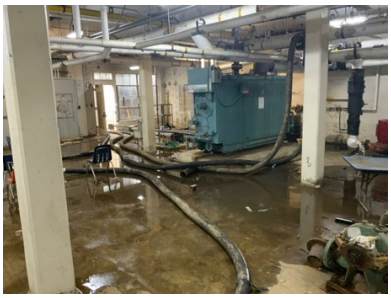
Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $107,200

$$$$

Roof leaks - AssetCALC ID: 7369928



Boiler in Failed condition.

Gas, HVAC, 1001 to 2000 MBH
Springdale Elementary School Boiler Room

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

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: $50,800

$$$$

Being replaced - AssetCALC ID: 7541341

Foodservice Equipment

Dairy Cooler/Wells
Springdale Elementary School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $3,600

**$$**$$

Out of service - AssetCALC ID: 7369954

Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof
Springdale Elementary School Main Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Dry rotten wood, failed gutters, missing fascia and soffits. Water leaking into walls and building - AssetCALC ID: 7371670

Unit Ventilator in Failed condition.

Approx/nominal 3 Ton
Springdale Elementary School Room 12

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $18,000

**$$$**$

Disconnect pulled away from wall - AssetCALC ID: 7369861

Landscaping in Poor condition.

Ground Cover
Springdale Elementary School Site

Uniformat Code: G2080
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

**$$**$$

Washout or depressions holding water at sidewalks - AssetCALC ID: 7369857

Soffit in Failed condition.

Wood
Springdale Elementary School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $108,800

$$$$

Wood is dry rotting around whole facility Gutters, soffit and fascia are completely deteriorated in areas on north and east sides - AssetCALC ID: 7369938

Roof Appurtenances in Failed condition.

Gutters and Downspouts, Aluminum with Fittings
Springdale Elementary School Roof

Uniformat Code: B3020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $21,800

**$$$**$

Falling down in areas, don't drain - AssetCALC ID: 7369919

Exterior Door in Poor condition.

Wood, Solid-Core
Springdale Elementary School Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Door to boiler room removed. Door peeling - AssetCALC ID: 7369979

Wall Finishes in Poor condition.

any surface
Springdale Elementary School Throughout building

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

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $105,000

$$$$

Wall repair required, paint peeling in hallway - AssetCALC ID: 7369956

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

Environmental, Asbestos (ACM) and Lead Base Paint (LBP)
Springdale Elementary School

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $5,000

**$$**$$

Possible asbestos containing floor tile, possible lead based paint and possible asbestos insulation - AssetCALC ID: 7371815

Window in Failed condition.

Steel, 16-25 SF
Springdale Elementary School Building Exterior

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

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $1,700

**$$**$$

Single pane, rusting out, could reduce size with wall repair - AssetCALC ID: 7369864

Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Springdale Elementary School Boiler Room

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $8,800

**$$**$$

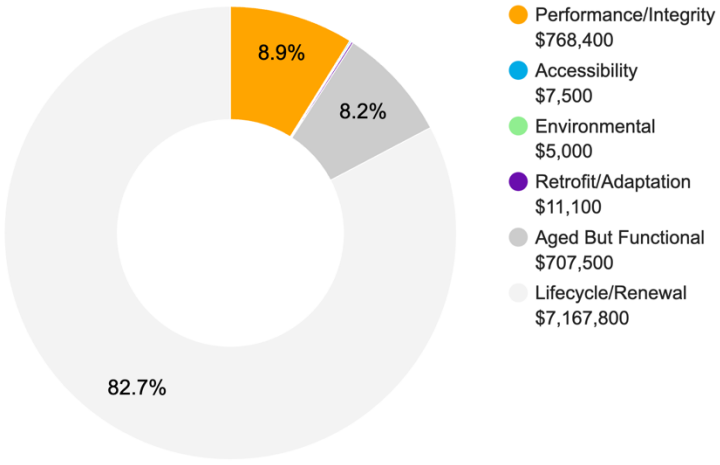
Not used, possibly asbestos containing - AssetCALC ID: 7369944

Plan Types

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

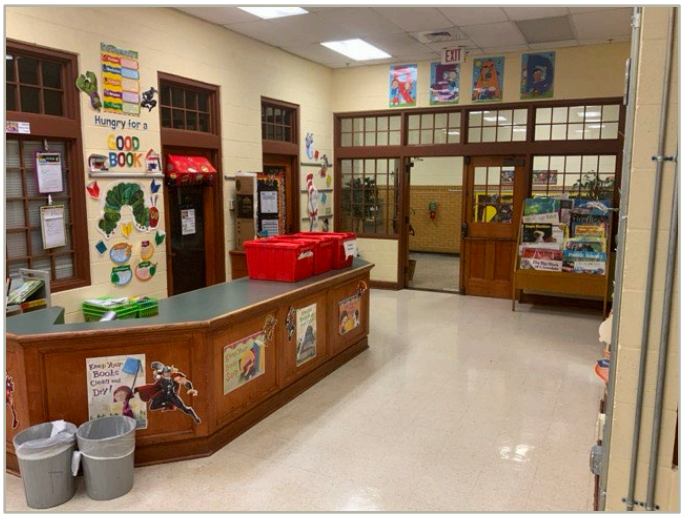
Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $8,667,300

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted lath and plaster, glazed brick, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip, terrazzo Ceilings: ACT and wood decking	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil and cabinet terminal units Non-Central System: Split-system Supplemental components: Suspended unit heaters, Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system in part of the facility, dry system for mechanical mezzanine, fire extinguishers, and kitchen hood system,	Good

Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots, concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link, CMU wall fencing; open dumpster Playground with fencing, rubber play surface and various play structures Limited benches and planters	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS (owned by PUC) Building-mounted: LED, HPS	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Roof leaks, missing/damaged fascia and soffits, damaged gutters, temporary boiler, broken off brick veneer area, disconnected uni-vents, peeling paint finishes, damaged VCT, missing ceiling tiles	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$5,600	$15,900	-	$7,600	$29,100
Facade	$66,700	$3,200	$355,300	$1,147,300	$45,200	$1,617,700
Roofing	-	$497,300	$163,400	-	-	$660,600
Interiors	-	$279,900	$448,900	$2,463,900	$484,600	$3,677,400
Plumbing	-	-	$871,500	$17,700	$7,300	$896,500
HVAC	$68,800	-	$639,300	-	$147,400	$855,400
Fire Protection	-	-	$32,800	$1,100	$4,000	$37,800
Electrical	-	$280,200	$89,900	-	$403,400	$773,500
Fire Alarm & Electronic Systems	-	-	-	$560,700	$184,800	$745,500
Equipment & Furnishings	$3,600	-	$382,200	$8,500	$158,100	$552,400
Site Development	$3,200	$500	$109,500	$5,500	$95,600	$214,300
Site Utilities	-	$16,600	-	-	-	$16,600
Site Pavement	-	$18,500	$68,800	$21,400	$53,700	$162,500
Follow-up Studies	$12,000	-	-	-	-	$12,000
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS (3% inflation)	**$161,800**	**$1,101,700**	**$3,177,400**	**$4,226,200**	**$1,591,500**	**$10,258,600**

***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:

- North Building Addition; instructed not to enter, safety concerns
- Mechanical Mezzanine; POC out of building for training, after start-up meeting
- Flat Roofs: No access provided

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 1940. The facility was substantially renovated in 1998 and some accessibility improvements appear to have been implemented at that time.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Springdale Elementary, 880 North Hollywood Street, Memphis, Tennessee 38108, 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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Program Manager
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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ANNEX BUILDING ELEVATION

6 - ANNEX BUILDING ELEVATION

Photographic Overview

7 - STRUCTURE

8 - STRUCTURE

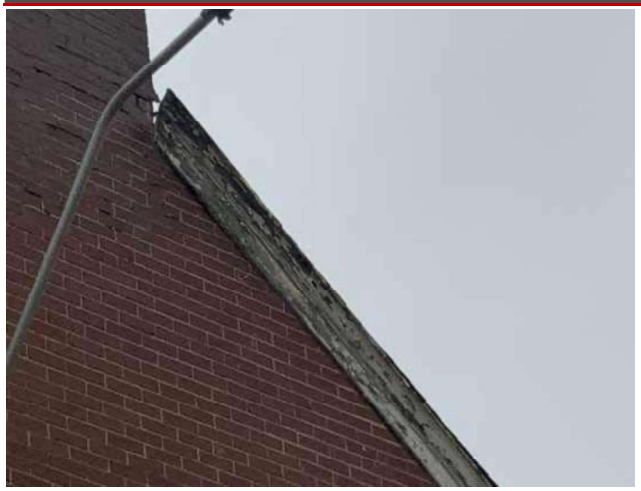
9 - PRIMARY ROOF OVERVIEW

10 - DORMER

11 - DAMAGED SOFFIT AND FASCIA

12 - DAMAGED SOFFIT AND FASCIA

Photographic Overview



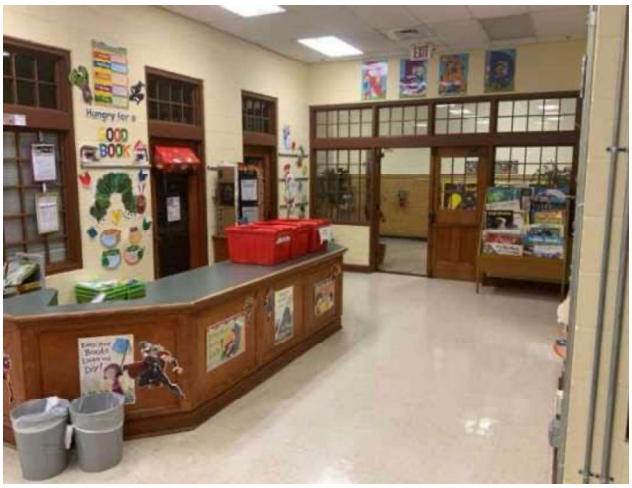
13 - DRY ROT

14 - DAMAGED SOFFIT

15 - DAMAGED FASCIA

16 - DAMAGED SOFFIT AND FASCIA

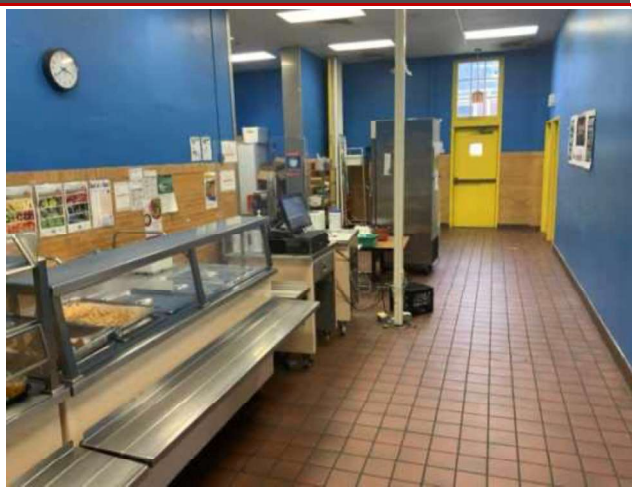
17 - DAMAGED BRICK VENEER



18 - LIBRARY

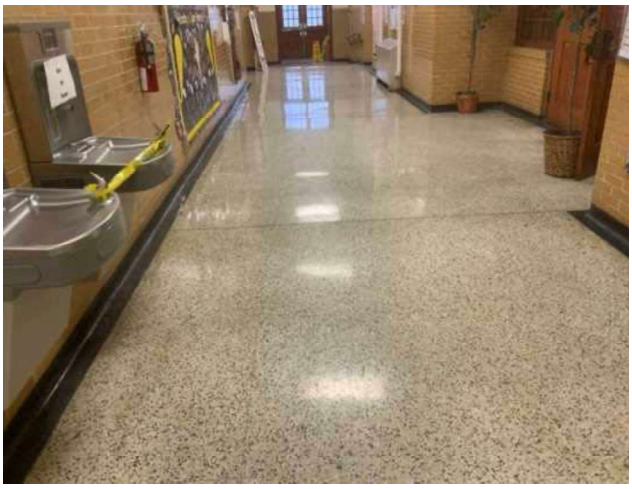
Photographic Overview

19 - TYPICAL CLASSROOM



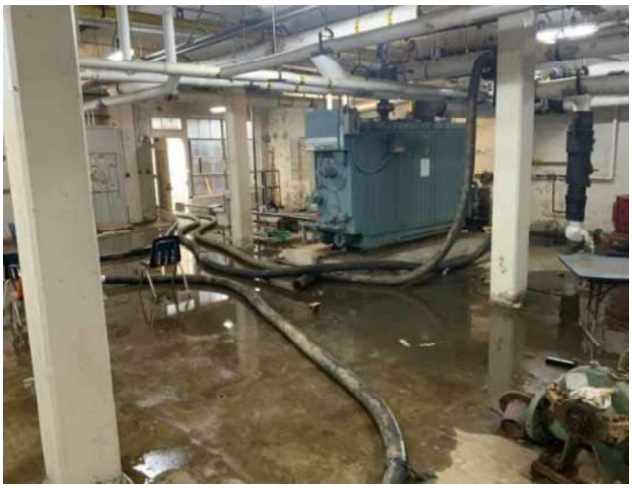
20 - SERVING LINE

21 - LIBRARY



22 - INTERIOR HALLWAY

23 - RESTROOM



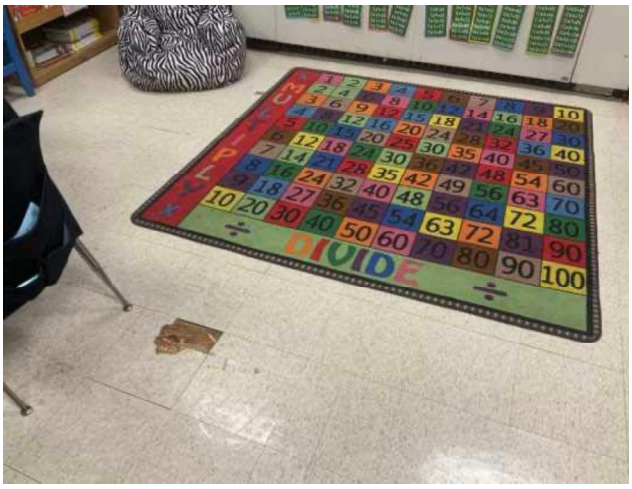
24 - BOILER ROOM

Photographic Overview

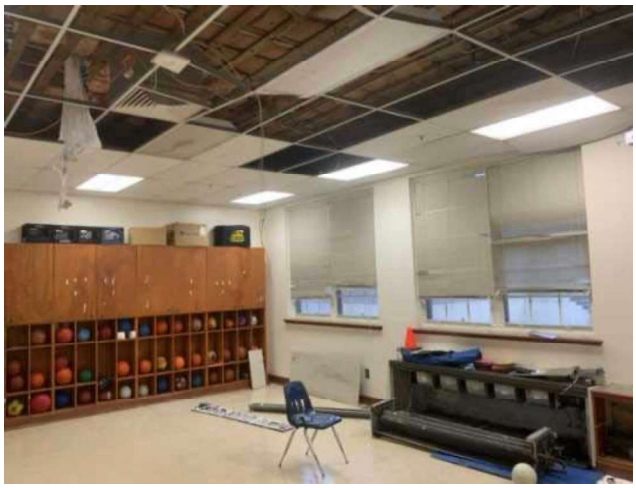
25 - CORRIDOR WALL FINISHES

26 - CLASSROOM WALL AT UNI-VENT

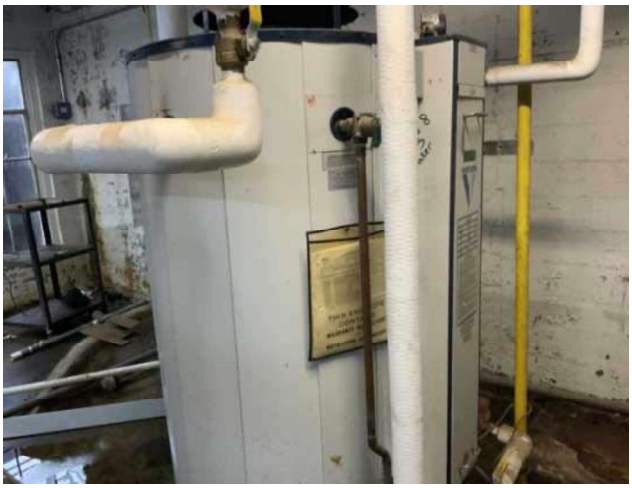
27 - FLOORING



28 - SUB-FLOOR FAILURE IN CLASSROOMS



29 - TYPICAL CLASSROOM



30 - WATER HEATER

Photographic Overview

31 - CHILLER

32 - TEMPORARY BOILER

33 - UNIT VENTILATOR

34 - AC UNIT

35 - FIRE SUPPRESSION SYSTEM

36 - PARKING LOT

Photographic Overview

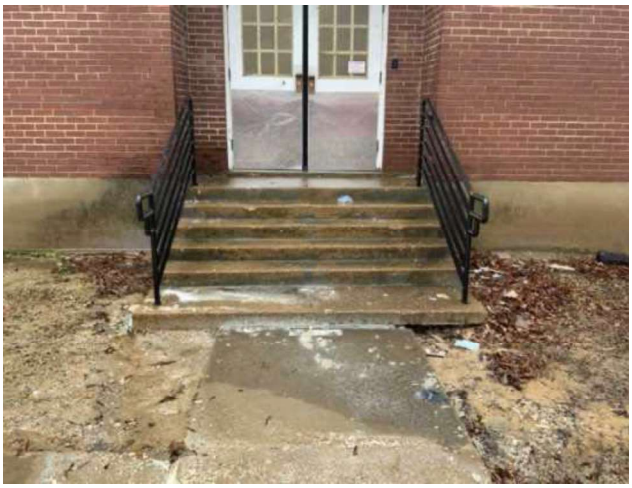
37 - PATIO AREA

38 - SIDEWALK

39 - PLAY STRUCTURE

40 - OUTSIDE CLASSROOM

41 - SIGNAGE



42 - STAIRS AND SIDEWALK

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-182.354	Springdale Elementary
Source	**On-Site Date**
Google	January 24, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Springdale Elementary

Name of person completing form: Walter Blayde

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 4

Date Completed: January 25, 2024

Phone Number: 901.690.1614

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1940	Renovated: 1998	
2	Building size in SF	58,685 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2019	Replaced doors and frames
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New site sign		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unit ventilators leaking and damages subflooring		

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof in cafeteria leak
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Room 107
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				Back parking lot poor lighting
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

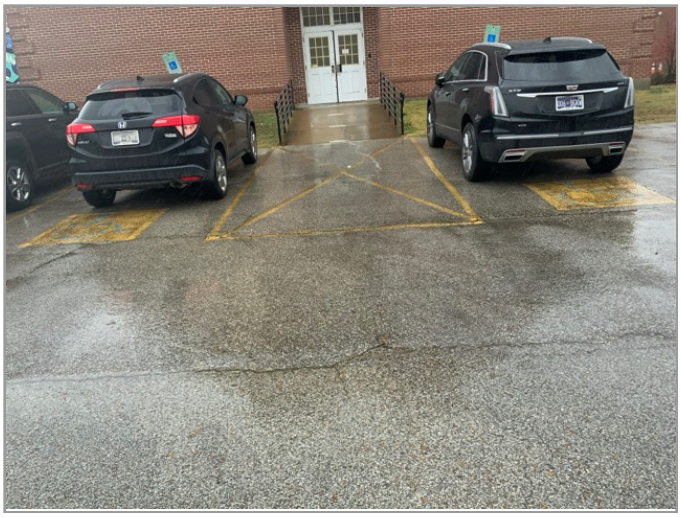
Property Name: Springdale Elementary

BV Project Number: 163745.23R000-182.354

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

Abbreviated Accessibility Checklist

Parking



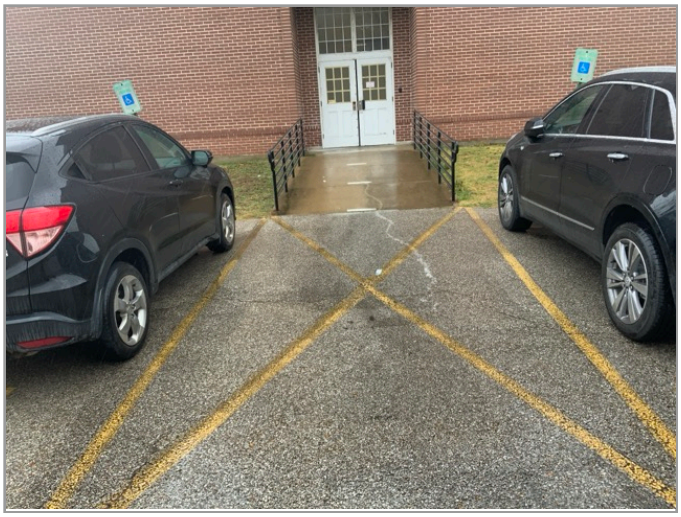
OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



2ND PATHWAY

ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

MAIN ENTRANCE

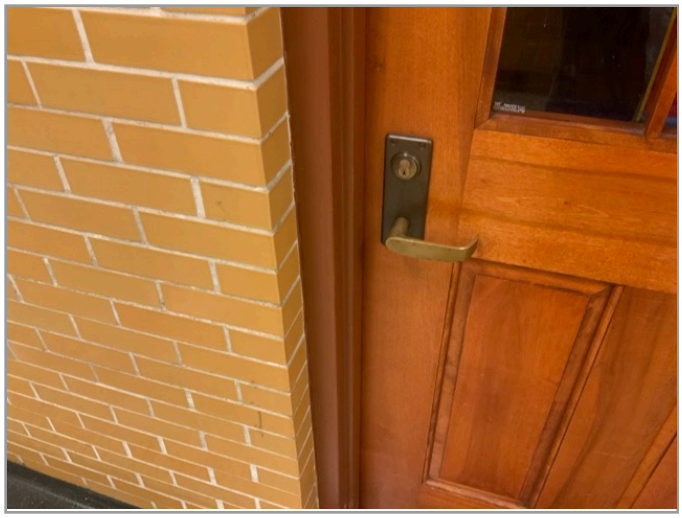
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Springdale Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1010	Classrooms	Poor	Structural Flooring/Decking, Wood, Refinish	2,200	SF	2	7369940
B1080	Site	Fair	Stairs, Concrete, Exterior	250	SF	5	7369878
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	600	LF	2	7369930
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	28,000	SF	10	7369907
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	5,000	SF	6	7369885
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	2,000	SF	0	7369875
B2010	Building Exterior	Failed	Exterior Walls, Brick, Repair/Repoint	20	SF	0	7369934
B2020	Building Exterior	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	190		4	7369915
B2020	Building Exterior	Failed	Window, Steel, 16-25 SF	1		1	7369864
B2020	Building Exterior	Fair	Glazing, any type, by SF	5,000	SF	4	7369881
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	7		5	7369947
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	2		2	7369979
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	24		35	7369950
B2080	Roof	Fair	Awning, Fabric, per SF of awning	170	SF	4	7369961
Roofing							
B3010	Roof	Poor	Roofing, Modified Bitumen	10,715	SF	2	7369928
B3010	Roof	Fair	Roofing, Metal	11,500	SF	3	7369973
B3010	Roof	Poor	Roofing, Asphalt Shingle, 30-Year Premium	42,700	SF	2	7369927
B3020	Roof	Failed	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,420	LF	1	7369919
B3080	Roof	Failed	Soffit, Wood	7,500	SF	1	7369938
Interiors							
C1010	Throughout building	Fair	Interior Wall Construction, Glazed CMU	30,000	SF	10	7369937

Component Condition Report | Springdale Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	95		10	7369964
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	87		10	7369892
C1030	Throughout building	Fair	Door Hardware, School, per Door	124		4	7369931
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,000	SF	5	7369966
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200		5	7369975
C1090	Restrooms	Fair	Toilet Partitions, Wood	26		3	7369970
C2010	Utility closet	Fair	Wall Finishes, Steel Sheeting	60	SF	24	7369858
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	70,000	SF	2	7369956
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500	SF	14	7369882
C2030	Boiler room	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	1,100	SF	2	7369944
C2030	Utility closet	Fair	Flooring, Wood, Strip, Refinish	750	SF	3	7369946
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000	SF	10	7369912
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	30,000	SF	2	7369945
C2030	Cafeteria	Fair	Flooring, Rubber Tile	150	SF	6	7369953
C2030	Hallway	Fair	Flooring, Terrazzo	12,000	SF	10	7369899
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,800	SF	24	7369909
C2050	Cafeteria	Fair	Ceiling Finishes, Wood Paneling	6,000	SF	5	7369866
Plumbing							
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2		4	7369917
D2010	Restrooms	Fair	Urinal, Standard	12		4	7369914
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7		4	7369877
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1		4	7369972
D2010	Boiler room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1		5	7369896
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	58,685	SF	4	7369906
D2010	Classrooms	Fair	Backflow Preventer, Domestic Water	1		4	7369958

Component Condition Report | Springdale Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	4	7369974
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	9	7369932
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	33	4	7369942
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	19	4	7369908
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	10	9	7369913
D2030	Boiler room	Fair	Pump, Sump	1	3	7369898
D2060	Utility closet	Fair	Air Compressor, Tank-Style	1	3	7369852
HVAC						
D3020	Hallway	Fair	Radiator, Hydronic, Baseboard (per LF)	110 LF	4	7369916
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	14	7369905
D3020	Boiler room	Failed	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	0	7541341
D3020	Boiler room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	4	7369977
D3020	Boiler room	Fair	Unit Heater, Hydronic	2	4	7369948
D3030	Classrooms	Fair	Unit Ventilator, approx/nominal 3 Ton	26	3	7369868
D3030	Site	Fair	Chiller, Air-Cooled	1	12	7369856
D3030	Room 12	Failed	Unit Ventilator, approx/nominal 3 Ton	2	0	7369861
D3030	Site	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	4	7369893
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	2	4	7369955
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	47,835 SF	4	7369925
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	1	4	7369949
D3050	Attic	Fair	Make-Up Air Unit, MUA or MAU	1	3	7369920
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7369960
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7369870
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7369895
Fire Protection						

Component Condition Report | Springdale Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Utility closet	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	23,000 SF	5	7369890
D4010	Building exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	4	7369943
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	2 LF	10	7369952
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	15	5	7369863
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7369935
Electrical						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	4	7369967
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	9	4	7369880
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	14	7369969
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	5	7369926
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	58,685 SF	14	7369911
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	4	7369918
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	58,685 SF	2	7369922
Fire Alarm & Electronic Systems						
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	47,835 SF	6	7369897
D6060	Office	Good	Clock System, Employee Attendance System, Biometric or RFID	1	16	7369941
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	47,835 SF	6	7369957
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	47,835 SF	6	7369862
D7050	Vestibule	Good	Fire Alarm Panel, Annunciator	1	11	7369959
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	11	7369860
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	47,835 SF	16	7369883
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	58,685 SF	6	7369855
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	7369889
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7369874

Component Condition Report | Springdale Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine	1	3	7369873
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7369854
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	3	7369891
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7369894
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	7369853
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7369936
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7369939
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7369971
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7369872
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7369965
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7369921
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	4	7369903
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7369962
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	7369910
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	3	7369901
E1030	Kitchen	NA	Foodservice Equipment, Dairy Cooler/Wells	1	0	7369954
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	11	7369929
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7369887
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	450 SF	5	7369933
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	125 LF	5	7369978
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	590 LF	5	7369865
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,750 SF	2	7369871
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	1,300 SF	24	7369976
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	7,000 SF	3	7369902

Component Condition Report | Springdale Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	2,137 SF	4	7369886
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	4	7369879
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	9	7369904
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	4	7369924
Sitework						
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	2	7369869
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	75 LF	27	7369963
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	13	13	7369968
G2060	Site	Fair	Flagpole, Metal	1	4	7369923
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,550 LF	14	7369859
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	24	7369951
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	3	7369888
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	250 LF	16	7369900
G2080	Site	Poor	Landscaping, Ground Cover, Repair	1,000 SF	0	7369857
G2080	Site	Good	Planter Boxes, Pre-Manufactured, Standard	60 LF	19	7369876
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	26	2	7369867
Follow-up Studies						
P2030		NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7371815
P2030	Main roof	Failed	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7371670
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7369884

Appendix F:
Replacement Reserves

Replacement Reserves Report

Springdale Elementary School

5/10/2024

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
Springdale Elementary School	$161,760	$136,197	$965,546	$680,987	$1,824,328	$672,159	$693,683	$21,446	$8,487	$18,919	$3,483,700	$26,688	$284,778	$30,957	$603,013	$11,918	$169,024	$292,120	$47,277	$64,003	$61,769	**$10,258,760**
Grand Total	**$161,760**	**$136,197**	**$965,546**	**$680,987**	**$1,824,328**	**$672,159**	**$693,683**	**$21,446**	**$8,487**	**$18,919**	**$3,483,700**	**$26,688**	**$284,778**	**$30,957**	**$603,013**	**$11,918**	**$169,024**	**$292,120**	**$47,277**	**$64,003**	**$61,769**	**$10,258,760**

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
B1010	Classrooms	7369940	Structural Flooring/Decking, Wood, Refinish	10	8	2	2200	SF	$2.00	$4,400			$4,400										$4,400										**$8,800**
B1080	Site	7369878	Stairs, Concrete, Exterior, Replace	50	45	5	250	SF	$55.00	$13,750						$13,750																	**$13,750**
B1080	Site	7369930	Stair/Ramp Rails, Metal, Refinish	10	8	2	600	LF	$1.50	$900			$900										$900										**$1,800**
B2010	Building Exterior	7369934	Exterior Walls, Brick, Repair/Repoint	0	0	0	20	SF	$33.00	$660	$660																						**$660**
B2010	Building Exterior	7369875	Exterior Walls, Brick, Repair/Repoint	0	0	0	2000	SF	$33.00	$66,000	$66,000																						**$66,000**
B2010	Building Exterior	7369885	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	39	6	5000	SF	$22.00	$110,000							$110,000																**$110,000**
B2010	Building Exterior	7369907	Exterior Walls, Brick Veneer, Replace	50	40	10	28000	SF	$27.00	$756,000											$756,000												**$756,000**
B2020	Building Exterior	7369864	Window, Steel, 16-25 SF, Replace	30	29	1	1	EA	$1,700.00	$1,700		$1,700																					**$1,700**
B2020	Building Exterior	7369881	Glazing, any type, by SF, Replace	30	26	4	5000	SF	$55.00	$275,000					$275,000																		**$275,000**
B2020	Building Exterior	7369915	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	6	4	190	EA	$150.00	$28,500					$28,500										$28,500								**$57,000**
B2050	Building Exterior	7369979	Exterior Door, Wood, Solid-Core, Replace	25	23	2	2	EA	$700.00	$1,400			$1,400																				**$1,400**
B2050	Building Exterior	7369947	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	20	5	7	EA	$1,500.00	$10,500						$10,500																	**$10,500**
B2080	Roof	7369961	Awning, Fabric, per SF of awning, Replace	10	6	4	170	SF	$8.00	$1,360					$1,360										$1,360								**$2,720**
B3010	Roof	7369927	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	28	2	42700	SF	$5.50	$234,850			$234,850																				**$234,850**
B3010	Roof	7369973	Roofing, Metal, Replace	40	37	3	11500	SF	$13.00	$149,500				$149,500																			**$149,500**
B3010	Roof	7369928	Roofing, Modified Bitumen, Replace	20	18	2	10715	SF	$10.00	$107,150			$107,150																				**$107,150**
B3020	Roof	7369919	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	2420	LF	$9.00	$21,780		$21,780																					**$21,780**
B3080	Roof	7369938	Soffit, Wood, Replace	20	19	1	7500	SF	$14.50	$108,750		$108,750																					**$108,750**
C1010	Throughout building	7369937	Interior Wall Construction, Glazed CMU, Replace	50	40	10	30000	SF	$46.00	$1,380,000											$1,380,000												**$1,380,000**
C1020	Throughout building	7369964	Interior Window, Fixed, 12 SF, Replace	40	30	10	95	EA	$500.00	$47,500											$47,500												**$47,500**
C1030	Throughout building	7369892	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	30	10	87	EA	$2,100.00	$182,700											$182,700												**$182,700**
C1030	Throughout building	7369931	Door Hardware, School, per Door, Replace	30	26	4	124	EA	$400.00	$49,600					$49,600																		**$49,600**
C1070	Throughout building	7369966	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	40000	SF	$3.50	$140,000						$140,000																	**$140,000**
C1090	Restrooms	7369970	Toilet Partitions, Wood, Replace	20	17	3	26	EA	$500.00	$13,000				$13,000																			**$13,000**
C1090	Classrooms	7369975	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	200	EA	$500.00	$100,000						$100,000																	**$100,000**
C2010	Restrooms	7369882	Wall Finishes, Ceramic Tile, Replace	40	26	14	2500	SF	$18.00	$45,000																$45,000							**$45,000**
C2010	Throughout building	7369956	Wall Finishes, any surface, Prep & Paint	10	8	2	70000	SF	$1.50	$105,000			$105,000										$105,000										**$210,000**
C2030	Restrooms	7369912	Flooring, Ceramic Tile, Replace	40	30	10	3000	SF	$18.00	$54,000											$54,000												**$54,000**
C2030	Utility closet	7369946	Flooring, Wood, Strip, Refinish	10	7	3	750	SF	$4.00	$3,000				$3,000										$3,000									**$6,000**
C2030	Throughout building	7369945	Flooring, Vinyl Tile (VCT), Replace	15	13	2	30000	SF	$5.00	$150,000			$150,000																$150,000				**$300,000**
C2030	Boiler room	7369944	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	1100	SF	$8.00	$8,800			$8,800																$8,800				**$17,600**
C2030	Cafeteria	7369953	Flooring, Rubber Tile, Replace	15	9	6	150	SF	$9.00	$1,350							$1,350																**$1,350**
C2030	Hallway	7369899	Flooring, Terrazzo, Replace	50	40	10	12000	SF	$14.00	$168,000											$168,000												**$168,000**
C2050	Cafeteria	7369866	Ceiling Finishes, Wood Paneling, Replace	30	25	5	6000	SF	$14.00	$84,000						$84,000																	**$84,000**
D2010	Boiler room	7369972	Water Heater, Gas, Commercial (200 MBH), Replace	20	16	4	1	EA	$16,600.00	$16,600					$16,600																		**$16,600**
D2010	Throughout building	7369906	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	58685	SF	$11.00	$645,535					$645,535																		**$645,535**
D2010	Classrooms	7369958	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$1,100.00	$1,100					$1,100																		**$1,100**
D2010	Kitchen	7369917	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	26	4	2	EA	$2,500.00	$5,000					$5,000																		**$5,000**
D2010	Restrooms	7369914	Urinal, Standard, Replace	30	26	4	12	EA	$1,100.00	$13,200					$13,200																		**$13,200**
D2010	Classrooms	7369877	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	7	EA	$1,200.00	$8,400					$8,400																		**$8,400**
D2010	Classrooms	7369974	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																		**$2,500**
D2010	Restrooms	7369942	Toilet, Commercial Water Closet, Replace	30	26	4	33	EA	$1,300.00	$42,900					$42,900																		**$42,900**
D2010	Restrooms	7369908	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	19	EA	$1,500.00	$28,500					$28,500																		**$28,500**
D2010	Boiler room	7369896	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	$1,400.00	$1,400						$1,400																	**$1,400**
D2010	Utility closet	7369932	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	2	EA	$800.00	$1,600										$1,600													**$1,600**
D2010	Hallway	7369913	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	10	EA	$1,200.00	$12,000										$12,000													**$12,000**
D2030	Boiler room	7369898	Pump, Sump, Replace	15	12	3	1	EA	$4,270.00	$4,270				$4,270															$4,270				**$8,540**
D2060	Utility closet	7369852	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$5,150.00	$5,150				$5,150																			**$5,150**
D3020	Boiler room	7541341	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	30	0	1	EA	$50,800.00	$50,800	$50,800																						**$50,800**
D3020	Hallway	7369916	Radiator, Hydronic, Baseboard (per LF), Replace	30	26	4	110	LF	$150.00	$16,500					$16,500																		**$16,500**
D3020	Boiler room	7369948	Unit Heater, Hydronic, Replace	20	16	4	2	EA	$2,100.00	$4,200					$4,200																		**$4,200**
D3020	Boiler room	7369977	Boiler Supplemental Components, Shot Feed Tank, Replace	30	26	4	1	EA	$1,520.00	$1,520					$1,520																		**$1,520**

Replacement Reserves Report

Springdale Elementary School

5/10/2024

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
D3020	Boiler room	7369905	Boiler Supplemental Components, Expansion Tank, Replace	40	26	14	1	EA	$3,540.00	$3,540															$3,540							**$3,540**
D3030	Site	7369856	Chiller, Air-Cooled, Replace	25	13	12	1	EA	$72,000.00	$72,000													$72,000									**$72,000**
D3030	Room 12	7369861	Unit Ventilator, approx/nominal 3 Ton, Replace	20	20	0	2	EA	$9,000.00	$18,000	$18,000																				$18,000	**$36,000**
D3030	Classrooms	7369868	Unit Ventilator, approx/nominal 3 Ton, Replace	20	17	3	26	EA	$9,000.00	$234,000				$234,000																		**$234,000**
D3030	Site	7369893	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	16	4	1	EA	$8,400.00	$8,400					$8,400																	**$8,400**
D3050	Boiler room	7369955	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	2	EA	$13,600.00	$27,200					$27,200																	**$27,200**
D3050	Throughout building	7369925	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	36	4	47835	SF	$5.00	$239,175					$239,175																	**$239,175**
D3050	Boiler room	7369949	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$3,900.00	$3,900					$3,900															$3,900		**$7,800**
D3050	Attic	7369920	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$35,000.00	$35,000				$35,000																		**$35,000**
D3060	Roof	7369895	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Kitchen	7369960	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	$1,500.00	$1,500					$1,500																	**$1,500**
D3060	Kitchen	7369870	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	$1,500.00	$1,500					$1,500																	**$1,500**
D4010	Building exterior	7369943	Supplemental Components, Fire Department Connection, Double, Replace	30	26	4	1	EA	$1,140.00	$1,140					$1,140																	**$1,140**
D4010	Utility closet	7369890	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	23000	SF	$1.07	$24,610						$24,610																**$24,610**
D4010	Kitchen	7369952	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	2	LF	$400.00	$800											$800											**$800**
D4030	Throughout building	7369863	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	15	EA	$150.00	$2,250						$2,250										$2,250						**$4,500**
D4030	Kitchen	7369935	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$300						$300										$300						**$600**
D5020	Boiler room	7369969	Switchboard, 120/208 V, Replace	40	26	14	1	EA	$120,000.00	$120,000															$120,000							**$120,000**
D5020	Boiler room	7369967	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$30,000.00	$30,000					$30,000																	**$30,000**
D5020	Throughout building	7369880	Distribution Panel, 120/208 V, Replace	30	26	4	9	EA	$2,000.00	$18,000					$18,000																	**$18,000**
D5020	Boiler room	7369926	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$11,500.00	$11,500						$11,500																**$11,500**
D5030	Throughout building	7369911	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	58685	SF	$2.50	$146,713															$146,713							**$146,713**
D5030	Boiler room	7369918	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	2	EA	$10,000.00	$20,000					$20,000																	**$20,000**
D5040	Throughout building	7369922	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	58685	SF	$4.50	$264,083			$264,083																			**$264,083**
D6030	Throughout building	7369897	Sound System, Theater/Auditorium/Church, Replace	20	14	6	47835	SF	$1.50	$71,753							$71,753															**$71,753**
D6060	Office	7369941	Clock System, Employee Attendance System, Biometric or RFID, Replace	20	4	16	1	EA	$5,160.00	$5,160																	$5,160					**$5,160**
D7010	Throughout building	7369957	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	9	6	47835	SF	$3.25	$155,464							$155,464															**$155,464**
D7030	Throughout building	7369862	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	47835	SF	$2.00	$95,670							$95,670															**$95,670**
D7050	Vestibule	7369959	Fire Alarm Panel, Annunciator, Replace	15	4	11	1	EA	$1,580.00	$1,580											$1,580											**$1,580**
D7050	Office	7369860	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D7050	Throughout building	7369883	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	4	16	47835	SF	$2.00	$95,670																	$95,670					**$95,670**
D8010	Throughout building	7369855	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	58685	SF	$2.50	$146,713							$146,713															**$146,713**
E1030	Kitchen	7369954	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	15	0	1	EA	$3,600.00	$3,600	$3,600															$3,600						**$7,200**
E1030	Kitchen	7369889	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
E1030	Kitchen	7369873	Foodservice Equipment, Coffee Machine, Replace	10	7	3	1	EA	$2,000.00	$2,000				$2,000										$2,000								**$4,000**
E1030	Kitchen	7369891	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	2	EA	$6,300.00	$12,600				$12,600															$12,600			**$25,200**
E1030	Kitchen	7369894	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			**$3,400**
E1030	Kitchen	7369853	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	$30,000.00	$30,000				$30,000																		**$30,000**
E1030	Kitchen	7369936	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
E1030	Kitchen	7369939	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	7369901	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	2	EA	$4,600.00	$9,200				$9,200															$9,200			**$18,400**
E1030	Kitchen	7369874	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7369854	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7369971	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	$2,700.00	$2,700					$2,700															$2,700		**$5,400**
E1030	Kitchen	7369965	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7369921	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7369903	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	2	EA	$10,500.00	$21,000					$21,000										$21,000							**$42,000**
E1030	Kitchen	7369962	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7369910	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	11	4	1	EA	$4,700.00	$4,700					$4,700															$4,700		**$9,400**
E1030	Kitchen	7369872	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$6,700									$6,700													**$6,700**
E1030	Kitchen	7369929	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	4	11	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1040	Hallway	7369887	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						**$3,000**
E1070	Cafeteria	7369933	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	450	SF	$15.00	$6,750						$6,750															$6,750	**$13,500**
E2010	Throughout building	7369978	Casework, Countertop, Plastic Laminate, Replace	15	10	5	125	LF	$50.00	$6,250						$6,250															$6,250	**$12,500**
E2010	Throughout building	7369865	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	590	LF	$300.00	$177,000						$177,000																**$177,000**
G2020	Site	7369871	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	38750	SF	$0.45	$17,438			$17,438					$17,438					$17,438					$17,438				**$69,750**

Replacement Reserves Report

Springdale Elementary School

5/10/2024

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
G2030	Site	7369902	Sidewalk, Concrete, Large Areas, Replace	50	47	3	7000	SF	$9.00	$63,000				$63,000																		**$63,000**
G2050	Site	7369904	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	6	9	2	EA	$450.00	$900										$900												**$900**
G2050	Site	7369886	Playfield Surfaces, Rubber, Small Areas, Replace	20	16	4	2137	SF	$26.00	$55,562					$55,562																	**$55,562**
G2050	Site	7369879	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
G2050	Site	7369924	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
G2060	Site	7369869	Bike Rack, Portable 6-10 Bikes, Replace	15	13	2	1	EA	$500.00	$500			$500															$500				**$1,000**
G2060	Site	7369968	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	13	EA	$600.00	$7,800														$7,800								**$7,800**
G2060	Site	7369859	Fences & Gates, Fence, Chain Link 6', Replace	40	26	14	1550	LF	$21.00	$32,550															$32,550							**$32,550**
G2060	Site	7369900	Fences & Gates, Fence, Chain Link 4', Replace	40	24	16	250	LF	$18.00	$4,500																	$4,500					**$4,500**
G2060	Site	7369888	Signage, Property, Pylon Standard, Replace/Install	20	17	3	1	EA	$9,500.00	$9,500				$9,500																		**$9,500**
G2060	Site	7369923	Flagpole, Metal, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	**$2,500**
G2080	Site	7369857	Landscaping, Ground Cover, Repair	10	10	0	1000	SF	$3.20	$3,200	$3,200										$3,200										$3,200	**$9,600**
G2080	Site	7369876	Planter Boxes, Pre-Manufactured, Standard, Replace	25	6	19	60	LF	$200.00	$12,000																				$12,000		**$12,000**
G4050	Building exterior	7369867	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	26	EA	$600.00	$15,600			$15,600																			**$15,600**
P2030	Main roof	7371670	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	0	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**
P2030	Springdale Elementary School	7371815	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	$5,000.00	$5,000	$5,000																					**$5,000**
Y1090	Throughout building	7369884	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$161,760**	**$132,230**	**$910,120**	**$623,200**	**$1,620,892**	**$579,810**	**$580,949**	**$17,438**	**$6,700**	**$14,500**	**$2,592,200**	**$19,280**	**$199,738**	**$21,080**	**$398,663**	**$7,650**	**$105,330**	**$176,738**	**$27,770**	**$36,500**	**$34,200**	**$8,266,746**
Totals, Escalated (3.0% inflation, compounded annually)											**$161,760**	**$136,197**	**$965,546**	**$680,987**	**$1,824,328**	**$672,159**	**$693,683**	**$21,446**	**$8,487**	**$18,919**	**$3,483,700**	**$26,688**	**$284,778**	**$30,957**	**$603,013**	**$11,918**	**$169,024**	**$292,120**	**$47,277**	**$64,003**	**$61,769**	**$10,258,760**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7369972	D2010	**Water Heater**	Gas, Commercial (200 MBH)	125 GAL	Springdale Elementary School	Boiler room	Ventura	27 V 125	089895434	2008		
2	7369958	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Springdale Elementary School	Classrooms	Inaccessible	Inaccessible	Inaccessible	1998		
3	7369898	D2030	**Pump**	Sump	3 HP	Springdale Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	1998		
4	7369852	D2060	**Air Compressor**	Tank-Style	.75 HP	Springdale Elementary School	Utility closet	Dayton Speedaire	Inaccessible	Inaccessible	1998		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7541341	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Springdale Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible			
2	7369916	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Springdale Elementary School	Hallway				1998		110
3	7369948	D3020	**Unit Heater**	Hydronic	78 MBH	Springdale Elementary School	Boiler room	Mestek	HS-108S	898415982001	1998		2
4	7369905	D3020	**Boiler Supplemental Components**	Expansion Tank	75 GAL	Springdale Elementary School	Boiler room	No dataplate	No dataplate	No dataplate	1998		
5	7369856	D3030	**Chiller**	Air-Cooled	60 TON	Springdale Elementary School	Site	McQuay	Illegible	Illegible	2011		
6	7369893	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser	10 TON	Springdale Elementary School	Site	Rheem	RAWE-120CAZ	6686F460518071	2005		
7	7369868	D3030	**Unit Ventilator**	approx/nominal 3 Ton	1250 CFM	Springdale Elementary School	Classrooms	AAF	AVQ06 C11	966 708 8080	1996		26
8	7369861	D3030	**Unit Ventilator**	approx/nominal 3 Ton	1250 CFM	Springdale Elementary School	Room 12	AAF	Inaccessible	Inaccessible	1996		2

9	7369955	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Springdale Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	1998		2
10	7369920	D3050	**Make-Up Air Unit**	MUA or MAU	5000 CFM	Springdale Elementary School	Attic	Inaccessible	Inaccessible	Inaccessible	1998		
11	7369895	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	5000 CFM	Springdale Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible	1998		
12	7369960	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Springdale Elementary School	Kitchen	Mars	42CH	9806PF42CH-L	1998		
13	7369870	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Springdale Elementary School	Kitchen	Mars	72CH	9806PF72CH-L	1998		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7369952	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Springdale Elementary School	Kitchen				2014		2
2	7369863	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Springdale Elementary School	Throughout building				2019		15
3	7369935	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Springdale Elementary School	Kitchen				2019		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7369969	D5020	**Switchboard**	120/208 V	2000 AMP	Springdale Elementary School	Boiler room	GE	No dataplate	No dataplate	1998		
2	7369967	D5020	**Distribution Panel**	120/208 V	2000 AMP	Springdale Elementary School	Boiler room	GE	No dataplate	No dataplate	1998		
3	7369880	D5020	**Distribution Panel**	120/208 V	200 AMP	Springdale Elementary School	Throughout building	No dataplate	No dataplate	No dataplate	1998		9
4	7369926	D5020	**Distribution Panel**	120/208 V	1200 AMP	Springdale Elementary School	Boiler room	GE	No dataplate	No dataplate	1980		
5	7369918	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Springdale Elementary School	Boiler room	ABB	ACH580-VDR 059A 2+F267	2212801078	1998		2

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7369860	D7050	**Fire Alarm Panel**	Fully Addressable		Springdale Elementary School	Office	Notifier	No dataplate	No dataplate	2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7369873	E1030	**Foodservice Equipment**	Coffee Machine		Springdale Elementary School	Kitchen	Bunn	H5E-40-208	Inaccessible	2010		
2	7369939	E1030	**Foodservice Equipment**	Convection Oven, Double		Springdale Elementary School	Kitchen	Blodgett	No dataplate	No dataplate	1998		
3	7369965	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Springdale Elementary School	Kitchen	MasterBuilt	D0MC-164-A	15100310	1998		
4	7369954	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Springdale Elementary School	Kitchen	MasterBuilt	D0MC-164-A	16101172	1998		
5	7369962	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Springdale Elementary School	Kitchen	Illegible	FGW-150-E	8030	1995		
6	7369874	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Springdale Elementary School	Kitchen	Colorpoint	5E5-CPA	H98B2066	1998		
7	7369854	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Springdale Elementary School	Kitchen	Fwe	MTU-12	102722108	2010		
8	7369921	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Springdale Elementary School	Kitchen	FWE	MTU-12	102721709	2010		
9	7369872	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Springdale Elementary School	Kitchen	Manitowoc	KYT0420A-161	1120347265	2017		
10	7369910	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Springdale Elementary School	Kitchen	Colorpoint	60-CFT	H98C2067	1998		
11	7369894	E1030	**Foodservice Equipment**	Range, 2-Burner		Springdale Elementary School	Kitchen	Garland	Illegible	9806HG151R	1998		
12	7369971	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Springdale Elementary School	Kitchen	Arctic air	Inaccessible	Inaccessible	2000		

13	7369929	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Springdale Elementary School	Kitchen	Arctic Air	AR23E	435026	2020	
14	7369853	E1030	**Foodservice Equipment**	Steam Kettle	Springdale Elementary School	Kitchen	Cleveland Range	KGL-40	WT0313-98R-01	1998	
15	7369903	E1030	**Foodservice Equipment**	Steamer, Freestanding	Springdale Elementary School	Kitchen	Steriling	SP208-14-3MF00	09E9102	2009	2
16	7369891	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Springdale Elementary School	Kitchen	Heatcraft	Inaccessible	Inaccessible	1998	2
17	7369901	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Springdale Elementary School	Kitchen	Heatcraft	LSF094BJ	D98D 01795	1998	2
18	7369936	E1030	**Foodservice Equipment**	Walk-In, Freezer	Springdale Elementary School	Kitchen	NA	NA	NA	1998	
19	7369889	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Springdale Elementary School	Kitchen	NA	NA	NA	1998	
20	7369887	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	Springdale Elementary School	Hallway				2019	