

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Treadwell Middle School
920 North Highland Street
Memphis, Tennessee 38122

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BV PROJECT #:

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ON SITE DATE:

October 9, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	4
Main Address	920 North Highland Street, Memphis, Tennessee 38122
Site Developed	1943
Site Area	18.63 acres (estimated)
Parking Spaces	150 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 9,2024
Management Point of Contact	Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Kim Rayford 901-490-5135
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Treadwell Middle School was originally constructed in 1943. The Gymnasium was later added in 1948. The facility had other additions between 1950 and 1976. It was reported that there is a plan to fully renovate the auditorium in the near future. All of the facilities have not been significantly renovated since the time of construction.

Architectural

The facilities have been well maintained due to good maintenance practices. The facilities appear structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes consist of brick with aluminum windows. The exterior walls have cracked mortar joints in isolated areas and repointing repairs are recommended. The modified bituminous roof has granule loss and several patches. In addition, it was reported that the roof leaks when it rains in some classrooms. Roof replacement is recommended for the near future. The interior floors consist of carpet, ceramic tile, quarry tile, and VCT tile. The VCT flooring has cracking and missing tiles in isolated areas. The exterior and interior finishes have generally been replaced as needed and is anticipated for lifecycle replacement based on useful life and normal wear

Mechanical, Electrical, Plumbing and Fire (MEPF)

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

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. Hot water is provided by electric and gas water heaters.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The main switchboard is located in the mechanical room of the main building. Also, there is no emergency power in the facility. Installation is recommended

A facility-wide fire suppression system and fire alarm system adequately serves the entire facility. Ongoing routine maintenance of the MEPF equipment is recommended

Site

The overall landscaping of the site has been well maintained. The asphalt paved parking lots, and driveways have been periodically repaved over the years. The asphalt parking lots have some surface cracking throughout. Continued routine maintenance is recommended.

Recommended Additional Studies

No additional studies are recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Treadwell Middle School / Cafeteria (1943)	\$400	13,500	\$5,400,000	0.5%	0.6%	0.7%	10.9%
Treadwell Middle School / Gymnasium (1948)	\$400	25,400	\$10,160,000	0.0%	0.0%	0.9%	4.3%
Treadwell Middle School / Main Building (1943)	\$400	145,870	\$58,348,000	1.1%	1.8%	3.5%	8.5%
Treadwell Middle School / Northeast Regional Office (1943)	\$400	13,200	\$5,280,000	0.0%	0.4%	0.4%	13.9%



Campus Level FCI:

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

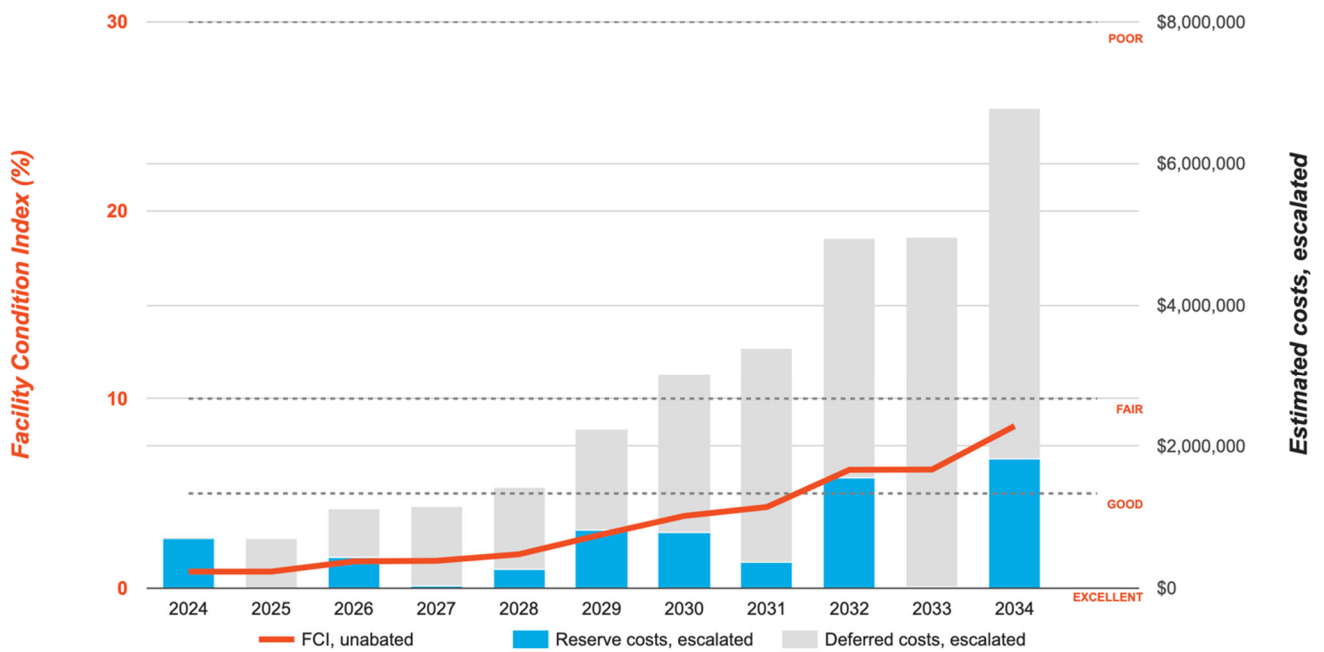
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Treadwell Middle School

Replacement Value: \$79,188,000

Inflation Rate: 3.0%

Average Needs per Year: \$616,000



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$1,600	-	\$2,200	\$3,800
Facade	\$660,000	-	-	-	\$4,563,400	\$5,223,400
Roofing	-	-	\$811,500	\$343,400	\$622,100	\$1,777,000
Interiors	\$1,100	-	\$272,100	\$1,426,000	\$3,748,000	\$5,447,200
Conveying	\$5,000	-	-	\$3,600	\$145,000	\$153,600
Plumbing	\$1,200	-	\$1,400	\$155,100	\$3,150,200	\$3,307,900
HVAC	-	-	\$21,900	\$1,182,000	\$2,805,200	\$4,009,100
Fire Protection	-	-	-	\$10,800	\$341,700	\$352,500
Electrical	-	-	-	\$90,600	\$2,665,200	\$2,755,800
Fire Alarm & Electronic Systems	-	-	-	\$1,050,300	-	\$1,050,300
Equipment & Furnishings	\$28,200	\$408,400	\$11,500	\$231,700	\$245,900	\$925,600
Site Development	-	-	-	\$11,400	\$175,600	\$187,100
Site Utilities	-	-	-	\$5,400	\$124,600	\$130,000
Site Pavement	-	\$19,100	-	\$22,100	\$255,000	\$296,300
TOTALS (3% inflation)	\$695,500	\$427,500	\$1,119,900	\$4,532,400	\$18,844,100	\$25,619,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Treadwell Middle School / Cafeteria	2	\$28,200
Treadwell Middle School / Gymnasium	1	\$1,100
Treadwell Middle School / Main Building	2	\$665,000
Treadwell Middle School / Northeast Regional Office	1	\$1,200
Total	6	\$695,500

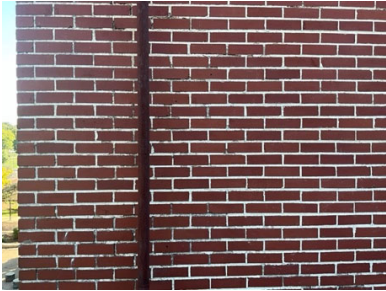
Cafeteria						
ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8451422	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	\$6,700
8451397	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
Total (2 items)						\$28,200

Gymnasium						
ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8451493	Throughout Building	C1010	Interior Construction, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
Total (1 items)						\$1,100

Main Building						
ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8451001	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$660,000
8451034	Elevator	D1010	Elevator Controls, Automatic, 1 Car, Replace	Failed	Performance/Integrity	\$5,000
Total (2 items)						\$665,000

Northeast Regional Office						
ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8451527	Throughout Building	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	\$1,200
Total (1 items)						\$1,200

Key Findings



Exterior Walls in Poor condition.

Brick
Main Building Treadwell Middle School Building
Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$660,000

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There is cracked and missing mortar in isolated areas throughout the exterior wall surface. - AssetCALC ID: 8451001



Elevator Controls in Failed condition.

Automatic, 1 Car
Main Building Treadwell Middle School
Elevator

Uniformat Code: D1010
Recommendation: **Replace in 2024**

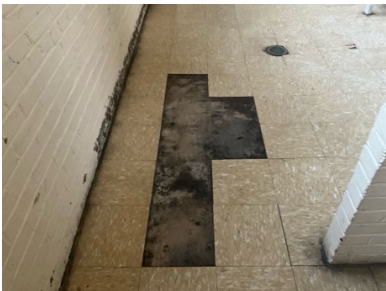
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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1st floor Key control is broken. Have to go the 3rd floor to bring the elevator down - AssetCALC ID: 8451034



Interior Construction in Poor condition.

any type, Repairs per Man-Day
Gymnasium Treadwell Middle School
Throughout Building

Uniformat Code: C1010
Recommendation: **Repair in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Cost allowance for the replacement of broken and missing VCT tiles. - AssetCALC ID: 8451493



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Northeast Regional Office Treadwell Middle School Throughout Building

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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The fountain is not in service - AssetCALC ID: 8451527



Foodservice Equipment in Failed condition.

Dishwasher Commercial
Cafeteria Treadwell Middle School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

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The unit is not in service - AssetCALC ID: 8451397



Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Cafeteria Treadwell Middle School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

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The unit is out of service - AssetCALC ID: 8451422



Fixed Seating in Poor condition.

Auditorium/Theater, Metal Cushioned Standard
Main Building Treadwell Middle School Auditorium

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$385,000

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There are broken seats throughout the auditorium - AssetCALC ID: 8451026

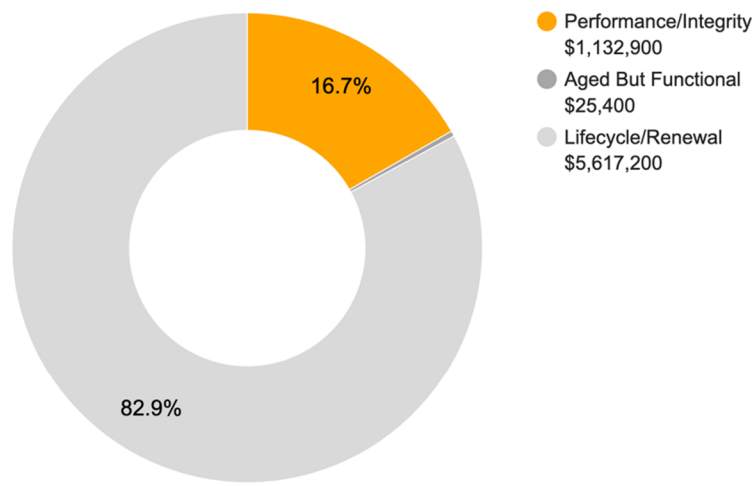
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,775,500

2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	145,870 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted, glazed CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, and wood strip, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers and cabinet terminal units Non-Central System: Packaged units, Furnaces with split-system condensing units and unit ventilators	Fair

Main Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Mixing brick mortar in isolated areas on exterior walls, Broken elevator switch, and broken seats in auditorium.	

3. Cafeteria



Cafeteria: Systems Summary

Constructed/Renovated	1943	
Building Size	13,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU and quarry tile Floors: VCT and quarry tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components Suspended unit heaters and Make-up air units	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair

Cafeteria: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent and CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Out of service kitchen equipment	

4. Gymnasium



Gymnasium: Systems Summary

Constructed/Renovated	1948	
Building Size	25,400 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Wall Finish: Brick Windows: Aluminum, Wood	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU and ceramic tile Floors: VCT, ceramic tile, quarry tile, and wood strip Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, and CFL Emergency Power: None	Fair

Gymnasium: Systems Summary

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



5. Northeast Regional Office



Northeast Regional Office: Systems Summary

Constructed/Renovated	1943	
Building Size	13,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Carpet, VCT and quarry tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair

Northeast Regional Office: Systems Summary

Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Drinking fountain out of service	



6. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Brick wall dumpster enclosures Playgrounds and sports fields and courts with bleachers Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and metal halide Building-mounted: LED and halogen	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

7. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1943 with additional buildings added and renovated in phases over time. The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1943	Yes	No
Main Building	1943	Yes	No
Cafeteria	1943	Yes	No
Gymnasium	1948	Yes	No
Northeast Regional Office	1943	Yes	No

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

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

9. 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.

10. 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.

11. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Treadwell Middle School, 920 North Highland Street, Memphis, Tennessee 38122, 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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12. Appendices

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

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - MAIN OFFICE

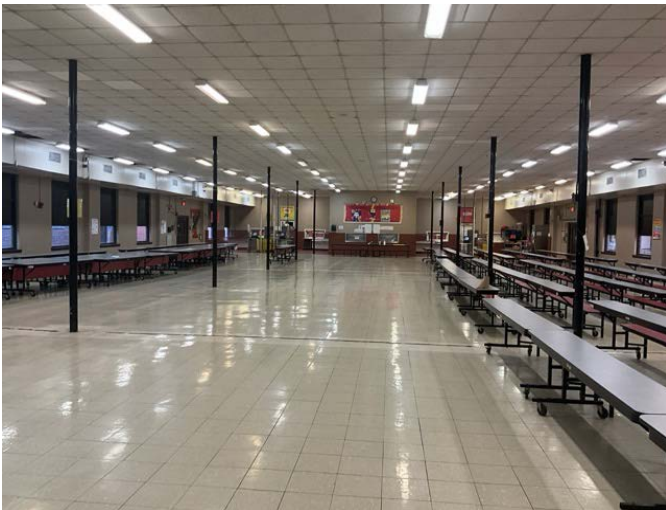
Photographic Overview



7 - HALLWAY



8 - CONFERENCE ROOM



9 - CAFETERIA



10 - LIBRARY



11 - GYMNASIUM



12 - AUDITORIUM



Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



15 - CLASSROOM



16 - PLUMBING FIXTURES



17 - WATER HEATER



18 - MECHANICAL ROOM

Photographic Overview



19 - BOILER ROOM



20 - ELECTRICAL SYSTEM



21 - COURTYARD



22 - PLAYGROUND OVERVIEW



23 - PARKING OVERVIEW

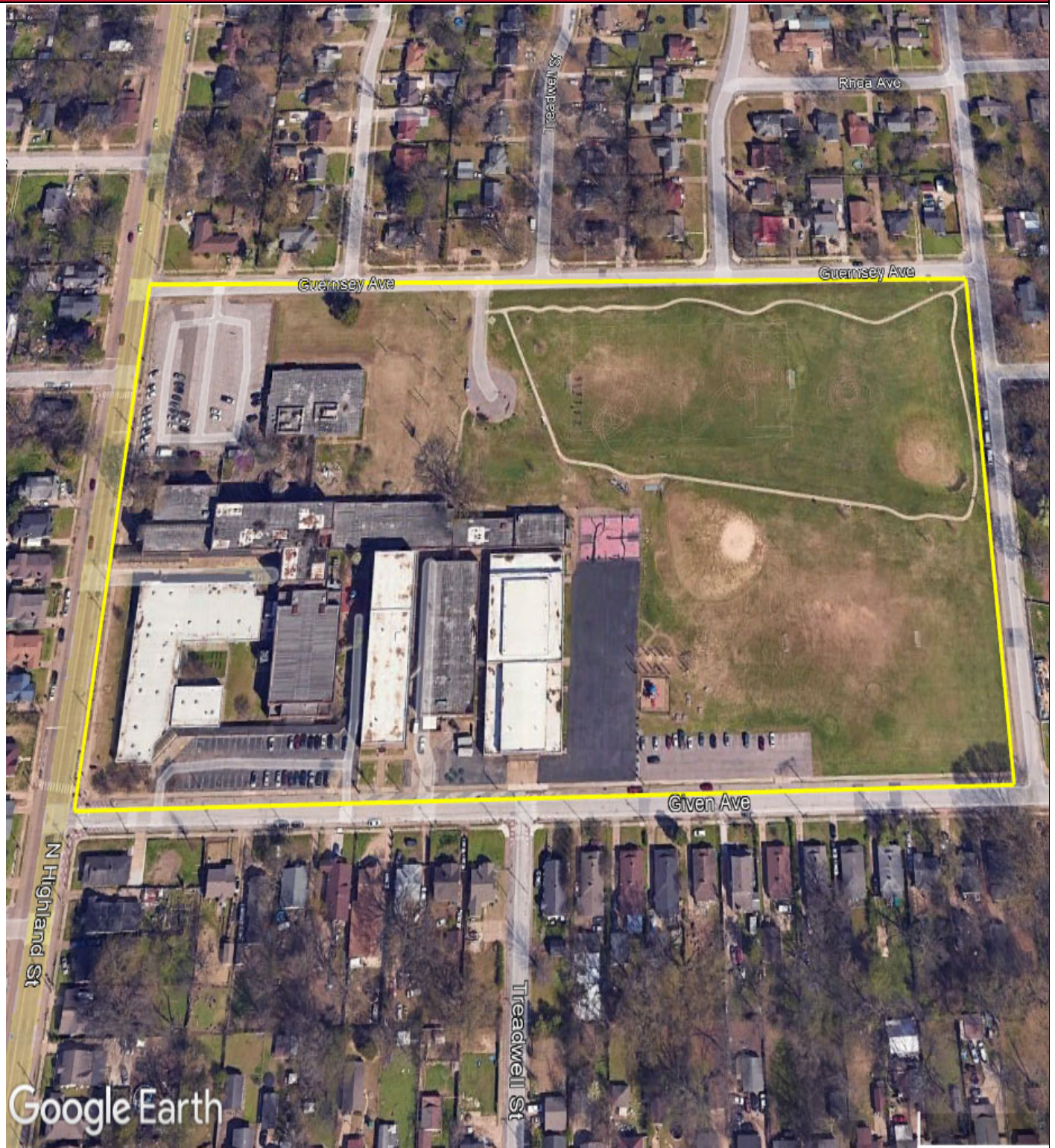




24 - PROPERTY SIGNAGE

Appendix B: Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	163745.23R000-185.354	Treadwell Middle School	
	Source	On-Site Date	
	Google	October 9, 2024	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Treadwell Middle School

Name of person completing form: Kim Rayford

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 6 years

Date Completed: 10/9/2024

Phone Number: 901-848-8242

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1943	Renovated	
2	Building size in SF	145,870	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New fire alarm system and renovating the auditorium windows and seating		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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				Wash away
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks water in some classrooms
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				Switch broken on elevator
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				Too cold of too not in class room. Southside of building is warm in the afternoon
14	Is the electrical service outdated, undersized, or problematic?	X				
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
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 Survey - 2010 ADA Standards for Accessible Design

Property Name: Treadwell Middle School

BV Project Number: 163745.23R000-185.354

Facility History & 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		

Treadwell Middle School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms			Pipes doesn't have protective covering	
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Treadwell Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



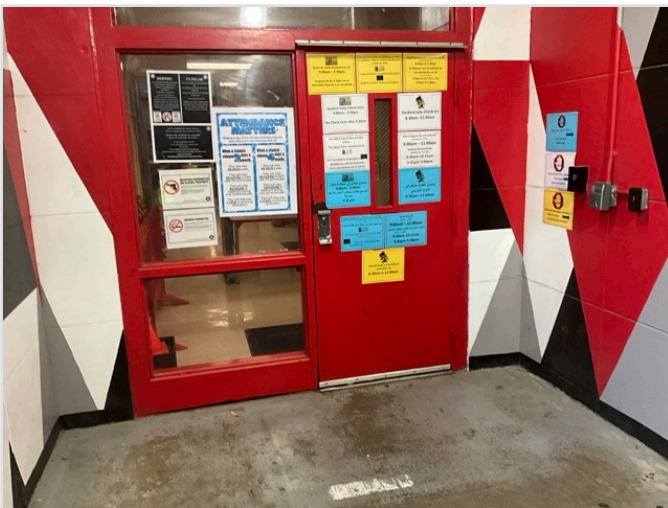
CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE RAMP



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Treadwell Middle School: Photographic Overview



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E: Component Condition Report



Component Condition Report | Treadwell Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	1,000 LF	3	8451011
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	40,000 SF	2	8451010
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	12	8450972
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	20	8451028
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	12	8451033
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	11,000 SF	18	8451021
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40 LF	25	8451431
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	10	10	8451481
G2060	Site	Fair	Park Bench, Metal Powder-Coated	12	12	8451044
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	12	8450994
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	200 LF	15	8451003
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	8451046
G4050	Throughout Building	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	4	10	8451503

Component Condition Report | Treadwell Middle School / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	10,700 SF	30	8451420
B2020	Building Exterior	Fair	Glazing, any type by SF	2,700 SF	15	8451430
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	16	8451411

Component Condition Report | Treadwell Middle School / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	13,500 SF	7	8451410
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	2	15	8451415
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	2	14	8451439
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,500 SF	15	8451412
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	16,200 SF	6	8451441
C2010	Throughout Building	Good	Wall Finishes, Quarry Tile	4,100 SF	35	8451435
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	9,500 SF	6	8451421
C2030	Throughout Building	Good	Flooring, Quarry Tile	4,100 SF	35	8451418
Plumbing						
D2010	Throughout Building	Fair	Toilet, Residential Water Closet	2	15	8451402
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	8451433
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	8451429
HVAC						
D3020	Commercial Kitchen	Fair	Unit Heater, Natural Gas	1	11	8451398
D3020	Commercial Kitchen	Fair	Unit Heater, Natural Gas	1	12	8451442
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MUA-1]	1	10	8451437
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	8451416
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	10	8451395
Electrical						
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	15	8451426
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V	1	15	8451403
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,500 SF	12	8451423

Component Condition Report | Treadwell Middle School / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,500 SF	10	8451446
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8451425
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	8451444
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	8451409
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8451401
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	8451422
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	8451424
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8451406
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	15	8451428
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	8451405
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8451399
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	15	8451396
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8451417
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	15	8451414
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	8451397
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	10	8451432
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	8451438
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8451413
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8451427
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	8451419
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	8451394
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	8451404
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8451408

Component Condition Report | Treadwell Middle School / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8451436
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8451440
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8451443
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	8451445
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	8451434
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	8451407
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	8451400

Component Condition Report | Treadwell Middle School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	21,800 SF	30	8451491
B2020	Gymnasium	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	12	8451459
B2020	Building Exterior	Fair	Glazing, any type by SF	2,400 SF	15	8451451
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	15	8451453
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	25,400 SF	12	8451482
Interiors						
C1010	Throughout Building	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	1	0	8451493
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	6	20	8451477
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	20	8451469
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,700 SF	12	8451480
C1090	Restrooms	Fair	Toilet Partitions, Wood	6	7	8451455
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	30,500 SF	4	8451475
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	7,600 SF	20	8451496

Component Condition Report | Treadwell Middle School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	10,200 SF	7	8451449
C2030	Throughout Building	Fair	Flooring, Quarry Tile	2,500 SF	25	8451484
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	2,500 SF	20	8451473
C2030	Throughout Building	Fair	Flooring, Wood, Strip, Refinish	10,200 SF	6	8451463
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	12,700 SF	4	8451466
Plumbing						
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water	1	15	8451498
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1	10	8451454
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	8451494
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	10	15	8451448
D2010	Locker Rooms	Fair	Shower, Fiberglass	3	10	8451492
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	8451468
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1	10	8451471
D2010	Throughout Building	Fair	Urinal, Standard	4	15	8451456
D2010	Utility Rooms/Areas	Fair	Boiler, Gas, Domestic	1	10	8451497
D2010	Utility Rooms/Areas	Good	Backflow Preventer, Domestic Water	1	24	8451474
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	16	15	8451458
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	6	15	8451465
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451485
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451457
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451470
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451487
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451461
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451464

Component Condition Report | Treadwell Middle School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Locker Rooms	Fair	Unit Heater, Electric	1	10	8451495
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451478
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451488
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451462
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451450
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451479
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8451452
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	8451483
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	25,400 SF	15	8451489
Electrical						
D5040	Throughout Building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	25	12	8451476
D5040	Throughout Building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	30	12	8451486
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	25,400 SF	10	8451472
Equipment & Furnishings						
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	12	8451467
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	3	15	8451460
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	80	10	8451490

Component Condition Report | Treadwell Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	20,000 SF	0	8451001
B2010	Building Exterior	Fair	Exterior Walls, Brick	86,200 SF	25	8450997
B2010	Building Exterior	Fair	Exterior Walls, Concrete	7,200 SF	30	8451004

Component Condition Report | Treadwell Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Glazing, any type by SF	50,300 SF	12	8450991
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	8451022
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	20	8451041
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	70,000 SF	5	8451005
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	12	8450999
Interiors						
C1010	Throughout Building	Fair	Interior Wall Construction, Glazed CMU	1,000 SF	25	8450982
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	5,000 SF	20	8451002
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	80	20	8450979
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	131,300 SF	12	8451018
C1090	Restrooms	Fair	Toilet Partitions, Wood	40	7	8451008
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	196,900 SF	6	8451043
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	21,900 SF	16	8451009
C2030	Throughout Building	Fair	Flooring, Wood, Strip, Refinish	7,300 SF	6	8450987
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	14,600 SF	16	8451006
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	21,900 SF	4	8451016
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	102,100 SF	8	8451014
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	6	8451030
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	8450984
D1010	Elevator Control Room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	12	8451024
D1010	Elevator	Failed	Elevator Controls, Automatic, 1 Car	1	0	8451034
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	145,870 SF	20	8452056

Component Condition Report | Treadwell Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	15	8451045
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	30	12	8450977
D2010	Boiler Room	Fair	Water Heater, Gas, Residential	1	7	8450990
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	12	8450978
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	9	8451019
D2010	Throughout Building	Fair	Urinal, Standard	10	15	8451013
D2030	Mechanical Room	Fair	Pump, Sump	1	7	8450988
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	16	8451035
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	16	8450983
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	16	8451023
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	6	8451038
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	10	12	8451048
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	19	8450976
D3030	Mechanical Room	Good	Chiller, Water-Cooled, 151 to 200 TON	1	19	8450996
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	8451017
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	10	10	8451020
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8451032
D3030	Mechanical Room	Good	Chiller, Water-Cooled, 151 to 200 TON	1	19	8450974
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	50	10	8451039
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	8451027
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	8451050
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CHWP - 1]	1	12	8450981
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	12	8450980
D3050	Building Exterior	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	8451047

Component Condition Report | Treadwell Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	145,870 SF	30	8450971
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8450998
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	8	8451036
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	145,870 SF	20	8451007
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [SWP-2]	1	8	8451037
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	8451000
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	145,870 SF	12	8450973
Electrical						
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	15	8450975
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	15	8450986
D5020	Room 103 closet	Fair	Switchboard, 120/208 V	1	15	8451031
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	10	8451029
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	15	8451049
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	15	8451042
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	145,870 SF	20	8450985
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	145,870 SF	12	8451040
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	145,870 SF	8	8450995
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	145,870 SF	8	8451012
D7050	Main Office	Fair	Fire Alarm Panel, Multiplex	1	7	8451015
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	145,870 SF	10	8451025
Equipment & Furnishings						
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	8	8450989
E2010	Auditorium	Poor	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,100	2	8451026

Component Condition Report | Treadwell Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Utilities						
G4010	Building Exterior	Fair	Site Transformer, Liquid Filled, Property-Owned	1	15	8450992
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	6	10	8450993

Component Condition Report | Treadwell Middle School / Northeast Regional Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	11,800 SF	30	8451502
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	15	8451504
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	13,200 SF	10	8451516
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	10	20	8451520
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,900 SF	10	8451513
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	19,800 SF	6	8451523
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,300 SF	6	8451522
C2030	Throughout Building	Fair	Flooring, Quarry Tile	1,300 SF	30	8451501
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	10,600 SF	6	8451507
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	15	8451518
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial (36 kW)	1	10	8451529
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	15	8451528
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	12	8451511
D2010	Throughout Building	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	0	8451527

Component Condition Report | Treadwell Middle School / Northeast Regional Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	4	15	8451500
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	16	8451509
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	7	8451521
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	8	8451517
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	3	8451506
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-1]	1	8	8451514
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	6	8451519
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-2]	1	8	8451508
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	8451525
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	8451512
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	13,200 SF	20	8451510
Electrical						
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	1	20	8451524
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	1	20	8451526
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	1	20	8451505
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,200 SF	10	8451515

Appendix F: Replacement Reserves



Replacement Reserves Report



10/23/2024

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	
Treadwell Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Treadwell Middle School / Cafeteria	\$28,200	\$0	\$0	\$1,858	\$0	\$9,599	\$125,208	\$204,036	\$18,241	\$0	\$201,991	\$6,506	\$95,312	\$0	\$2,118	\$403,405	\$118,106	\$0	\$2,894	\$0	\$38,831		\$1,256,305
Treadwell Middle School / Gymnasium	\$1,100	\$0	\$0	\$0	\$87,227	\$1,391	\$48,717	\$66,413	\$5,067	\$0	\$230,750	\$0	\$766,247	\$0	\$117,226	\$516,404	\$65,472	\$0	\$0	\$0	\$355,985		\$2,261,999
Treadwell Middle School / Main Building	\$665,000	\$0	\$408,447	\$0	\$184,865	\$811,492	\$405,082	\$67,360	\$1,374,629	\$9,394	\$1,030,253	\$5,537	\$5,985,695	\$0	\$361,887	\$570,528	\$1,870,687	\$0	\$0	\$876,753	\$5,433,135		\$20,060,743
Treadwell Middle School / Northeast Regional Office	\$1,200	\$0	\$0	\$21,855	\$0	\$0	\$199,944	\$8,941	\$159,106	\$0	\$341,556	\$0	\$1,141	\$0	\$0	\$61,945	\$70,979	\$0	\$0	\$0	\$684,516		\$1,551,183
Treadwell Middle School / Site	\$0	\$0	\$19,096	\$1,639	\$0	\$0	\$0	\$22,138	\$0	\$0	\$13,574	\$0	\$255,496	\$2,203	\$0	\$6,543	\$0	\$29,751	\$121,724	\$0	\$17,158		\$489,322
Grand Total	\$695,500	\$0	\$427,543	\$25,351	\$272,092	\$822,482	\$778,952	\$368,888	\$1,557,044	\$9,394	\$1,818,124	\$12,043	\$7,103,891	\$2,203	\$481,230	\$1,558,824	\$2,125,244	\$29,751	\$124,618	\$876,753	\$6,529,625		\$25,619,553

Treadwell Middle School

Treadwell Middle School / Cafeteria

Uniform 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			
B2020	Building Exterior	8451430	Glazing, any type by SF, Replace	30	15	15	2700	SF	\$55.00	\$148,500																						\$148,500	\$148,500		
B2050	Building Exterior	8451411	Exterior Door, Steel, Commercial, Replace	40	24	16	4	EA	\$4,060.00	\$16,240																							\$16,240	\$16,240	
B3010	Roof	8451410	Roofing, Modified Bitumen, Replace	20	13	7	13500	SF	\$10.00	\$135,000								\$135,000																\$135,000	
C1030	Throughout Building	8451439	Interior Door, Wood, Solid-Core, Replace	40	26	14	2	EA	\$700.00	\$1,400																							\$1,400	\$1,400	
C1030	Throughout Building	8451415	Interior Door, Steel, Standard, Replace	40	25	15	2	EA	\$600.00	\$1,200																							\$1,200	\$1,200	
C1070	Throughout Building	8451412	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	13500	SF	\$3.50	\$47,250																							\$47,250	\$47,250	
C2010	Throughout Building	8451441	Wall Finishes, any surface, Prep & Paint	10	4	6	16200	SF	\$1.50	\$24,300							\$24,300																\$24,300	\$48,600	
C2030	Throughout Building	8451421	Flooring, Vinyl Tile (VCT), Replace	15	9	6	9500	SF	\$5.00	\$47,500							\$47,500																	\$47,500	\$47,500
D2010	Throughout Building	8451429	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	23	12	1	EA	\$1,400.00	\$1,400																							\$1,400	\$1,400	
D2010	Throughout Building	8451402	Toilet, Residential Water Closet, Replace	30	15	15	2	EA	\$700.00	\$1,400																							\$1,400	\$1,400	
D2010	Throughout Building	8451433	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	3	EA	\$1,700.00	\$5,100																							\$5,100	\$5,100	
D3020	Commercial Kitchen	8451398	Unit Heater, Natural Gas, Replace	20	9	11	1	EA	\$4,700.00	\$4,700																							\$4,700	\$4,700	
D3020	Commercial Kitchen	8451442	Unit Heater, Natural Gas, Replace	20	8	12	1	EA	\$4,700.00	\$4,700																							\$4,700	\$4,700	
D3050	Roof	8451437	Make-Up Air Unit, MUA or MAU, Replace	20	10	10	1	EA	\$48,000.00	\$48,000																							\$48,000	\$48,000	
D3060	Roof	8451416	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400																							\$2,400	\$2,400	
D4010	Kitchen	8451395	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	20	LF	\$400.00	\$8,000																							\$8,000	\$8,000	
D5020	Utility Rooms/Areas	8451426	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$20,000.00	\$20,000																							\$20,000	\$20,000	
D5020	Commercial Kitchen	8451403	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$7,000.00	\$7,000																							\$7,000	\$7,000	
D5040	Throughout Building	8451423	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	13500	SF	\$4.50	\$60,750																							\$60,750	\$60,750	
D7050	Throughout Building	8451446	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	13500	SF	\$2.00	\$27,000																							\$27,000	\$27,000	
E1030	Kitchen	8451422	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	\$6,700.00	\$6,700	\$6,700																						\$6,700	\$13,400	
E1030	Kitchen	8451397	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500																							\$21,500	\$64,500
E1030	Kitchen	8451444	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,700.00	\$1,700																							\$1,700	\$3,400	
E1030	Kitchen	8451427	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280																								\$8,280	\$16,560
E1030	Kitchen	8451425	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280																								\$8,280	\$16,560
E1030	Kitchen	8451417	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280																								\$8,280	\$16,560
E1030	Kitchen	8451413	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000																								\$2,000	\$4,000
E1030	Kitchen	8451419	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	\$10,500.00	\$10,500																								\$10,500	\$21,000
E1030	Kitchen	8451440	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000																								\$2,000	\$4,000
E1030	Kitchen	8451445	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000																								\$2,000	\$4,000
E1030	Kitchen	8451401	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600																								\$4,600	\$4,600
E1030	Kitchen	8451406	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00	\$1,700																								\$1,700	\$1,700
E1030	Kitchen	8451399	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600																								\$4,600	\$4,600
E1030	Kitchen	8451394	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$4,700.00	\$4,700																								\$4,700	\$4,700
E1030	Kitchen	8451408	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$4,500.00	\$4,500																								\$4,500	\$4,500
E1030	Kitchen	8451436	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$4,500.00	\$4,500																								\$4,500	\$4,500
E1030	Kitchen	8451443	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600																								\$3,600	\$3,600
E1030	Kitchen	8451434	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,700.00	\$2,700																								\$2,700	\$2,700

Replacement Reserves Report



10/23/2024

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	
D3030	Building Exterior	8450976	Chiller, Air-Cooled, Replace	25	6	19	1	EA	\$100,000.00	\$100,000																					\$100,000	\$100,000	
D3030	Mechanical Room	8450974	Chiller, Water-Cooled, 151 to 200 TON, Replace	25	6	19	1	EA	\$200,000.00	\$200,000																						\$200,000	\$200,000
D3030	Mechanical Room	8450996	Chiller, Water-Cooled, 151 to 200 TON, Replace	25	6	19	1	EA	\$200,000.00	\$200,000																						\$200,000	\$200,000
D3030	Building Exterior	8451032	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$5,200.00	\$5,200								\$5,200														\$5,200	
D3030	Building Exterior	8451027	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$7,100.00	\$7,100									\$7,100													\$7,100	
D3030	Classrooms General	8451039	Unit Ventilator, approx/nominal 3 Ton, Replace	20	10	10	50	EA	\$9,000.00	\$450,000											\$450,000											\$450,000	
D3030	Throughout Building	8451020	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	10	EA	\$7,400.00	\$74,000											\$74,000											\$74,000	
D3030	Building Exterior	8451017	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$4,000.00	\$4,000												\$4,000										\$4,000	
D3050	Boiler Room	8451037	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$22,000.00	\$22,000									\$22,000													\$22,000	
D3050	Boiler Room	8451036	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$22,000.00	\$22,000									\$22,000													\$22,000	
D3050	Mechanical Room	8450981	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500												\$6,500										\$6,500	
D3050	Mechanical Room	8450980	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500												\$6,500										\$6,500	
D3050	Throughout Building	8451007	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	145870	SF	\$5.00	\$729,350																				\$729,350	\$729,350		
D3050	Roof	8450998	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$20,000.00	\$20,000								\$20,000														\$20,000	
D3050	Roof	8451050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$11,000.00	\$11,000											\$11,000											\$11,000	
D3050	Building Exterior	8451047	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$75,000.00	\$75,000															\$75,000							\$75,000	
D3060	Roof	8451000	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400											\$2,400											\$2,400	
D4010	Throughout Building	8450973	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	145870	SF	\$1.07	\$156,081												\$156,081										\$156,081	
D5020	Mechanical Room	8450975	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$90,000.00	\$90,000																\$90,000						\$90,000	
D5020	Room 103 closet	8451031	Switchboard, 120/208 V, Replace	40	25	15	1	EA	\$120,000.00	\$120,000																\$120,000						\$120,000	
D5020	Mechanical Room	8451029	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$8,000.00	\$8,000											\$8,000											\$8,000	
D5020	Mechanical Room	8451049	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$10,000.00	\$10,000																\$10,000						\$10,000	
D5020	Mechanical Room	8451042	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$8,000.00	\$8,000																\$8,000						\$8,000	
D5020	Mechanical Room	8450986	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$10,000.00	\$10,000																\$10,000						\$10,000	
D5030	Throughout Building	8450985	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	145870	SF	\$2.50	\$364,675																			\$364,675	\$364,675			
D5040	Throughout Building	8451040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	145870	SF	\$4.50	\$656,415												\$656,415										\$656,415	
D6060	Throughout Building	8450995	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	145870	SF	\$1.50	\$218,805									\$218,805													\$218,805	
D7030	Throughout Building	8451012	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	145870	SF	\$2.00	\$291,740									\$291,740													\$291,740	
D7050	Main Office	8451015	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,000.00	\$4,000								\$4,000														\$4,000	
D7050	Throughout Building	8451025	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	145870	SF	\$1.50	\$218,805										\$218,805												\$218,805	
E1070	Auditorium	8450989	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	1000	SF	\$13.00	\$13,000									\$13,000													\$13,000	
E2010	Auditorium	8451026	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	18	2	1100	EA	\$350.00	\$385,000			\$385,000																			\$385,000	
G4010	Building Exterior	8450992	Site Transformer, Liquid Filled, Property-Owned, Replace	30	15	15	1	EA	\$80,000.00	\$80,000															\$80,000							\$80,000	
G4050	Building Exterior	8450993	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	10	10	6	EA	\$400.00	\$2,400											\$2,400											\$2,400	
Totals, Unescalated											\$665,000	\$0	\$385,000	\$0	\$164,250	\$700,000	\$339,250	\$54,770	\$1,085,145	\$7,200	\$766,605	\$4,000	\$4,198,246	\$0	\$239,250	\$366,200	\$1,165,750	\$0	\$0	\$500,000	\$3,008,195	\$13,648,861	
Totals, Escalated (3.0% inflation, compounded annually)											\$665,000	\$0	\$408,447	\$0	\$184,865	\$811,492	\$405,082	\$67,360	\$1,374,629	\$9,394	\$1,030,253	\$5,537	\$5,985,695	\$0	\$361,887	\$570,528	\$1,870,687	\$0	\$0	\$876,753	\$5,433,135	\$20,060,743	

Treadwell Middle School / Northeast Regional Office

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
B2050	Building Exterior	8451504	Exterior Door, Steel, Commercial, Replace	40	25	15	6	EA	\$4,060.00	\$24,360																						\$24,360
B3010	Roof	8451516	Roofing, Modified Bitumen, Replace	20	10	10	13200	SF	\$10.00	\$132,000											\$132,000											\$132,000
C1030	Throughout Building	8451520	Interior Door, Wood, Solid-Core, Replace	40	20	20	10	EA	\$700.00	\$7,000																			\$7,000			\$7,000
C1070	Throughout Building	8451513	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	11900	SF	\$3.50	\$41,650											\$41,650											\$41,650
C2010	Throughout Building	8451523	Wall Finishes, any surface, Prep & Paint	10	4	6	19800	SF	\$1.50	\$29,700						\$29,700										\$29,700						\$29,700
C2030	Throughout Building	8451507	Flooring, Vinyl Tile (VCT), Replace	15	9	6	10600	SF	\$5.00	\$53,000						\$53,000																\$53,000
C2030	Throughout Building	8451522	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1300	SF	\$7.50	\$9,750						\$9,750										\$9,750						\$9,750
D2010	Mechanical Room	8451529	Water Heater, Electric, Commercial (36 kW), Replace	20	10	10	1	EA	\$18,500.00	\$18,500											\$18,500											\$18,500
D2010	Throughout Building	8451527	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	\$1,200.00	\$1,200	\$1,200															\$1,200						\$1,200
D2010	Utility Rooms/Areas	8451511	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	1	EA	\$800.00	\$800													\$800									\$800
D2010	Restrooms	8451518	Urinal, Standard, Replace	30	15	15	2	EA	\$1,10																							

Replacement Reserves Report



10/23/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	Restrooms	8451528	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	4	EA	\$1,700.00	\$6,800																					\$6,800	\$6,800
D2010	Throughout Building	8451500	Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	\$1,300.00	\$5,200																					\$5,200	\$5,200
D2030	Roof	8451509	Supplemental Components, Drains, Roof, Replace	40	24	16	6	EA	\$797.00	\$4,782																					\$4,782	\$4,782
D2060	Mechanical Room	8451521	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	\$7,270.00	\$7,270								\$7,270														\$7,270
D2060	Mechanical Room	8451517	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	12	8	1	EA	\$5,600.00	\$5,600									\$5,600													\$5,600
D3050	Roof	8451506	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000
D3050	Roof	8451519	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$75,000.00	\$75,000							\$75,000															\$75,000
D3050	Roof	8451514	Make-Up Air Unit, MUA or MAU, Replace	20	12	8	1	EA	\$60,000.00	\$60,000									\$60,000													\$60,000
D3050	Roof	8451508	Make-Up Air Unit, MUA or MAU, Replace	20	12	8	1	EA	\$60,000.00	\$60,000									\$60,000													\$60,000
D3060	Roof	8451525	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	\$1,200.00	\$1,200											\$1,200											\$1,200
D3060	Roof	8451512	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400
D4010	Throughout Building	8451510	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	20	20	13200	SF	\$5.00	\$66,000																				\$66,000	\$66,000	
D5020	Mechanical Room	8451524	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$120,000.00	\$120,000																				\$120,000	\$120,000	
D5020	Mechanical Room	8451526	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$120,000.00	\$120,000																				\$120,000	\$120,000	
D5020	Mechanical Room	8451505	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$66,000.00	\$66,000																				\$66,000	\$66,000	
D5040	Throughout Building	8451515	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	13200	SF	\$4.50	\$59,400											\$59,400										\$59,400	
Totals, Unescalated											\$1,200	\$0	\$0	\$20,000	\$0	\$0	\$167,450	\$7,270	\$125,600	\$0	\$254,150	\$0	\$800	\$0	\$0	\$39,760	\$44,232	\$0	\$0	\$0	\$379,000	\$1,039,462
Totals, Escalated (3.0% inflation, compounded annually)											\$1,200	\$0	\$0	\$21,855	\$0	\$0	\$199,944	\$8,941	\$159,106	\$0	\$341,556	\$0	\$1,141	\$0	\$0	\$61,945	\$70,979	\$0	\$0	\$0	\$684,516	\$1,551,183

Treadwell Middle School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	8451011	Stair/Ramp Rails, Metal, Refinish	10	7	3	1000	LF	\$1.50	\$1,500				\$1,500										\$1,500								\$3,000
G2020	Site	8451010	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	40000	SF	\$0.45	\$18,000			\$18,000				\$18,000										\$18,000					\$72,000
G2020	Site	8450972	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	40000	SF	\$3.50	\$140,000												\$140,000										\$140,000
G2050	Site	8451033	Sports Apparatus, Football, Goal Post, Replace	25	13	12	2	EA	\$5,000.00	\$10,000												\$10,000										\$10,000
G2050	Site	8451021	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	7	18	11000	SF	\$6.50	\$71,500																		\$71,500				\$71,500
G2050	Site	8451028	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	2	EA	\$4,750.00	\$9,500																			\$9,500			\$9,500
G2060	Site	8451481	Picnic Table, Metal Powder-Coated, Replace	20	10	10	10	EA	\$700.00	\$7,000										\$7,000												\$7,000
G2060	Site	8451044	Park Bench, Metal Powder-Coated, Replace	20	8	12	12	EA	\$700.00	\$8,400												\$8,400										\$8,400
G2060	Site	8450994	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	4	EA	\$700.00	\$2,800												\$2,800										\$2,800
G2060	Site	8451003	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	200	LF	\$21.00	\$4,200															\$4,200							\$4,200
G2060	Site	8451046	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$1,500										\$1,500												\$1,500
G4050	Throughout Building	8451503	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	10	10	4	EA	\$400.00	\$1,600											\$1,600											\$1,600
Totals, Unescalated											\$0	\$0	\$18,000	\$1,500	\$0	\$0	\$0	\$18,000	\$0	\$0	\$10,100	\$0	\$179,200	\$1,500	\$0	\$4,200	\$0	\$18,000	\$71,500	\$0	\$9,500	\$331,500
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$19,096	\$1,639	\$0	\$0	\$0	\$22,138	\$0	\$0	\$13,574	\$0	\$255,496	\$2,203	\$0	\$6,543	\$0	\$29,751	\$121,724	\$0	\$17,158	\$489,322

Appendix G:

Equipment Inventory List



D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451034	D1010	Elevator Controls	Automatic, 1 Car		Treadwell Middle School / Main Building	Elevator						
2	8451024	D1010	Passenger Elevator	Hydraulic, 3 Floors	3000 LB	Treadwell Middle School / Main Building	Elevator Control Room	ThyssenKrupp	EP08025	EP3762	2002		
3	8450984	D1010	Vertical Lift	Wheelchair, 5' Rise		Treadwell Middle School / Main Building	Auditorium	No dataplate	No dataplate	No dataplate			
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451498	D2010	Storage Tank	Domestic Water	500 GAL	Treadwell Middle School / Gymnasium	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible			
2	8451497	D2010	Boiler	Gas, Domestic	500 MBH	Treadwell Middle School / Gymnasium	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate			
3	8451529	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Treadwell Middle School / Northeast Regional Office	Mechanical Room	A. O. Smith	DEN 120 110	D05M008936	2005		
4	8451468	D2010	Water Heater	Gas, Commercial (125 MBH)	80 GAL	Treadwell Middle School / Gymnasium	Utility Rooms/Areas	Ruud	AS 95-1653	Illegible			
5	8451454	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Treadwell Middle School / Gymnasium	Utility Rooms/Areas	Ruud	GL100-200-	268-72845			
6	8451471	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Treadwell Middle School / Gymnasium	Utility Rooms/Areas	Ruud	GL100-200	268-72846			
7	8450990	D2010	Water Heater	Gas, Residential	40 GAL	Treadwell Middle School / Main Building	Boiler Room	A. O. Smith	FEG 40 248	SK00-605603-248	2000		
8	8451474	D2010	Backflow Preventer	Domestic Water	.75 IN	Treadwell Middle School / Gymnasium	Utility Rooms/Areas	Wilkins	No dataplate	No dataplate			
9	8450978	D2010	Backflow Preventer	Domestic Water	1 1/2 IN	Treadwell Middle School / Main Building	Mechanical Room	Watts Regulator	909	91919			

10	8450988	D2030	Pump	Sump	3 HP	Treadwell Middle School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible
11	8451521	D2060	Air Compressor	Tank-Style	2 HP	Treadwell Middle School / Northeast Regional Office	Mechanical Room	Honeywell	No dataplate	No dataplate
12	8451517	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Treadwell Middle School / Northeast Regional Office	Mechanical Room	Honeywell	No dataplate	No dataplate

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451035	D3020	Boiler	Gas, HVAC	2500 MBH	Treadwell Middle School / Main Building	Boiler Room	Cleaver-Brooks	CFC	16010250110688	2010		
2	8450983	D3020	Boiler	Gas, HVAC	2500 MBH	Treadwell Middle School / Main Building	Boiler Room	Cleaver-Brooks	CFC	16010250110680	2010		
3	8451023	D3020	Boiler	Gas, HVAC	2500 MBH	Treadwell Middle School / Main Building	Boiler Room	Cleaver-Brooks	CFC	16010250110667	2010		
4	8451048	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Treadwell Middle School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate			10
5	8451495	D3020	Unit Heater	Electric	20 KW	Treadwell Middle School / Gymnasium	Locker Rooms	Reznor	Inaccessible	Inaccessible			
6	8451485	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
7	8451457	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
8	8451470	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
9	8451487	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
10	8451461	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			

11	8451464	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
12	8451478	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
13	8451488	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
14	8451462	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
15	8451450	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
16	8451479	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
17	8451452	D3020	Unit Heater	Hydronic	15 MBH	Treadwell Middle School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	
18	8451398	D3020	Unit Heater	Natural Gas	26 MBH	Treadwell Middle School / Cafeteria	Commercial Kitchen	Lennox	Inaccessible	Inaccessible	
19	8451442	D3020	Unit Heater	Natural Gas	26 MBH	Treadwell Middle School / Cafeteria	Commercial Kitchen	Lennox	No dataplate	No dataplate	
20	8451038	D3020	Boiler Supplemental Components	Chemical Feed System		Treadwell Middle School / Main Building	Mechanical Room	Chemtreat inc	No dataplate	No dataplate	
21	8450976	D3030	Chiller	Air-Cooled	80 TON	Treadwell Middle School / Main Building	Building Exterior	Daikin Industries	AGZ080EDHEMNN00	STNU180300190	2018
22	8450996	D3030	Chiller	Water-Cooled, 151 to 200 TON	200 TON	Treadwell Middle School / Main Building	Mechanical Room	Daikin Industries	WSC063LAS18R	STNU180400037	2018
23	8450974	D3030	Chiller	Water-Cooled, 151 to 200 TON	200 TON	Treadwell Middle School / Main Building	Mechanical Room	Daikin Industries	WSC063LAS18R	STNU180400026	2018
24	8451483	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Treadwell Middle School / Gymnasium	Building Exterior	Samsung	AQX36VFUAGM	No dataplate	2017
25	8451017	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Treadwell Middle School / Main Building	Building Exterior	York	TCD36B32SA	W2B2056551	2020

26	8451032	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Treadwell Middle School / Main Building	Building Exterior	Trane	2TTA3048A3000BA	13291L6E4F	2011	
27	8451027	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Treadwell Middle School / Main Building	Building Exterior	Trane	2TTA3060A3000BA	1430388N4F	2014	
28	8451020	D3030	Unit Ventilator	approx/nominal 2 Ton	500 CFM	Treadwell Middle School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible		10
29	8451039	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Treadwell Middle School / Main Building	Classrooms General	Daikin Industries	U.AVS.6.S13.A.F.00.S.L4.AN.22.6.1.8.1	E876509100	2011	50
30	8450980	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Treadwell Middle School / Main Building	Mechanical Room	Baldor Reliance	EM3311T	F 1802066019		
31	8451036	D3050	Pump	Distribution, HVAC Heating Water	30 HP	Treadwell Middle School / Main Building	Boiler Room	Illegible	Illegible	Illegible		
32	8450981	D3050	Pump [CHWP - 1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Treadwell Middle School / Main Building	Mechanical Room	Baldor Reliance	EM3311T	No dataplate		
33	8451037	D3050	Pump [SWP-2]	Distribution, HVAC Heating Water	30 HP	Treadwell Middle School / Main Building	Boiler Room	WEG	Illegible	Illegible		
34	8451514	D3050	Make-Up Air Unit [MAU-1]	MUA or MAU	20000 CFM	Treadwell Middle School / Northeast Regional Office	Roof	Sterling	E1G-RT60A3J01R41H2AB2A5K5	G01207624001001	2001	
35	8451508	D3050	Make-Up Air Unit [MAU-2]	MUA or MAU	20000 CFM	Treadwell Middle School / Northeast Regional Office	Roof	Sterling	E1G-RT60A3J01R41H2AB2A5K5	G0120762400	2001	
36	8451437	D3050	Make-Up Air Unit [MUA-1]	MUA or MAU	8000 CFM	Treadwell Middle School / Cafeteria	Roof	Greenheck	DG-115-H20-DB	12485937		
37	8451050	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Treadwell Middle School / Main Building	Roof	Rheem	RLKB-A181CL 000	6807F240514339	2005	
38	8451047	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	40 TON	Treadwell Middle School / Main Building	Building Exterior	Lennox	LGH480S4MR2G	5618F00508	2018	
39	8450998	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8 TON	Treadwell Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2005	

40	8451519	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	40 TON	Treadwell Middle School / Northeast Regional Office	Roof	York	Y14AN72M40AHBAC	(S)NDKM044492	2001
41	8451506	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	10 TON	Treadwell Middle School / Northeast Regional Office	Roof	York	DH120N15P2AAA1A	NFKM062085	2001
42	8451525	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Treadwell Middle School / Northeast Regional Office	Roof	No dataplate	No dataplate	No dataplate	2001
43	8451512	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	500 CFM	Treadwell Middle School / Northeast Regional Office	Roof	No dataplate	No dataplate	No dataplate	
44	8451416	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Treadwell Middle School / Cafeteria	Roof	No dataplate	No dataplate	No dataplate	
45	8451000	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Treadwell Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451395	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Treadwell Middle School / Cafeteria	Kitchen						20

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451426	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Treadwell Middle School / Cafeteria	Utility Rooms/Areas	Cutler-Hammer	U481128T49K	J95 D2323			
2	8451524	D5020	Switchboard	120/208 V	2000 AMP	Treadwell Middle School / Northeast Regional Office	Mechanical Room	Square D	S6-87813-1	No dataplate			
3	8451526	D5020	Switchboard	120/208 V	2000 AMP	Treadwell Middle School / Northeast Regional Office	Mechanical Room	Square D	SB-57613-1	No dataplate			
4	8451031	D5020	Switchboard	120/208 V	2000 AMP	Treadwell Middle School / Main Building	Room 103 closet	FPE	No dataplate	D84-04-027-1	1995		

5	8451505	D5020	Switchboard	120/208 V	1200 AMP	Treadwell Middle School / Northeast Regional Office	Mechanical Room Square D		SB-57613-1		No dataplate	
6	8450975	D5020	Switchboard	277/480 V	2000 AMP	Treadwell Middle School / Main Building	Mechanical Room	Cutler-Hammer	SM-650736		No dataplate	1995
7	8451403	D5020	Distribution Panel	120/208 V	600 AMP	Treadwell Middle School / Cafeteria	Commercial Kitchen	Cutler-Hammer	BX2457		No dataplate	1995
8	8451029	D5020	Distribution Panel	120/208 V	1000 AMP	Treadwell Middle School / Main Building	Mechanical Room	FPE		No dataplate	084-04-027-7	1984
9	8451042	D5020	Distribution Panel	120/208 V	800 AMP	Treadwell Middle School / Main Building	Mechanical Room	Cutler-Hammer	BX3673		No dataplate	1995
10	8450986	D5020	Distribution Panel	277/480 V	800 AMP	Treadwell Middle School / Main Building	Mechanical Room	Cutler-Hammer	PRL 4		No dataplate	
11	8451049	D5020	Distribution Panel	277/480 V	800 AMP	Treadwell Middle School / Main Building	Mechanical Room	Cutler-Hammer	BX3673		No dataplate	1995
12	8451476	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Treadwell Middle School / Gymnasium	Throughout Building					25
13	8451486	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Treadwell Middle School / Gymnasium	Throughout Building					30

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451015	D7050	Fire Alarm Panel	Multiplex		Treadwell Middle School / Main Building	Main Office	Simplex	4003-9301		No dataplate		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8451414	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Treadwell Middle School / Cafeteria	Kitchen						
2	8451428	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Treadwell Middle School / Cafeteria	Kitchen						2

3	8451425	E1030	Foodservice Equipment	Convection Oven, Double	Treadwell Middle School / Cafeteria	Kitchen	Blodgett	No dataplate	No dataplate
4	8451417	E1030	Foodservice Equipment	Convection Oven, Double	Treadwell Middle School / Cafeteria	Kitchen	Blodgett	No dataplate	No dataplate
5	8451427	E1030	Foodservice Equipment	Convection Oven, Double	Treadwell Middle School / Cafeteria	Kitchen	Blodgett	No dataplate	No dataplate
6	8451424	E1030	Foodservice Equipment	Dairy Cooler/Wells	Treadwell Middle School / Cafeteria	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10568660
7	8451443	E1030	Foodservice Equipment	Dairy Cooler/Wells	Treadwell Middle School / Cafeteria	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible
8	8451397	E1030	Foodservice Equipment	Dishwasher Commercial	Treadwell Middle School / Cafeteria	Kitchen	CMA	No dataplate	No dataplate
9	8451408	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Treadwell Middle School / Cafeteria	Kitchen	Greenheck	GHEW-12.00-S	12489911
10	8451436	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Treadwell Middle School / Cafeteria	Kitchen	Greenheck	GHEW-12.00-S 1180	12489912
11	8451413	E1030	Foodservice Equipment	Food Puree	Treadwell Middle School / Cafeteria	Kitchen	Duke	DC-TEHF-74PG M	10161287
12	8451440	E1030	Foodservice Equipment	Food Puree	Treadwell Middle School / Cafeteria	Kitchen	No dataplate	No dataplate	No dataplate
13	8451445	E1030	Foodservice Equipment	Food Puree	Treadwell Middle School / Cafeteria	Kitchen	Duke	DC-TEHF-74PG M	08163762
14	8451409	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Treadwell Middle School / Cafeteria	Kitchen	FWE	ETC-UA-12HD	249056305
15	8451406	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Treadwell Middle School / Cafeteria	Kitchen	FWE	MTU-12	092544007
16	8451407	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Treadwell Middle School / Cafeteria	Kitchen	FWE	UHS-12	123232909
17	8451422	E1030	Foodservice Equipment	Icemaker, Freestanding	Treadwell Middle School / Cafeteria	Kitchen	Ice-O-Matic	ICE0250HT6	12101280014165

18	8451432	E1030	Foodservice Equipment	Mixer, Tabletop		Treadwell Middle School / Cafeteria	Kitchen	Black DIAMOND	BDPM-20		1906101	
19	8451394	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Treadwell Middle School / Cafeteria	Kitchen	No dataplate	No dataplate		No dataplate	
20	8451404	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Treadwell Middle School / Cafeteria	Kitchen	No dataplate	No dataplate		No dataplate	
21	8451444	E1030	Foodservice Equipment	Range, 2-Burner		Treadwell Middle School / Cafeteria	Kitchen	No dataplate	No dataplate		No dataplate	
22	8451405	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Treadwell Middle School / Cafeteria	Kitchen	Arctic Air	AR23E		435215	
23	8451434	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Treadwell Middle School / Cafeteria	Kitchen	Arctic Air	AR23E		H8047384	
24	8451396	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Treadwell Middle School / Cafeteria	Kitchen	Migali	Illegible		C-3R-HC240426C004	2024
25	8451419	E1030	Foodservice Equipment	Steamer, Freestanding		Treadwell Middle School / Cafeteria	Kitchen	ACCUTEMP	N61201E06000200		42531	2014
26	8451401	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Treadwell Middle School / Cafeteria	Kitchen	Trenton	TPLP211LES2BR6		112104153	
27	8451399	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Treadwell Middle School / Cafeteria	Kitchen	Heatcraft	ADT 104AK		T12C01724	
28	8451400	E1030	Foodservice Equipment	Walk-In, Freezer		Treadwell Middle School / Cafeteria	Kitchen	Dalton	No dataplate		JD00212 FRZ	
29	8451438	E1030	Foodservice Equipment	Walk-In, Refrigerator		Treadwell Middle School / Cafeteria	Kitchen	Dalton	No dataplate		JD00212 CLR	

G40 Electrical Site Improvements

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8450992	G4010	Site Transformer	Liquid Filled, Property-Owned	500 kVA	Treadwell Middle School / Main Building	Building Exterior	Cutler-Hammer	Illegible	Illegible			