FACILITY CONDITION ASSESSMENT

prepared for

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

Trezevant CTC
3224 Range Line Road
Memphis, Tennessee 38127

PREPARED BY:
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BV PROJECT #:
163745.23R000-186.354

DATE OF REPORT:
May 2, 2024

ON SITE DATE:
February 21, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	3224 Range Line Road, Memphis, Tennessee 38127
Site Developed	1976
Site Area	6.8 acres (estimated)
Parking Spaces	88 total spaces all in open lots; four of which are accessible
Building Area	62,456 SF
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 22,2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Terrance Eubanks Plant Manager
Assessment and Report Prepared By	Joseph Malboeuf and Cameron McLemore
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Trezevant CTC School was built in 1976. The school has had little renovation.

Architectural

The flat modified bitumen roof portion of the building is near the end of its useful life. Leaks have been reported on the east side of the central wing of the building. Classrooms in this portion of the building cannot be used due to the leaking roof.

Interior finishes are painted CMU and a panelized wall system. The ceiling is a suspended ceiling tile system. Flooring is vinyl tile and ceramic tile.

Exterior walls are clad with brick. Exterior windows are aluminum.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system has boilers and a chiller. Electrical systems are at the end of their typical useful lives. Plumbing systems mainly service the restrooms throughout and the training kitchen. The building has a fire alarm system and fire sprinkler systems which is approaching the end of its useful life.

Site

The site is primarily flat. There is an asphalt drive to the building from the street with two main parking areas.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Trezevant CTC(1976)

Replacement Value	*Total SF*	*Cost/SF*
$ 24,982,400	*62,456*	*$ 400*

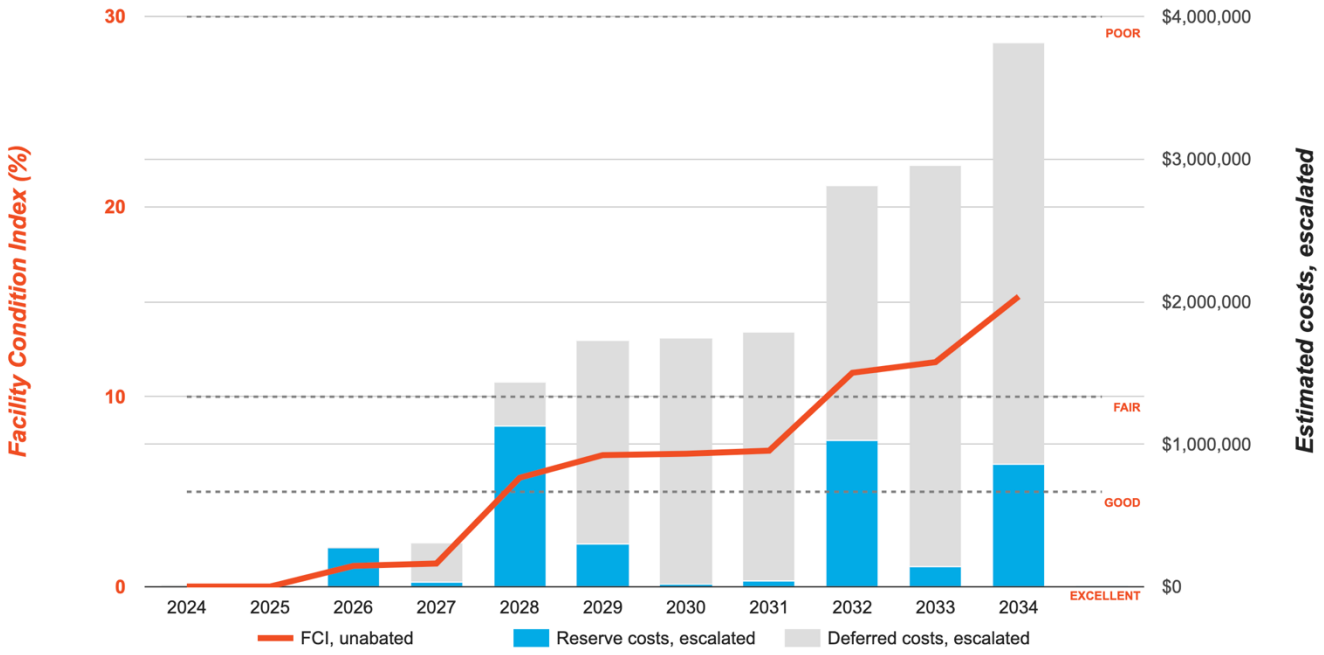
	Est Reserve Cost	FCI
Current	$ 4,400	**0.0 %**
3-Year	$ 306,500	1.2 %
5-Year	$ 1,731,000	6.9 %
10-Year	$ 3,815,200	15.3 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Trezevant CTC

Replacement Value: $24,982,400 Inflation Rate: 3.0% Average Needs per Year: $346,900



Immediate Needs

Facility/Building	Total Items	Total Cost
Trezevant CTC	2	$4,400
Total	**2**	**$4,400**

Trezevant CTC

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7412842	Trezevant CTC	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	NA	Performance/Integrity	$1,100
7412830	Trezevant CTC	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	$3,300
Total (2 items)							**$4,400**

Key Findings

Roofing

any type, Repairs per Man-Day
Trezevant CTC Roof

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

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Drains are clogged in multiple areas. Unclog drains as needed. - AssetCALC ID: 7412842

Parking Lots in Failed condition.

Pavement, Asphalt
Trezevant CTC Site

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,300

**$$**$$

Potholes and asphalt cracks throughout. - AssetCALC ID: 7412830

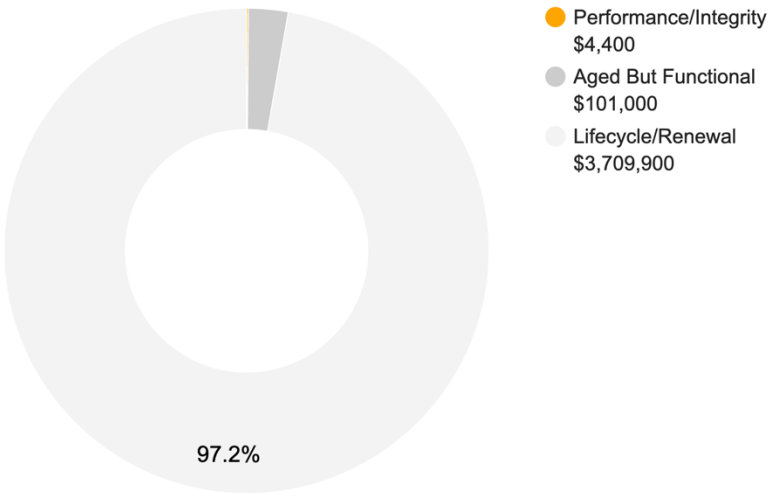
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,815,300

2. Building and Site Information

Systems Summary

System	Description	Condition
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 gypsum board, painted CMU, ceramic tile Floors: VCT, ceramic tile, wood, and quarry tile Ceilings: ACT and painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply with cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters, Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair

Systems Summary

Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain-link fence	Fair
Landscaping and Topography	Minimal landscaping features including lawns, and bushes 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: HPS Building-mounted: LED and metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Ponding roof, antiquated, severe alligator cracking and potholes	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$108,500	$63,800	-	$271,200	$443,500
Roofing	$1,100	$1,400	$702,900	-	-	$705,400
Interiors	-	$127,300	$465,100	$604,400	$438,500	$1,635,400
Plumbing	-	-	$20,700	$93,600	$1,302,300	$1,416,600
HVAC	-	$19,500	$89,200	$100,500	$5,600	$214,800
Fire Protection	-	-	-	-	$128,800	$128,800
Electrical	-	-	-	$451,600	$790,900	$1,242,500
Fire Alarm & Electronic Systems	-	-	-	$395,600	-	$395,600
Equipment & Furnishings	-	-	$76,200	$228,800	$104,900	$409,900
Site Utilities	-	-	-	$34,700	-	$34,700
Site Development	-	-	$37,100	$17,400	$49,400	$103,900
Site Pavement	$3,300	$14,700	-	$157,700	$42,700	$218,400
TOTALS (3% inflation)	**$4,400**	**$271,400**	**$1,455,100**	**$2,084,300**	**$3,134,400**	**$6,949,600**

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Multiple classrooms; classes in session

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 facility was originally constructed in 1975. Few accessibility improvements appear to have been implemented at that time.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Trezevant CTC, 3224 Range Line Road, Memphis, Tennessee 38128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

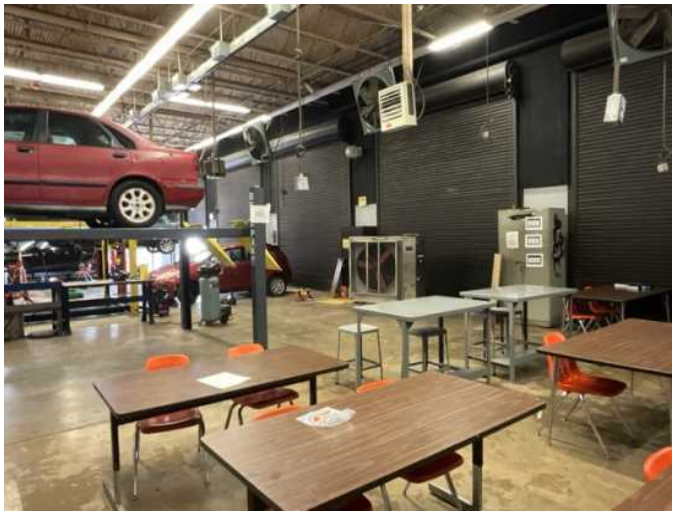
5 - GARAGE

6 - ROOF OVERVIEW

Photographic Overview

7 - CLASSROOM

8 - COMMERCIAL KITCHEN



9 - AUTO SHOP

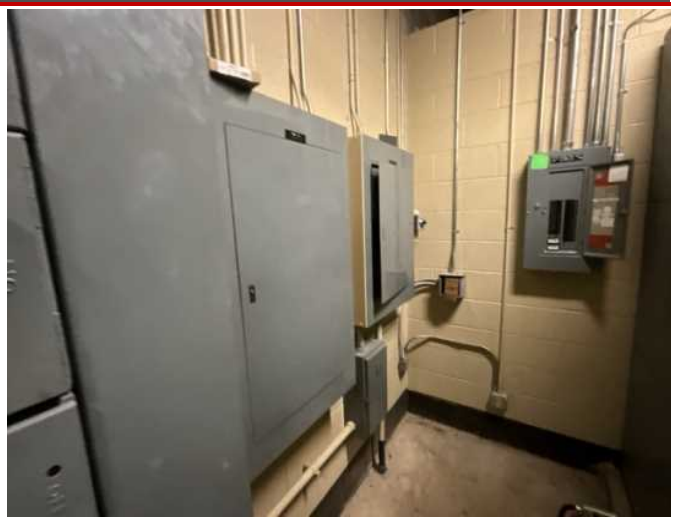
10 - LOBBY

11 - INTERIOR

12 - SIDEWALKS AND LANDSCAPING

Photographic Overview

13 - SWITCHBOARD



14 - ELECTRICAL PANELS

15 - GENERATOR

16 - RTU

17 - PACKAGED UNIT

18 - UNIT HEATER

Photographic Overview

19 - WATER HEATER

20 - WATER HEATER

21 - FIRE SUPPRESSION

22 - SPRINKLER RISER

23 - MAIN PARKING AREA

24 - PROPERTY SIGNAGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-186.354	Trezevant CTC
Source	**On-Site Date**
Google	February 20, 2024

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Trezevant CTC

Name of person completing form: Terrance Eubanks

Title / Association w/ property: Plant Manager

Length of time associated w/ property:

Date Completed: February 22, 2024

Phone Number:

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: 1980	Renovated:	
2	Building size in SF	65,698 **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?			
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			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Trezevant CTC

BV Project Number: 163745.23R000-186.354

Abbreviated Accessibility Checklist					
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	

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

SINK CLEARANCE

KITCHEN OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Trezevant CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restrooms	Fair	Interior Walls, any painted surface, Prep & Paint	2,500 SF	5	7412852
B2010	Building Exterior	Fair	Exterior Walls, Brick	24,200 SF	22	7451613
B2020	Building Exterior	Fair	Glazing, any type by SF	1,500 SF	2	7412834
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	14	17	7483664
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	2	7412847
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	14	4	7412826
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	2	7412845
Roofing						
B3010	Roof	NA	Roofing, any type, Repairs per Man-Day, Repair	1	0	7412842
B3010	Roof	Fair	Roofing, Modified Bitumen	62,456 SF	4	7381375
B3060	Roof	Fair	Roof Hatch, Metal	1	2	7412828
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	10	3	7412850
C1030	Throughout building	Fair	Interior Door, Steel, Standard	80	8	7412841
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	46,900 SF	10	7412840
C1090	Restrooms	Fair	Toilet Partitions, Wood	16	5	7412851
C1090	Corridors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	20	10	7483680
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	60	5	7412832
C2030	Kitchen	Fair	Flooring, Quarry Tile	9,400 SF	8	7412827
C2030	Restrooms	Fair	Flooring, Ceramic Tile	12,500 SF	4	7412844
C2030	Warehouses	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	18,700 SF	4	7412838
C2030	Throughout building	Fair	Interior Finishes, Classroom/Office Module	10,000 SF	2	7412836
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	21,900 SF	5	7412829

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	62,456 SF	20	7476978
D2010	Storage	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	7381409
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7381390
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	4	7412825
D2010	Throughout building	Fair	Emergency Plumbing Fixtures, Eye Wash	4	3	7412846
D2010	Electrical room	Fair	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL	1	7	7381395
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	3	7412833
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7381411
D2010	Restrooms	Fair	Urinal, Standard	4	15	7381425
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	15	7381423
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	8	7412831
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7381386
D2010	Storage	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	7381393
D2060	Site	Fair	Storage Tank, Industrial Gases	1	10	7381387
HVAC						
D3020	Classrooms	Fair	Unit Heater, Electric	1	5	7381392
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7381376
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 4 to 5 TON	1	3	7381399
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	10	7483679
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7381417
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7381416
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7381378
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7381404
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7381406

Component Condition Report | Trezevant CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	2	7381397
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON	1	10	7381379
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	4	7381389
Fire Protection						
D4010	Mechanical room	Fair	Supplemental Components, Fire Riser, Wet	1	20	7381415
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	62,456 SF	13	7381388
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	10	7381412
D5010	Site	Fair	Generator, Gas or Gasoline, 25 to 35 KW	1	10	7381396
D5020	Building exterior	Fair	Primary Transformer, Dry, Property-Owned	1	15	7381377
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	20	7381374
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 300 KVA	1	19	7381398
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	62,456 SF	10	7381413
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	62,456 SF	8	7381391
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	62,456 SF	8	7381380
Equipment & Furnishings						
E1010		Fair	Vehicle Lift, 4-Post, 30000 LB	5	8	7483677
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	2	5	7483675
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	3	8	7483676
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	8	7483669
E1030	Utility closet	Fair	Laundry Equipment, Dryer, Commercial, 30 to 50 LB	1	8	7483650
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7381410
E1030	Utility closet	Fair	Laundry Equipment, Washer, Commercial, 20 to 30 LB	1	5	7381405
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	8	7483673

Component Condition Report | Trezevant CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	5	7483674
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7483670
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	8	7483671
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	8	7483668
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	200 LF	5	7412849
E2010	Kitchen	Fair	Casework, Cabinetry, Economy	50 LF	10	7483678
Pedestrian Plazas & Walkways						
G2020		Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,800 SF	9	7516226
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	600 SF	0	7412830
G2020		Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,800 SF	2	7516227
Sitework						
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	6	7412843
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,000 LF	20	7483681
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	8	7412848
G2060	Site	Fair	Bollard, Concrete or Metal	32	5	7412839
G2060	Site	Fair	Flagpole, Metal	1	18	7412835
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	10	7381381
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	24	10	7381401
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	10	7381384

Appendix F:
Replacement Reserves

Replacement Reserves Report

Trezevant CTC

5/2/2024

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
Trezevant CTC	$4,400	$0	$271,442	$30,596	$1,127,321	$297,192	$18,508	$39,799	$1,023,525	$140,655	$861,789	$0	$19,761	$98,139	$42,428	$615,179	$0	$400,419	$16,514	$138,527	$1,803,431	**$6,949,623**
Grand Total	**$4,400**	**$0**	**$271,442**	**$30,596**	**$1,127,321**	**$297,192**	**$18,508**	**$39,799**	**$1,023,525**	**$140,655**	**$861,789**	**$0**	**$19,761**	**$98,139**	**$42,428**	**$615,179**	**$0**	**$400,419**	**$16,514**	**$138,527**	**$1,803,431**	**$6,949,623**

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
B2010	Restrooms	7412852	Interior Walls, any painted surface, Prep & Paint	10	5	5	2500	SF	$3.00	$7,500						$7,500										$7,500						**$15,000**
B2020	Building Exterior	7412834	Glazing, any type by SF, Replace	30	28	2	1500	SF	$55.00	$82,500			$82,500																			**$82,500**
B2050	Building Exterior	7412845	Exterior Door, Steel, Standard, Replace	40	38	2	20	EA	$600.00	$12,000			$12,000																			**$12,000**
B2050	Building Exterior	7412847	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	6	EA	$1,300.00	$7,800			$7,800																			**$7,800**
B2050	Building Exterior	7483664	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	13	17	14	EA	$7,500.00	$105,000																		$105,000				**$105,000**
B2050	Building Exterior	7412826	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	11	4	14	EA	$3,500.00	$49,000					$49,000															$49,000		**$98,000**
B3010	Roof	7412842	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,100	$1,100																					**$1,100**
B3010	Roof	7381375	Roofing, Modified Bitumen, Replace	20	16	4	62456	SF	$10.00	$624,560					$624,560																	**$624,560**
B3060	Roof	7412828	Roof Hatch, Metal, Replace	30	28	2	1	EA	$1,300.00	$1,300			$1,300																			**$1,300**
C1020	Throughout building	7412850	Interior Window, Fixed, 24 SF, Replace	40	37	3	10	EA	$850.00	$8,500				$8,500																		**$8,500**
C1030	Throughout building	7412841	Interior Door, Steel, Standard, Replace	40	32	8	80	EA	$600.00	$48,000									$48,000													**$48,000**
C1070	Throughout building	7412840	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	46900	SF	$3.50	$164,150										$164,150												**$164,150**
C1090	Restrooms	7412851	Toilet Partitions, Wood, Replace	20	15	5	16	EA	$500.00	$8,000						$8,000																**$8,000**
C1090	Throughout building	7412832	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	60	EA	$500.00	$30,000						$30,000																**$30,000**
C1090	Corridors	7483680	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	20	EA	$500.00	$10,000										$10,000												**$10,000**
C2030	Warehouses	7412838	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	18700	SF	$1.50	$28,050					$28,050										$28,050							**$56,100**
C2030	Restrooms	7412844	Flooring, Ceramic Tile, Replace	40	36	4	12500	SF	$18.00	$225,000					$225,000																	**$225,000**
C2030	Kitchen	7412827	Flooring, Quarry Tile, Replace	50	42	8	9400	SF	$26.00	$244,400									$244,400													**$244,400**
C2030	Throughout building	7412829	Flooring, Vinyl Tile (VCT), Replace	15	10	5	21900	SF	$5.00	$109,500						$109,500															$109,500	**$219,000**
C2030	Throughout building	7412836	Interior Finishes, Classroom/Office Module, Replace	15	13	2	10000	SF	$12.00	$120,000			$120,000															$120,000				**$240,000**
D2010	Electrical room	7381395	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, Replace	20	13	7	1	EA	$18,500.00	$18,500								$18,500														**$18,500**
D2010	Site	7381390	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$6,600.00	$6,600																$6,600						**$6,600**
D2010	Throughout building	7476978	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	62456	SF	$11.00	$687,016																					$687,016	**$687,016**
D2010	Throughout building	7412846	Emergency Plumbing Fixtures, Eye Wash, Replace	20	17	3	4	EA	$1,500.00	$6,000				$6,000																		**$6,000**
D2010	Throughout building	7412833	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	6	EA	$1,200.00	$7,200				$7,200															$7,200			**$14,400**
D2010	Utility closet	7412825	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	4	EA	$1,400.00	$5,600					$5,600																	**$5,600**
D2010	Throughout building	7412831	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	15	EA	$1,500.00	$22,500									$22,500													**$22,500**
D2010	Storage	7381409	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	$1,500.00	$1,500										$1,500												**$1,500**
D2010	Restrooms	7381425	Urinal, Standard, Replace	30	15	15	4	EA	$1,100.00	$4,400																$4,400						**$4,400**
D2010	Kitchen	7381411	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
D2010	Kitchen	7381386	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	$2,100.00	$2,100																$2,100						**$2,100**
D2010	Storage	7381393	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	$1,500.00	$3,000																$3,000						**$3,000**
D2010	Restrooms	7381423	Toilet, Commercial Water Closet, Replace	30	15	15	10	EA	$1,300.00	$13,000																$13,000						**$13,000**
D2060	Site	7381387	Storage Tank, Industrial Gases, Replace	30	20	10	1	EA	$30,000.00	$30,000										$30,000												**$30,000**
D3020	Classrooms	7381392	Unit Heater, Electric, Replace	20	15	5	1	EA	$3,600.00	$3,600						$3,600																**$3,600**
D3030	Roof	7381376	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$3,400.00	$3,400			$3,400															$3,400				**$6,800**
D3030	Roof	7381399	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 4 to 5 TON, Replace	20	17	3	1	EA	$6,300.00	$6,300				$6,300																		**$6,300**
D3050	Roof	7381397	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
D3050	Roof	7381417	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$8,200.00	$8,200					$8,200																	**$8,200**
D3050	Roof	7381404	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D3050	Roof	7381406	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$30,000.00	$30,000					$30,000																	**$30,000**
D3050	Roof	7381416	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$8,200.00	$8,200					$8,200																	**$8,200**
D3050	Roof	7381378	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$11,000							$11,000															**$11,000**
D3050	Roof	7483679	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	10	10	1	EA	$35,000.00	$35,000										$35,000												**$35,000**
D3050	Roof	7381379	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	10	10	1	EA	$30,000.00	$30,000										$30,000												**$30,000**
D3060	Roof	7381389	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D4010	Throughout building	7381388	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	62456	SF	$1.07	$66,828														$66,828								**$66,828**

Replacement Reserves Report

Trezevant CTC

5/2/2024

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
D4010	Mechanical room	7381415	Supplemental Components, Fire Riser, Wet, Replace	40	20	20	1	EA	$17,000.00	$17,000																					$17,000	**$17,000**
D5010	Site	7381396	Generator, Gas or Gasoline, 25 to 35 KW, Replace	25	15	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D5010	Building exterior	7381412	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
D5020	Building exterior	7381377	Primary Transformer, Dry, Property-Owned, Replace	30	15	15	1	EA	$300,000.00	$300,000																$300,000						**$300,000**
D5020	Mechanical room	7381398	Secondary Transformer, Dry, Stepdown, 300 KVA, Replace	30	11	19	1	EA	$30,000.00	$30,000																				$30,000		**$30,000**
D5020	Electrical room	7381374	Switchboard, 120/208 V, Replace	40	20	20	1	EA	$150,000.00	$150,000																					$150,000	**$150,000**
D5040	Throughout building	7381413	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	62456	SF	$4.50	$281,052											$281,052											**$281,052**
D7030	Throughout building	7381391	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	62456	SF	$2.00	$124,912									$124,912													**$124,912**
D7050	Throughout building	7381380	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	62456	SF	$3.00	$187,368									$187,368													**$187,368**
E1010	Trezevant CTC	7483677	Vehicle Lift, 4-Post, 30000 LB, Replace	15	7	8	5	EA	$25,900.00	$129,500									$129,500													**$129,500**
E1030	Utility closet	7381405	Laundry Equipment, Washer, Commercial, 20 to 30 LB, Replace	10	5	5	1	EA	$6,500.00	$6,500						$6,500										$6,500						**$13,000**
E1030	Utility closet	7483650	Laundry Equipment, Dryer, Commercial, 30 to 50 LB, Replace	15	7	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
E1030	Kitchen	7483675	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	2	EA	$5,600.00	$11,200						$11,200										$11,200						**$22,400**
E1030	Kitchen	7381410	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$21,500.00	$21,500						$21,500										$21,500						**$43,000**
E1030	Kitchen	7483674	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	2	EA	$8,280.00	$16,560						$16,560										$16,560						**$33,120**
E1030	Kitchen	7483676	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	3	EA	$4,500.00	$13,500									$13,500													**$13,500**
E1030	Kitchen	7483673	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	7	8	1	EA	$6,000.00	$6,000									$6,000													**$6,000**
E1030	Kitchen	7483670	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	7483671	Foodservice Equipment, Deep Fryer, Replace	15	7	8	1	EA	$7,000.00	$7,000									$7,000													**$7,000**
E1030	Kitchen	7483669	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	7	8	1	EA	$4,500.00	$4,500									$4,500													**$4,500**
E1030	Kitchen	7483668	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	$5,100.00	$5,100									$5,100													**$5,100**
E2010	Throughout building	7412849	Casework, Countertop, Plastic Laminate, Replace	15	10	5	200	LF	$50.00	$10,000						$10,000															$10,000	**$20,000**
E2010	Kitchen	7483678	Casework, Cabinetry, Economy, Replace	20	10	10	50	LF	$175.00	$8,750											$8,750											**$8,750**
G2020	Site	7412830	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	600	SF	$5.50	$3,300	$3,300																					**$3,300**
G2020	Trezevant CTC	7516227	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	30800	SF	$0.45	$13,860			$13,860					$13,860					$13,860					$13,860				**$55,440**
G2020	Trezevant CTC	7516226	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	30800	SF	$3.50	$107,800										$107,800												**$107,800**
G2060	Site	7483681	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	1000	LF	$25.00	$25,000																					$25,000	**$25,000**
G2060	Site	7412848	Signage, Property, Pylon Standard, Replace/Install	20	12	8	1	EA	$9,500.00	$9,500									$9,500													**$9,500**
G2060	Site	7412835	Flagpole, Metal, Replace	30	12	18	1	EA	$2,500.00	$2,500																			$2,500			**$2,500**
G2060	Site	7412839	Bollard, Concrete or Metal, Replace	30	25	5	32	EA	$1,000.00	$32,000						$32,000																**$32,000**
G2060	Site	7412843	Dumpster Pad, Concrete, Replace/Install	50	44	6	300	SF	$15.00	$4,500							$4,500															**$4,500**
G4050	Building exterior	7381401	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	24	EA	$600.00	$14,400											$14,400											**$14,400**
G4050	Building exterior	7381384	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	11	EA	$600.00	$6,600											$6,600											**$6,600**
G4050	Site	7381381	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	8	EA	$600.00	$4,800											$4,800											**$4,800**
Totals, Unescalated											**$4,400**	**$0**	**$255,860**	**$28,000**	**$1,001,610**	**$256,360**	**$15,500**	**$32,360**	**$807,980**	**$107,800**	**$641,252**	**$0**	**$13,860**	**$66,828**	**$28,050**	**$394,860**	**$0**	**$242,260**	**$9,700**	**$79,000**	**$998,516**	**$4,984,196**
Totals, Escalated (3.0% inflation, compounded annually)											**$4,400**	**$0**	**$271,442**	**$30,596**	**$1,127,321**	**$297,192**	**$18,508**	**$39,799**	**$1,023,525**	**$140,655**	**$861,789**	**$0**	**$19,761**	**$98,139**	**$42,428**	**$615,179**	**$0**	**$400,419**	**$16,514**	**$138,527**	**$1,803,431**	**$6,949,623**

Appendix G:
Equipment Inventory List

B20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7412826	B2050	**Automatic Door Opener**	Commercial Overhead/Dock Door		Trezevant CTC	Building Exterior				1976		14

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381395	D2010	**Water Heater**	Electric, Commercial (36 kW), 81 to 130 GAL	150 GAL	Trezevant CTC	Electrical room	A.O. Smith	BVt 150A 820054001	117865-H07	2011		
2	7381390	D2010	**Backflow Preventer**	Domestic Water		Trezevant CTC	Site	Inaccessible	Inaccessible	Inaccessible			
3	7381387	D2060	**Storage Tank**	Industrial Gases		Trezevant CTC	Site	No dataplate	No dataplate	No dataplate			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381392	D3020	**Unit Heater**	Electric	20 KW	Trezevant CTC	Classrooms	Inaccessible	Inaccessible	Inaccessible			
2	7381399	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser, 4 to 5 TON	5 TON	Trezevant CTC	Roof	Liebert	Illegible	Illegible			
3	7381376	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Trezevant CTC	Roof	Carrier	32LT900300				
4	7483679	D3050	**Make-Up Air Unit**	MUA or MAU, 2000 to 6000 CFM		Trezevant CTC	Roof						
5	7381417	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3.5 TON	Trezevant CTC	Roof	York	Y13AN44A11AÀBAC	(S)NEKM057863	2001		
6	7381416	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3.5 TON	Trezevant CTC	Roof	York	Y13AN44A11AABAC	(S)NDKM036767	2001		
7	7381378	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Trezevant CTC	Roof	York	Illegible	Illegible			
8	7381404	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Trezevant CTC	Roof	York	01H612042104025	8KM619465	2001		
9	7381406	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Trezevant CTC	Roof	York	DTHG180N24046E0/	Illegible	2001		
10	7381379	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	Trezevant CTC	Roof	York	ZF180N24A4AAAA	N1N4347794	2014		
11	7381397	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Trezevant CTC	Roof	York	5H090N1584AAA1A	NEKM048224	2001		
12	7381389	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	Trezevant CTC	Roof	No dataplate	No dataplate	No dataplate			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381396	D5010	**Generator**	Gas or Gasoline, 25 to 35 KW	35 KW	Trezevant CTC	Site	Onan	35EK	G920478427	2009		
2	7381412	D5010	**Automatic Transfer Switch**	ATS		Trezevant CTC	Building exterior	Onan	OTCU 10G	H920481853			
3	7381377	D5020	**Primary Transformer**	Dry, Property-Owned	7500 KVA	Trezevant CTC	Building exterior	Inaccessible	Inaccessible	Inaccessible			
4	7381398	D5020	**Secondary Transformer**	Dry, Stepdown, 300 KVA	300 KVA	Trezevant CTC	Mechanical room	Sorgel Electric Corporation	TD3300H4-216	122529-13	2013		
5	7381374	D5020	**Switchboard**	120/208 V	3000 AMP	Trezevant CTC	Electrical room	Square D	SB-57371-1	No dataplate	1976		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7483677	E1010	**Vehicle Lift**	4-Post, 30000 LB		Trezevant CTC							5
2	7483650	E1030	**Laundry Equipment**	Dryer, Commercial, 30 to 50 LB		Trezevant CTC	Utility closet						
3	7381405	E1030	**Laundry Equipment**	Washer, Commercial, 20 to 30 LB		Trezevant CTC	Utility closet						
4	7483674	E1030	**Foodservice Equipment**	Convection Oven, Double		Trezevant CTC	Kitchen						2
5	7483675	E1030	**Foodservice Equipment**	Convection Oven, Single		Trezevant CTC	Kitchen						2
6	7483671	E1030	**Foodservice Equipment**	Deep Fryer		Trezevant CTC	Kitchen						
7	7381410	E1030	**Foodservice Equipment**	Dishwasher Commercial		Trezevant CTC	Kitchen						
8	7483676	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Trezevant CTC	Kitchen						3
9	7483670	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Trezevant CTC	Kitchen						
10	7483668	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Trezevant CTC	Kitchen						
11	7483669	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner		Trezevant CTC	Kitchen						
12	7483673	E1030	**Foodservice Equipment**	Range/Oven, 6-Burner		Trezevant CTC	Kitchen						