

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Trezevant High School
3350 North Trezevant Street
Memphis, Tennessee 38127

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	3
Main Address	3350 North Trezevant Street, Memphis, Tennessee 38127
Site Developed	1960
Site Area	23.4 acres (estimated)
Parking Spaces	168 total spaces all in open lots; none of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 1, 2024
Management Point of Contact	Ms. Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Kendrick Nolan
Assessment and Report Prepared By	Bradley Fleming
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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

Trezevant High School, constructed in 1960, has seen minimal renovations over the decades, and much of its structure and design seem to remain in their original form. The facility primarily serves as a high school, accommodating teachers, students, and administrative staff. The campus layout includes three key structures: the main school building, a gymnasium, and the ROTC building. Despite its long history, the lack of significant updates has left the school showing signs of wear, both structurally and aesthetically.

Architectural

The structural design of the main building and the ROTC building incorporates masonry framing, while the gymnasium features a concrete framework. Though the façade and structure of each building appear to be in fair condition, signs of aging are evident, with settlement cracks visible throughout. The roofing across all the buildings uses TPO construction; however, the main building's roof urgently needs replacement due to several leaks and visible ponding. Internally, the finishes display a variety of materials, including VCT, ceramic tile, wood, carpet, quarry tile, and sealed concrete. Walls and ceilings are mainly composed of painted gypsum board and acoustical ceiling tiles. Much of the interior finishes have deteriorated substantially and requires extensive refurbishment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system at Trezevant High School includes a combination of rooftop packaged units, boilers, a chiller, air handlers, and split system units. The packaged units, split system units, and boilers were all replaced in 2018 and remain in good condition, while the chiller is currently in the process of being replaced this year. The plumbing system, consisting of copper piping and cast-iron waste lines, is considered to be in fair condition, though reports indicate that the aging pipes occasionally suffer from leaks and clogs. Hot water is provided through a combination of electric and gas water heaters, as well as a gas boiler. Electrical power is distributed from a main switchboard and several distribution panels, with energy-efficient LED fixtures providing interior lighting. Additionally, the school is equipped with a diesel generator with an automatic transfer switch for backup power. As for safety features, each building is outfitted with a fire alarm system, although only the main building has a fire sprinkler system installed for fire protection.

Site

The campus of Trezevant High School includes two open asphalt parking lots located on the north and south sides. Both parking lots are in poor condition, exhibiting significant deterioration, including extensive cracking and numerous potholes. Landscaping around the site is simple with moderate design elements, though there is no irrigation system in place to maintain it. The campus is well lit, with pole-mounted and building-mounted fixtures providing ample lighting for safety and visibility. Additionally, the site features a sports field situated at the south end of the campus, and the entire perimeter is enclosed by fencing for security.

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:

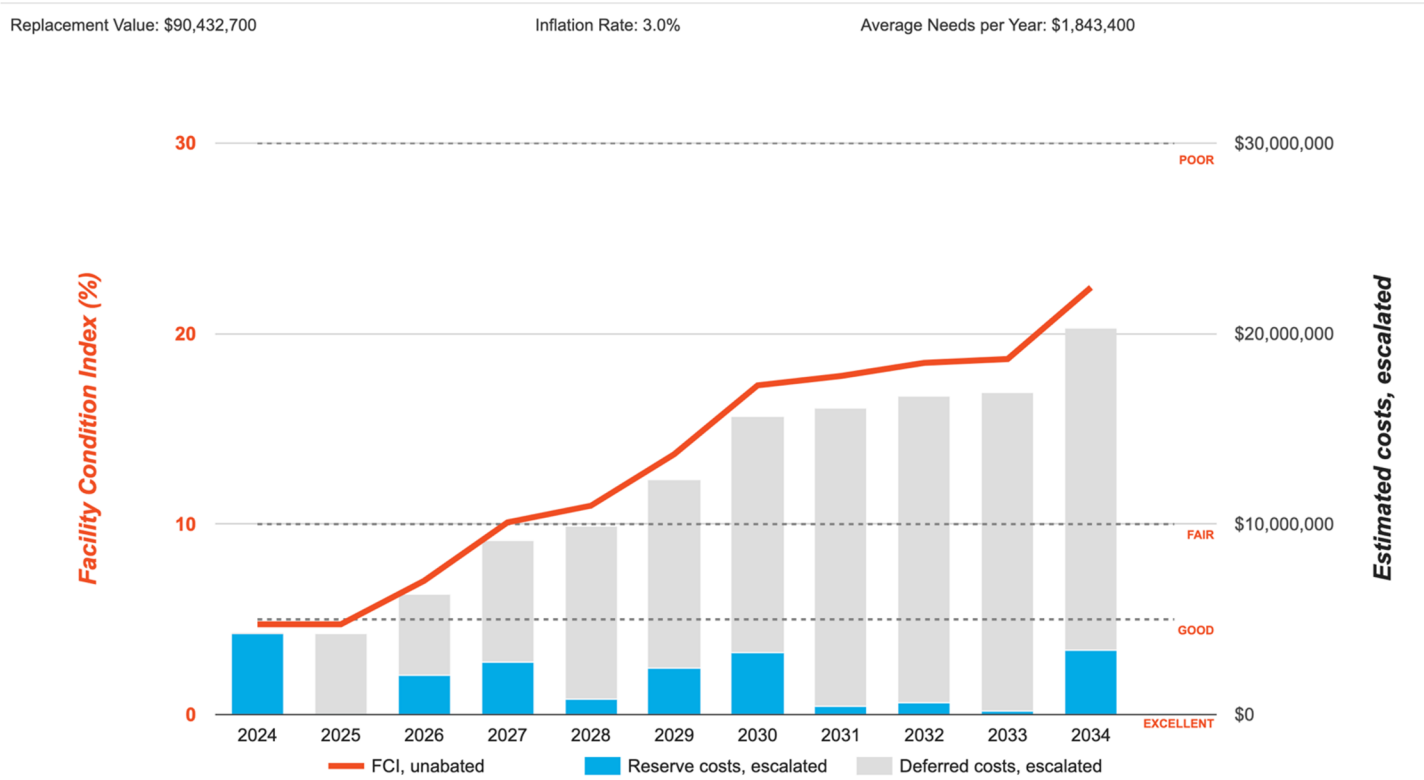
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Trezevant High School / Field House (1970)	\$400	11,380	\$4,552,000	0.1%	8.8%	8.9%	14.5%
Trezevant High School / Main Building (1960)	\$400	209,605	\$83,842,000	5.1%	10.3%	14.0%	22.8%
Trezevant High School / ROTC Building (1970)	\$400	6,805	\$2,722,000	0.0%	2.9%	4.7%	13.4%

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: Trezevant High School



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
Facade	-	\$912,900	\$90,400	\$10,700	\$28,700	\$1,042,600
Roofing	\$2,668,300	-	\$1,500	\$369,100	\$4,828,300	\$7,867,200
Interiors	\$1,361,400	\$958,400	\$644,300	\$2,097,400	\$3,016,600	\$8,078,100
Plumbing	\$126,400	\$48,600	\$2,558,400	\$358,400	\$47,000	\$3,138,800
HVAC	\$74,400	\$20,600	\$289,600	\$2,773,900	\$1,421,700	\$4,580,100
Fire Protection	-	-	-	-	\$1,681,800	\$1,681,800
Electrical	-	\$50,200	\$1,268,800	\$306,500	\$795,900	\$2,421,400
Fire Alarm & Electronic Systems	-	-	\$1,114,100	\$970,500	\$27,800	\$2,112,400
Equipment & Furnishings	\$23,200	\$42,400	\$35,300	\$926,100	\$1,070,900	\$2,097,900
Site Development	-	\$20,200	\$2,900	\$101,300	\$29,400	\$153,700
Site Utilities	-	-	-	\$2,900	\$4,800	\$7,700
Site Pavement	\$36,000	\$10,900	-	\$1,400	\$3,600	\$51,900
TOTALS (3% inflation)	\$4,289,700	\$2,064,100	\$6,005,400	\$7,918,100	\$12,956,400	\$33,233,700

Immediate Needs

Facility/Building	Total Items	Total Cost
Trezevant High School / Field House	2	\$4,100
Trezevant High School / Main Building	11	\$4,249,700
Trezevant High School / Site	1	\$36,000
Total	14	\$4,289,800

Field House

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8335866	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	Poor	Performance/Integrity	\$2,400
8335834	Gymnasium	E1070	Gym Scoreboard, Electronic Basic, Replace	Poor	Performance/Integrity	\$1,700
Total (2 items)						\$4,100

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8366203	Roof	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	\$2,663,100
8366148	Roof	B3060	Roof Hatch, Metal, Replace	Poor	Performance/Integrity	\$5,200
8366102	Throughout Building	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	\$146,700
8366182	Auditorium	C1070	Suspended Ceilings, Fiberglass Paneling, Replace	Poor	Performance/Integrity	\$189,000
8366211	Throughout Building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$469,400
8366162	Throughout Building	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Performance/Integrity	\$553,400
8366101	Office Areas	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$3,000
8366216	Utility Rooms/Areas	D2010	Pump Station, Triplex Mounted, Replace	Poor	Performance/Integrity	\$63,200
8366192	Utility Rooms/Areas	D2010	Pump Station, Triplex Mounted, Replace	Poor	Performance/Integrity	\$63,200
8335826	Building Exterior	D3030	Chiller, Air-Cooled, Replace	Poor	Performance/Integrity	\$72,000
8366167	Commercial Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Poor	Performance/Integrity	\$21,500
Total (11 items)						\$4,249,700

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8335874	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Performance/Integrity	\$36,000
Total (1 items)						\$36,000

Key Findings



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Main Building Trezevant High School Building
Exterior

Uniformat Code: B2010

Recommendation: **Prep and Paint in 2026**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,100

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Much of these painted surfaces are weathered, worn and peeling. - AssetCALC ID: 8335831



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Main Building Trezevant High School Roof

Uniformat Code: B3010

Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,663,100

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Excessive roof leaks reported throughout. At the time of assessment there was standing water as deep as 6 inches - AssetCALC ID: 8366203



Glazing in Poor condition.

any type by SF
Main Building Trezevant High School Building
Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2026**

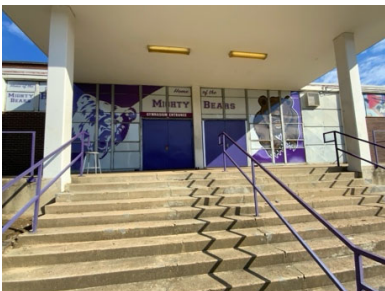
Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$550,000

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Glazing is failing or missing. - AssetCALC ID: 8335824



Storefront in Poor condition.

Glazing and Framing
Main Building Trezevant High School Building
Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2026**

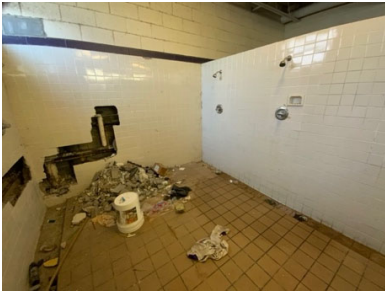
Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$181,500

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A significant amount of the storefront glazing is dried, cracking or missing. - AssetCALC ID: 8335821



Wall Finishes in Poor condition.

Ceramic Tile
Field House Trezevant High School Locker Rooms

Uniformat Code: C2010
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$61,200

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Wall tile is damaged through out building. It appears a repair or renovation is in progress. - AssetCALC ID: 8335841



Sidewalk in Poor condition.

Concrete, Large Areas
Site Trezevant High School Site

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$36,000

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Significant cracking and lifting of concrete areas. - AssetCALC ID: 8335874



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 16" Damper
Field House Trezevant High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Not functioning, reason unknown. - AssetCALC ID: 8335866



Chiller in Poor condition.

Air-Cooled
Main Building Trezevant High School Building Exterior

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$72,000

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Unit is non-functional and in the process of being replaced. A new unit has been ordered. - AssetCALC ID: 8335826



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper
Field House Trezevant High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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Fan housing damaged - AssetCALC ID: 8335868



Parking Lots in Poor condition.

Pavement, Asphalt
Site Trezevant High School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,100

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Cracking, lifting, potholes throughout asphalt. - AssetCALC ID: 8335870



Pump Station in Poor condition.

Triplex Mounted
Main Building Trezevant High School Utility
Rooms/Areas

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

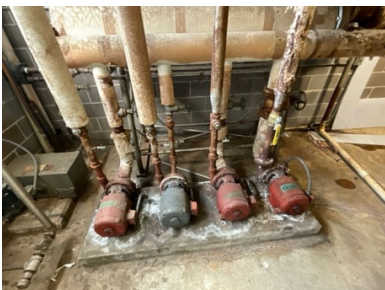
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,200

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Aged significantly and well beyond its useful life - AssetCALC ID: 8366192



Pump Station in Poor condition.

Triplex Mounted
Main Building Trezevant High School Utility
Rooms/Areas

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

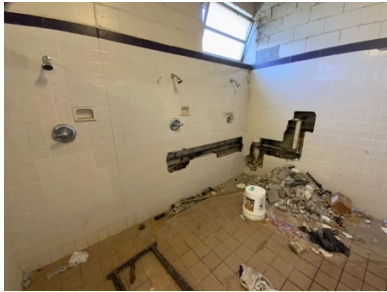
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,200

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Aged significantly and well beyond its useful life - AssetCALC ID: 8366216



Shower in Poor condition.

Valve & Showerhead
Field House Trezevant High School Locker Rooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

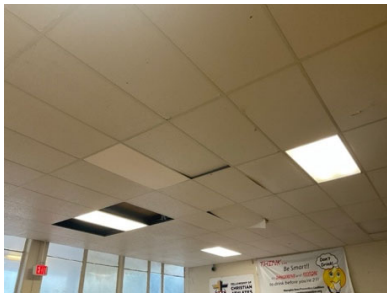
Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

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Showers are non functional. Area appears to be under renovation. - AssetCALC ID: 8335848



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Trezevant High School Throughout Building

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$469,400

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Tile is stained from water leaks and warped throughout - AssetCALC ID: 8366211



Roof Hatch in Poor condition.

Metal
Main Building Trezevant High School Roof

Uniformat Code: B3060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,200

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Roof hatch is aged and rusted, the latch is poorly functioning - AssetCALC ID: 8366148



Gym Scoreboard in Poor condition.

Electronic Basic
Field House Trezevant High School Gymnasium

Uniformat Code: E1070
Recommendation: **Replace in 2024**

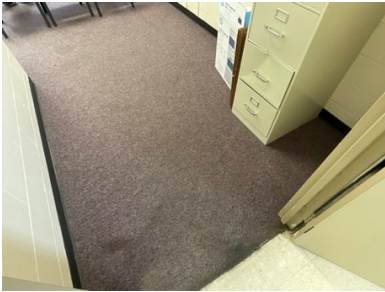
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

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Scoreboard does not work, no scheduled repair. - AssetCALC ID: 8335834



Flooring in Poor condition.

Carpet, Commercial Standard
Main Building Trezevant High School Office
Areas

Uniformat Code: C2030
Recommendation: **Replace in 2024**

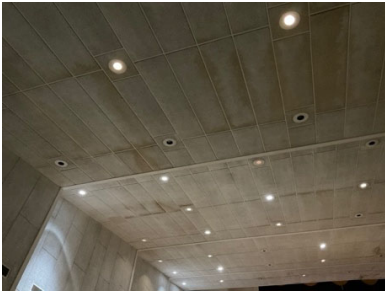
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Carpet is stained and ripped in areas - AssetCALC ID: 8366101



Suspended Ceilings in Poor condition.

Fiberglass Paneling
Main Building Trezevant High School
Auditorium

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$189,000

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Tile is stained from water leaks and warped throughout - AssetCALC ID: 8366182



Foodservice Equipment in Poor condition.

Dishwasher Commercial
Main Building Trezevant High School
Commercial Kitchen

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

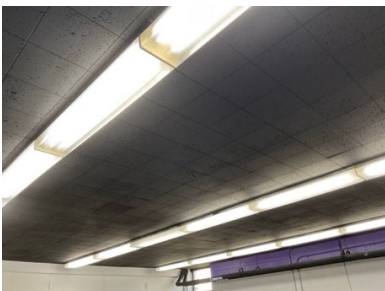
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Non operational, needs repair or replacement - AssetCALC ID: 8366167



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Main Building Trezevant High School
Throughout Building

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$146,700

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Tile is stained from water leaks and warped throughout - AssetCALC ID: 8366102



Wall Finishes in Poor condition.

any surface
Main Building Trezevant High School
Throughout Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2024**

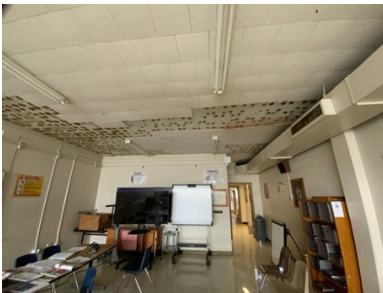
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$553,400

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Wall paint has deteriorated and chipped throughout - AssetCALC ID: 8366162



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
ROTC Building Trezevant High School
Classrooms General

Uniformat Code: C1070
Recommendation: **Replace in 2026**

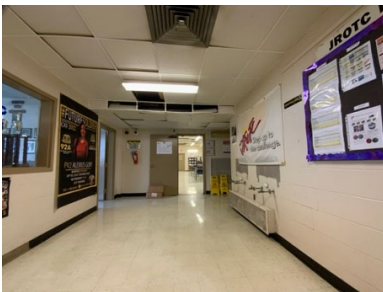
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,400

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Tiles missing, falling and damaged. - AssetCALC ID: 8349134



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
ROTC Building Trezevant High School Office
Areas

Uniformat Code: C1070
Recommendation: **Replace in 2026**

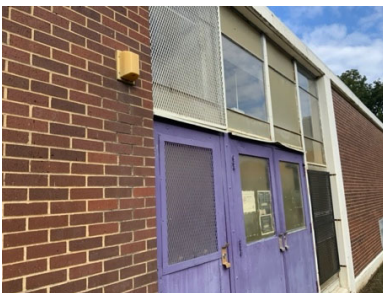
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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Tiles broken and missing, parts of grid missing. - AssetCALC ID: 8349144



Exterior Light in Poor condition.

any type, w/ LED Replacement
Main Building Trezevant High School Building
Exterior

Uniformat Code: D5040
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,000

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Light housing is weathered, lenses are discolored and appear to be brittle. - AssetCALC ID: 8335820

**Exterior Door in Poor condition.**

Steel, Standard
Main Building Trezevant High School Building
Exterior

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

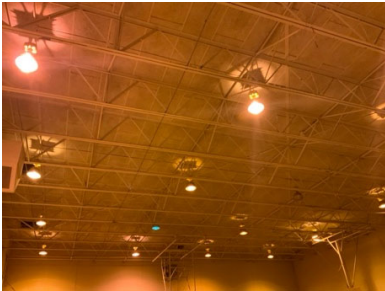
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,200

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Significant corrosion, a majority of the door paint has peeled away. - AssetCALC ID: 8335819

**Ceiling Finishes in Poor condition.**

any flat surface
Field House Trezevant High School
Throughout Building

Uniformat Code: C2050
Recommendation: **Prep and Paint in 2026**

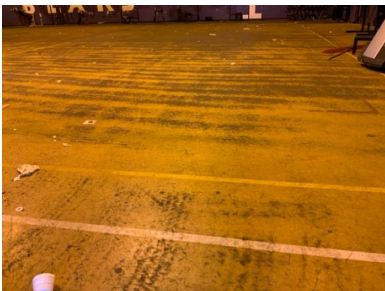
Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,800

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Last paint unknown, needs to be refreshed - AssetCALC ID: 8335844

**Flooring in Poor condition.**

any surface, w/ Paint or Sealant
Field House Trezevant High School
Throughout Building

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,100

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Floor seal is worn down to bare concrete. - AssetCALC ID: 8335850

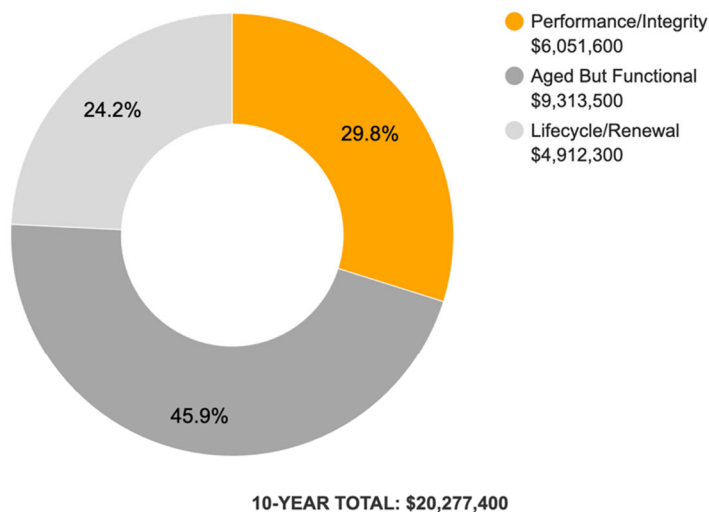
Plan Types

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)



2. Main Building



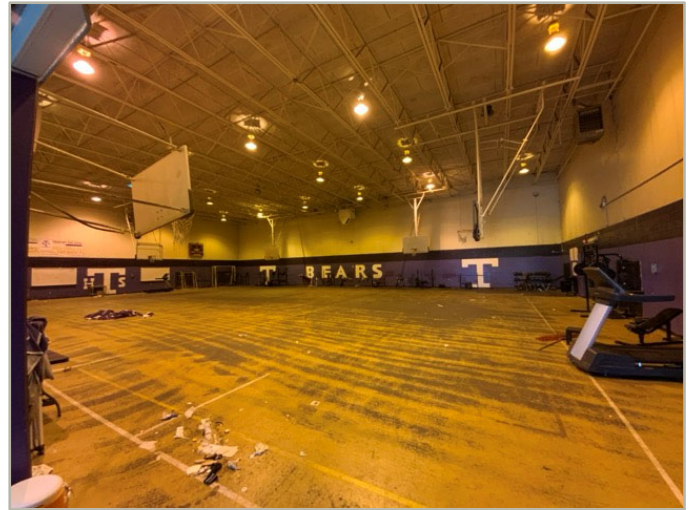
Main Building: Systems Summary

Constructed/Renovated	1960	
Building Size	209,605 SF (est.)	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists concrete wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with a TPO finish	Poor
Interiors	Walls: Painted surfaces, ceramic tile, brick Floors: VCT, sealed concrete, ceramic tile, wood, carpet, quarry tile Ceilings: ACT, painted surfaces, fiberglass paneling, hard tile	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Air handlers, boilers, chiller, packaged units, split-systems, make-up air unit, exhaust fans	Fair
Fire Suppression	Fire sprinkler system and extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent and LED Emergency Power: Deisel generator with automatic transfer switch	Fair

Main Building: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment and gymnasium equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	There are significant roof leaks throughout the building and roof ponding observed. Window glazing has failed and excessively aged. Interior finishes have deteriorated.	

3. Field House



Field House: Systems Summary

Constructed/Renovated	1960	
Building Size	11,380 SF (est.)	
Number of Stories	One above grade	
System	Description	Condition
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Wall Finish: Concrete Windows: None	Fair
Roof	Flat construction with TPO finish	Fair
Interiors	Walls: Painted surfaces, ceramic tile Floors: Sealed concrete Ceilings: Painted surfaces	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Air handlers, unit heaters, and exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Deisel generator fed from main building	Fair

Field House: Systems Summary

Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Gymnasium equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Interior finishes have deteriorated	

4. ROTC Building



ROTC Building: Systems Summary

Constructed/Renovated	1960	
Building Size	6,805 SF (est.)	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with TPO finish	Fair
Interiors	Walls: Painted surfaces Floors: VCT Ceilings: Painted surfaces, hard tile, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Split system units, exhaust fan	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Deisel generator fed from main building	Fair

ROTC Building: Systems Summary

Fire Alarm	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, falling and damaged ACT	

5. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation not present Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted and pole-mounted: LED, CFL	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	Significant cracking and lifting of concrete areas, Cracking, lifting, and potholes throughout asphalt.	

6. 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

All key areas of the property were accessible and observed.

7. 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 1960 and has not undergone any significant renovations.

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	1960	No	No
Main Building	1960	No	No
ROTC Building	1960	No	No

Campus: Accessibility Summary

Field House	1960	No	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.

8. 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.

9. 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.

10. 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 High School, 3350 North Trezevant Street, Memphis, TN 38127, 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.

Prepared by: Bradley Fleming,
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Reviewed by:



Al Diefert
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11. 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 - ROOFING



6 - ROOF PONDING

Photographic Overview



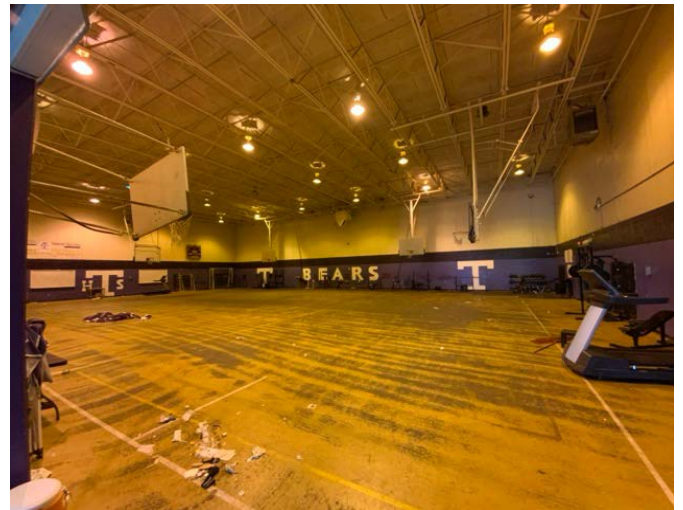
7 - ROTC BUILDING



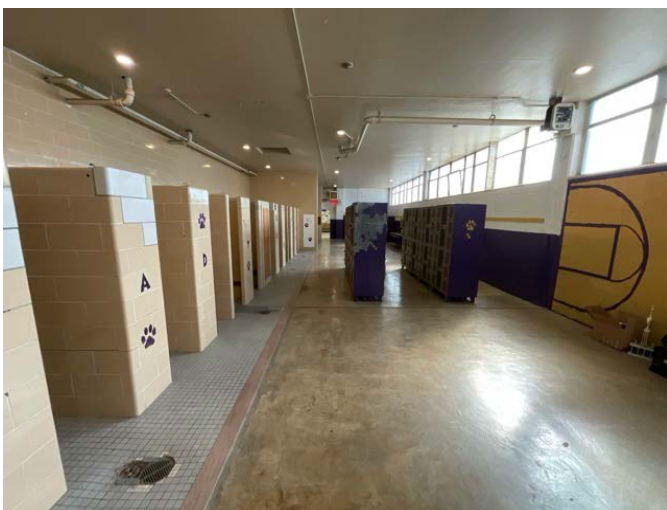
8 - ROTC CLASSROOM



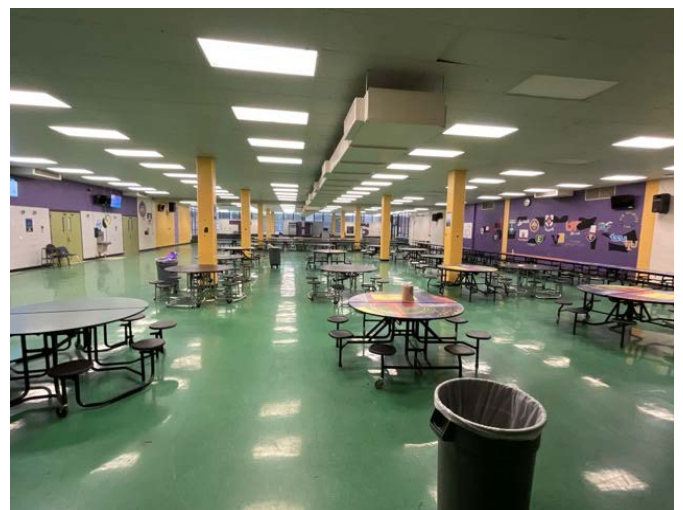
9 - FIELD HOUSE



10 - FIELD HOUSE GYMNASIUM



11 - LOCKER ROOM



12 - CAFETERIA

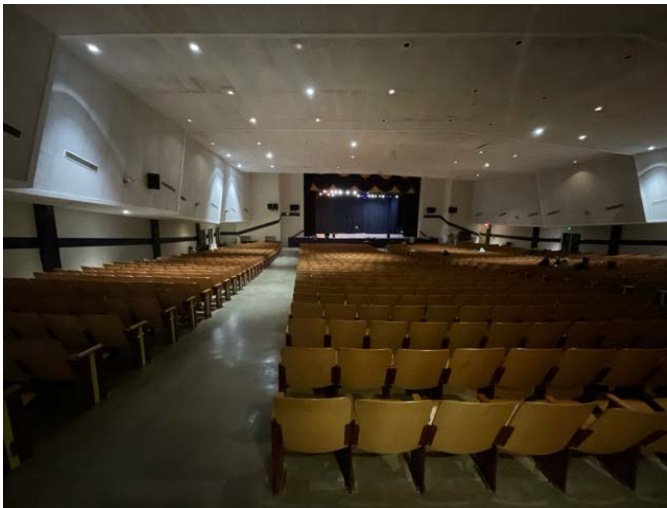
Photographic Overview



13 - HALLWAY



14 - MAIN BUILDING GYMNASIUM



15 - AUDITORIUM



16 - LIBRARY



17 - CLASSROOM



18 - RESTROOM

Photographic Overview



19 - PACKAGED UNIT



20 - SPLIT SYSTEM



21 - WATER HEATER



22 - RADIATOR



23 - TRANSFORMER



24 - EXHAUST FAN

Photographic Overview



25 - FOODSERVICE EQUIPMENT



26 - CHILLER



27 - PACKAGED UNIT



28 - GENERATOR



29 - SWITCHBOARD



30 - BOILER

Photographic Overview



31 - PARKING LOT



32 - SIDEWALK



33 - FENCING



34 - PROPERTY SIGNAGE



35 - SPORTS FIELD

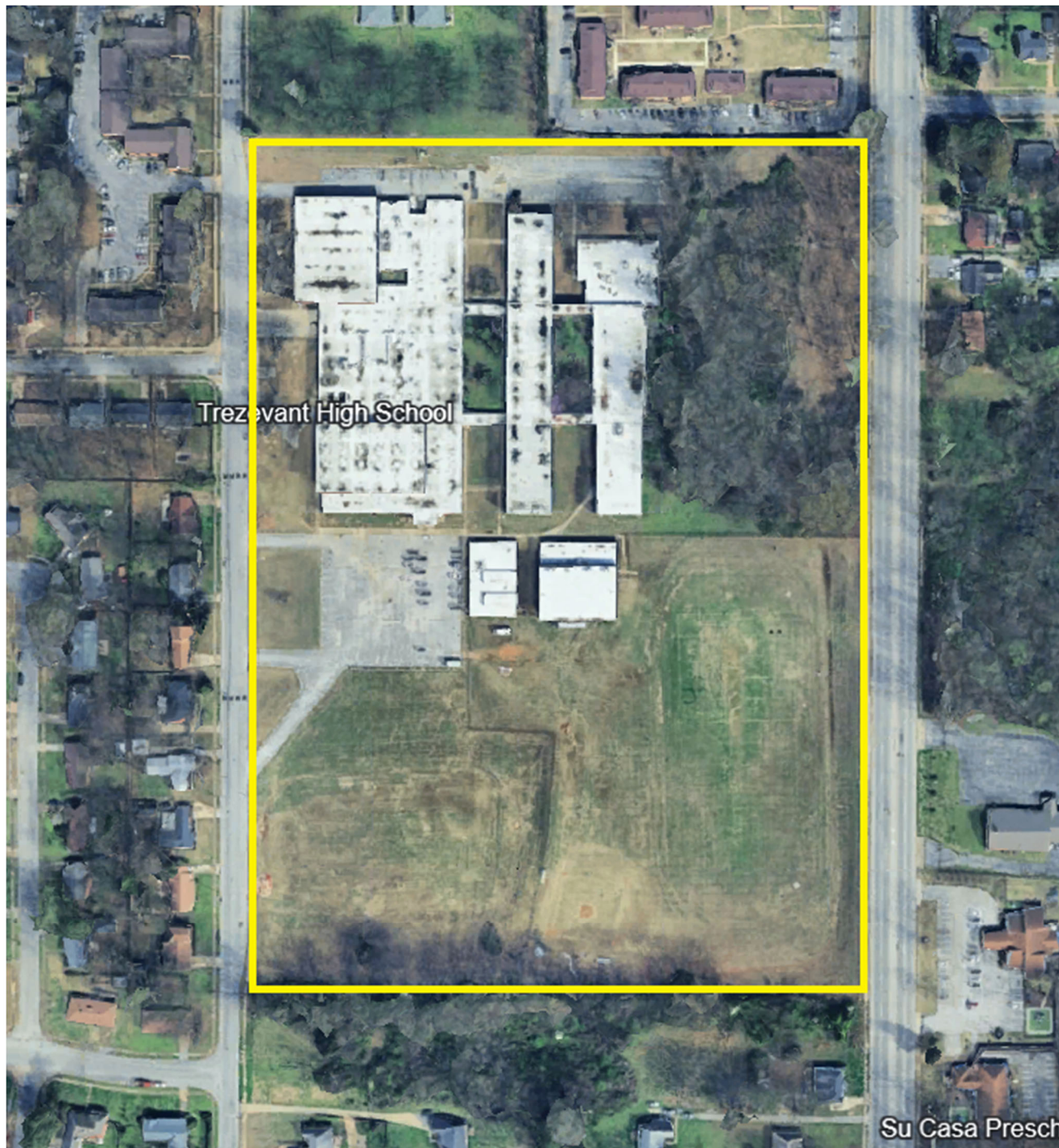


36 - PARKING LOT

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-187.354

Source

Google

Project Name

Trezevant High School

On-Site Date

October 1, 2024



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Trezevant High School

Name of person completing form: Kendrick Nolan

Title / Association w/ property: Maintenance

Length of time associated w/ property:

Date Completed: 10/1/2024

Phone Number: 901-538-3996

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1960	Renovated 0	
2	Building size in SF	209,605	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2018	Boilers and packaged units replaced
		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?	Chiller being replaced in the near future		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Excessive roof leaks Old finishes No renovations since construction Asphalt parking lot is cracking and has pot holes throughout Window glazing failing		

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

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

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Trezevant High School

BV Project Number: 163745.23R000-187.354

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	

Trezevant High School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No identified ADA parking. No accessible route to building.	
Exterior Accessible Route			Exterior access is inadequate. Curb cut in not ADA Compliant.	
Building Entrances			Door center post is not easily removable..	
Interior Accessible Route				X
Elevators	NA			
Public Restrooms				
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*

Trezevant High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



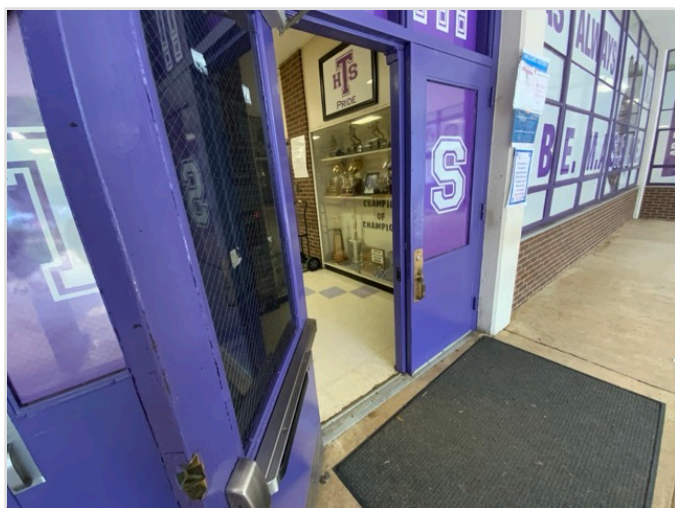
2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



CURB CUT



DOOR THRESHOLD



ADDITIONAL ENTRANCE

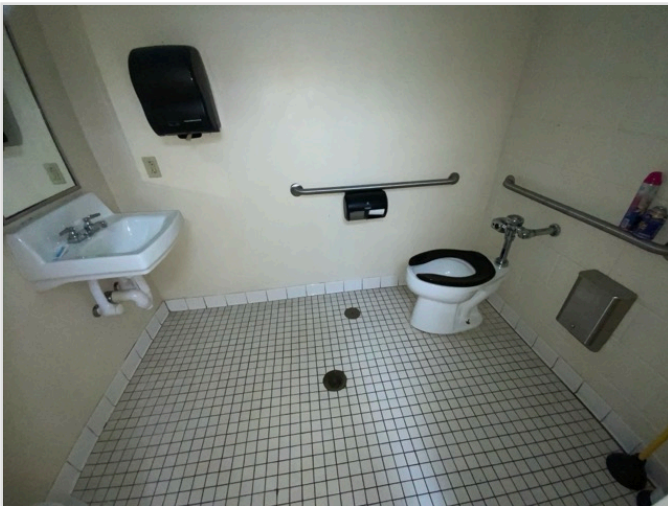
Trezevant High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report



Component Condition Report | Trezevant High School / ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Throughout Building	Fair	Roof Structure, Flat, Concrete Beams & Deck	6,805 SF	21	8349149
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete, Clean & Seal, Maintain	5,800 SF	6	8349148
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	2	8349137
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	2	8349140
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	6,805 SF	6	8349129
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	4	8349141
C1070	Office Areas	Poor	Suspended Ceilings, Acoustical Tile (ACT)	700 SF	2	8349144
C1070	Classrooms General	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,100 SF	2	8349134
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	10,200 SF	4	8349145
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	6,800 SF	3	8349138
C2050	Utility Rooms/Areas	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	3	8349130
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	6	8349151
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,805 SF	4	8349135
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	11	8349146
D2010	Restrooms	Fair	Urinal, Standard	2	6	8349142
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	8349133
D3030	Mechanical Room	Fair	Split System, Fan Coil Unit, DX [AHU-1]	1	6	8349136
D3030	Mechanical Room	Fair	Split System, Fan Coil Unit, DX [AHU-2]	1	6	8349147

Component Condition Report | Trezevant High School / ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,805 SF	6	8349139
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	19	8349152
Electrical						
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	6	4	8349131
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	6,805 SF	5	8349143
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	6,805 SF	9	8349153
Sitework						
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	4	14	8349150

Component Condition Report | Trezevant High School / Field House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete, Clean & Seal, Maintain	10,800 SF	2	8335854
B2020	Building Exterior	Fair	Glazing, any type by SF	600 SF	2	8335840
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	2	8335842
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	11,380 SF	6	8335856
B3060	Roof	Fair	Roof Hatch, Metal	1	4	8335833
Interiors						
C2010	Locker Rooms	Poor	Wall Finishes, Ceramic Tile	3,400 SF	2	8335841
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	13,700 SF	2	8335835
C2030	Throughout Building	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,380 SF	2	8335850
C2050	Throughout Building	Poor	Ceiling Finishes, any flat surface, Prep & Paint	11,400 SF	2	8335844
Plumbing						

Component Condition Report | Trezevant High School / Field House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1	2	8335851
D2010	Locker Rooms	Fair	Urinal, Standard	2	2	8335857
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	11,380 SF	2	8335846
D2010	Locker Rooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	2	8335855
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	8335865
D2010	Locker Rooms	Fair	Toilet, Commercial Water Closet	2	2	8335869
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	9	8335845
D2010	Locker Rooms	Poor	Shower, Valve & Showerhead	12	2	8335848
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	1	2	8335853
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	1	2	8335863
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	6	8335867
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	11,380 SF	3	8335849
D3060	Roof	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	3	6	8335847
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-8]	1	2	8335852
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [FAN-9]	1	2	8335868
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6]	1	2	8335843
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	8335839
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	0	8335866
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [FAN-7]	1	2	8335838
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-5]	1	2	8335858
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V	1	4	8335832
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	2	8335860
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,380 SF	2	8335862

Component Condition Report | Trezevant High School / Field House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6	6	8335837
D5040	Throughout Building	Fair	Residential Lighting, Full Upgrade, Common Areas by SF	11,380 SF	3	8335861
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	4	2	8335864
Equipment & Furnishings						
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	4	2	8335859
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	2	2	8335836
E1070	Gymnasium	Poor	Gym Scoreboard, Electronic Basic	1	0	8335834

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,300 SF	2	8335827
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	43,200 SF	4	8335825
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,700 SF	2	8335831
B2020	Building Exterior	Poor	Storefront, Glazing & Framing	3,300 SF	2	8335821
B2020	Building Exterior	Poor	Glazing, any type by SF	10,000 SF	2	8335824
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	52	2	8335819
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	156,654 SF	0	8366203
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	120 LF	18	8366207
B3060	Roof	Poor	Roof Hatch, Metal	4	0	8366148
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Brick	33,500 SF	21	8366135
C1030	Throughout Building	Fair	Door Hardware, School, per Door	311	4	8366220
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	311	4	8366099

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout Building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	41,900 SF	0	8366102
C1070	Auditorium	Poor	Suspended Ceilings, Fiberglass Paneling	12,600 SF	0	8366182
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	134,100 SF	0	8366211
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	900 LF	6	8366174
C1090	Restrooms	Fair	Toilet Partitions, Wood	79	3	8366185
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	16,800 SF	6	8366223
C2010	Throughout Building	Poor	Wall Finishes, any surface, Prep & Paint	368,900 SF	0	8366162
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	153,000 SF	2	8366145
C2030	Restrooms	Fair	Flooring, Ceramic Tile	21,000 SF	6	8366144
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	14,700 SF	4	8366100
C2030	Office Areas	Poor	Flooring, Carpet, Commercial Standard	400 SF	0	8366101
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	8,400 SF	18	8366198
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	12,600 SF	3	8366226
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	21,000 SF	4	8366225
Plumbing						
D2010	Fire Riser Room	Fair	Water Heater, Electric, Commercial (12 kW)	1	3	8366146
D2010	Utility Rooms/Areas	Poor	Pump Station, Triplex Mounted	1	0	8366216
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	79	8	8366119
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	14	10	8366201
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	209,605 SF	3	8366163
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	3	8366178
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	21	8	8366151
D2010	Utility Rooms/Areas	Poor	Pump Station, Triplex Mounted	1	0	8366192
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water, 151 to 250 GAL	1	18	8366086
D2010	Utility Rooms/Areas	Fair	Boiler, Gas, Domestic	1	13	8366222

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	8	8366156
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	12	10	8366202
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Residential, 30 to 50 GAL	1	9	8366088
D2010	Restrooms	Fair	Urinal, Standard	26	8	8366209
D2030	Boiler Room	Fair	Pump, Sump	1	5	8366147
HVAC						
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	24	8366090
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	8	5	8366173
D3020	Locker Rooms	Fair	Unit Heater, Hydronic	1	3	8366170
D3020	Locker Rooms	Fair	Unit Heater, Electric, 11 to 20 KW	1	3	8366109
D3020	Throughout Building	Fair	Radiator, Hydronic, Baseboard (per LF)	800 LF	5	8366127
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	3	8366108
D3020	Locker Rooms	Fair	Unit Heater, Electric, 11 to 20 KW	1	3	8366115
D3020	Locker Rooms	Fair	Unit Heater, Hydronic	1	3	8366089
D3020	Boiler Room	Good	Boiler Supplemental Components, Chemical Feed System	1	10	8366141
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	24	8366171
D3020	Classrooms General	Fair	Unit Heater, Hydronic	1	3	8366113
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	3	8366189
D3020	Classrooms General	Fair	Unit Heater, Hydronic	1	3	8366080
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-5]	1	9	8366091
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-2]	1	9	8366131
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-3]	1	6	8366213
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	82	14	8366130
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-6]	1	9	8366133
D3030	Building Exterior	Poor	Chiller, Air-Cooled	1	0	8335826

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	8366128
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	20	14	8335823
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-4]	1	9	8366206
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [CU-7]	1	13	8366166
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	209,605 SF	10	8366142
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	8366083
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [4]	1	11	8366169
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	14	8366218
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8366214
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8366111
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	14	8366097
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	14	8366193
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	14	8366155
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	209,605 SF	10	8366138
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	14	8366164
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	14	8366121
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	4	8366096
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	4	8366126
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366123
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	8366159
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366098
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	8366186
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	4	8366172
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366157
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	4	8366165

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366221
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366084
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366197
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366093
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366194
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	8366095
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	4	8366143
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366179
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366219
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	8366079
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366154
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	8366212
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	4	8366125
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	8366081
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366120
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366160
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366217
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8366107
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	209,605 SF	16	8366199
Electrical						
D5010	Boiler Room	Fair	Generator, Diesel	1	5	8366134
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	5	8366149
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	8	8366187
D5020	Auditorium	Fair	Distribution Panel, 120/208 V	1	6	8366191

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Fire Riser Room	Fair	Distribution Panel, 120/208 V	1	3	8366184
D5020	Fire Riser Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	8366181
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	4	8366117
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8366210
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	6	8366190
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	8366183
D5020	Auditorium	Fair	Secondary Transformer, Dry, Stepdown	1	4	8366158
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8366112
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	8	8366132
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8366092
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	209,605 SF	14	8366106
D5040	Building Exterior	Poor	Exterior Light, any type, w/ LED Replacement	20	2	8335820
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	209,605 SF	5	8366136
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	209,605 SF	5	8366139
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	209,605 SF	7	8366205
D7010	Throughout Building	Fair	Entry Security, Metal Detector, Full Body Walkthrough	3	5	8366152
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	209,605 SF	6	8366104
D7050	Throughout Building	Fair	Fire Alarm Panel, Fully Addressable	1	6	8366140
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	209,605 SF	5	8366122
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	8366168
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	8366176
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8366215
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1	8	8366200

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8366116
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	8366195
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8366204
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	2	12	8366094
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8366177
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8366082
E1030	Building Exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	8335830
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	8366085
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial	1	0	8366167
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	8366129
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8366188
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8366180
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8366228
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	15	8366087
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	8366196
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8366227
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	8366150
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	8366161
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	12	8366175
E1030	Building Exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	8335828
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8366110
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	8366224
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	6	8366137
E2010	Classrooms Industrial Arts	Fair	Casework, Countertop, Plastic Laminate	80 LF	5	8366118
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,700	6	8366114

Component Condition Report | Trezevant High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	1,100	12	8366124
E2010	Classrooms Industrial Arts	Fair	Casework, Cabinetry, Standard	120 LF	6	8366153
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	8366105
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	2	8366208
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	10	8366103

Component Condition Report | Trezevant High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	2,600 SF	2	8335870
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	2,600 SF	2	8335875
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	4,000 SF	0	8335874
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	6	8335877
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	5	8446808
G2060	Site	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1	14	8335872
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,145 LF	6	8335873
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	8	8446807
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	841 LF	26	8335871
G4050	Site	Fair	Pole Light Fixture, LED Lamp only	2	6	8335876

Appendix F:

Replacement Reserves

Replacement Reserves Report



10/22/2024

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 High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Trezevant High School / Field House	\$4,100	\$0	\$338,090	\$57,488	\$4,277	\$0	\$252,375	\$0	\$0	\$4,697	\$0	\$0	\$87,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,335	\$752,761
Trezevant High School / Main Building	\$4,249,568	\$0	\$1,677,217	\$2,674,083	\$755,275	\$2,420,211	\$2,740,959	\$439,862	\$620,464	\$141,698	\$3,397,011	\$55,369	\$1,024,267	\$95,249	\$2,319,273	\$37,781	\$1,681,772	\$1,264,428	\$399,306	\$16,658	\$5,860,773	\$31,871,225
Trezevant High School / ROTC Building	\$0	\$0	\$37,874	\$41,524	\$33,118	\$16,567	\$201,123	\$0	\$0	\$35,901	\$0	\$7,752	\$0	\$5,874	\$29,980	\$0	\$0	\$0	\$57,883	\$2,455	\$0	\$470,049
Trezevant High School / Site	\$36,000	\$0	\$10,895	\$0	\$0	\$2,898	\$78,837	\$1,439	\$3,800	\$0	\$0	\$0	\$1,668	\$0	\$2,269	\$0	\$0	\$1,934	\$0	\$0	\$0	\$139,741
Grand Total	\$4,289,668	\$0	\$2,064,076	\$2,773,095	\$792,670	\$2,439,675	\$3,273,294	\$441,301	\$624,264	\$182,296	\$3,397,011	\$63,121	\$1,113,334	\$101,123	\$2,351,521	\$37,781	\$1,681,772	\$1,266,362	\$457,188	\$19,113	\$5,865,108	\$33,233,776

Trezevant High School

Trezevant High School / Field House

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	Building Exterior	8335854		Exterior Walls, Concrete, Clean & Seal, Maintain	20	18	2	10800	SF	\$1.54	\$16,632			\$16,632																			\$16,632
B2020	Building Exterior	8335840		Glazing, any type by SF, Replace	30	28	2	600	SF	\$55.00	\$33,000			\$33,000																			\$33,000
B2050	Building Exterior	8335842		Exterior Door, Steel, Standard, Replace	30	28	2	5	EA	\$600.00	\$3,000			\$3,000																			\$3,000
B3010	Roof	8335856		Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	11380	SF	\$17.00	\$193,460							\$193,460															\$193,460
B3060	Roof	8335833		Roof Hatch, Metal, Replace	30	26	4	1	EA	\$1,300.00	\$1,300					\$1,300																	\$1,300
C2010	Locker Rooms	8335841		Wall Finishes, Ceramic Tile, Replace	40	38	2	3400	SF	\$18.00	\$61,200			\$61,200																			\$61,200
C2010	Throughout Building	8335835		Wall Finishes, any surface, Prep & Paint	10	8	2	13700	SF	\$1.50	\$20,550			\$20,550										\$20,550									\$41,100
C2030	Throughout Building	8335850		Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	11380	SF	\$1.50	\$17,070			\$17,070										\$17,070									\$34,140
C2050	Throughout Building	8335844		Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	11400	SF	\$2.00	\$22,800			\$22,800										\$22,800									\$45,600
D2010	Utility Rooms/Areas	8335851		Water Heater, Gas, Commercial (200 MBH), Replace	20	18	2	1	EA	\$16,600.00	\$16,600			\$16,600																			\$16,600
D2010	Throughout Building	8335846		Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	38	2	11380	SF	\$1.00	\$11,380			\$11,380																			\$11,380
D2010	Locker Rooms	8335857		Urinal, Standard, Replace	30	28	2	2	EA	\$1,100.00	\$2,200			\$2,200																			\$2,200
D2010	Locker Rooms	8335855		Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	2	EA	\$1,700.00	\$3,400			\$3,400																			\$3,400
D2010	Locker Rooms	8335869		Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	\$1,300.00	\$2,600			\$2,600																			\$2,600
D2010	Locker Rooms	8335848		Shower, Valve & Showerhead, Replace	30	28	2	12	EA	\$800.00	\$9,600			\$9,600																			\$9,600
D2010	Utility Rooms/Areas	8335865		Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400
D2010	Lobby	8335845		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	3	EA	\$1,200.00	\$3,600									\$3,600													\$3,600
D3020	Gymnasium	8335863		Unit Heater, Natural Gas, Replace	20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																			\$5,000
D3020	Gymnasium	8335853		Unit Heater, Natural Gas, Replace	20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																			\$5,000
D3050	Throughout Building	8335849		HVAC System, Ductwork, Low Density, Replace	30	27	3	11380	SF	\$2.00	\$22,760				\$22,760																		\$22,760
D3050	Roof	8335867		Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	14	6	1	EA	\$11,000.00	\$11,000							\$11,000															\$11,000
D3060	Roof	8335866		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	20	0	1	EA	\$2,400.00	\$2,400	\$2,400																			\$2,400		\$4,800
D3060	Roof	8335852		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	8335843		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	8335839		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	\$2,400.00	\$2,400			\$2,400																			\$2,400
D3060	Roof	8335858		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	8335868		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	8335838		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	8335847		Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	14	6	3	EA	\$700.00	\$2,100							\$2,100															\$2,100
D5020	Electrical Room	8335860		Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$10,000.00	\$10,000			\$10,000																			\$10,000
D5020	Electrical Room	8335832		Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																	\$2,500
D5030	Throughout Building	8335862		Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	11380	SF	\$2.50	\$28,450			\$28,450																			\$28,450
D5040	Throughout Building	8335864		Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	8	2	4	EA	\$220.00	\$880			\$880										\$880									\$1,760
D5040	Throughout Building	8335861		Residential Lighting, Full Upgrade, Common Areas by SF, Replace	20	17	3	11380	SF	\$2.50	\$28,450				\$28,450																		\$28,450
D5040	Building Exterior	8335837		Exterior Light, any type, w/ LED Replacement, Replace	20	14	6	6	EA	\$800.00	\$4,800							\$4,800															\$4,800
E1070	Gymnasium	8335834		Gym Scoreboard, Electronic Basic, Replace	30	30	0	1	EA	\$1,700.00	\$1,700	\$1,700																					\$1,700
E1070	Gymnasium	8335859		Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	28	2	4	EA	\$7,830.00	\$31,320			\$31,320																			\$31,320
E1070	Gymnasium	8335836		Basketball Backboard, Wall-Mounted, Operable, Operable	30	28	2	2	EA	\$4,300.00	\$8,600			\$8,600																			\$8,600

Totals, Unescalated											\$4,100	\$0	\$318,682	\$52,610	\$3,800	\$0	\$211,360	\$0	\$0	\$3,600	\$0	\$0	\$61,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$657,852
Totals, Escalated (3.0% inflation, compounded annually)											\$4,100	\$0	\$338,090	\$57,488	\$4,277	\$0	\$252,375	\$0	\$0	\$4,697	\$0	\$0	\$87,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,335	\$752,761

Trezevant High School / Main Building

Replacement Reserves Report



10/22/2024

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
G2050	Gymnasium	8366103	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	2	EA	\$8,000.00	\$16,000											\$16,000											\$16,000
G2050	Gymnasium	8366105	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	4	EA	\$4,750.00	\$19,000													\$19,000									\$19,000
Totals, Unescalated											\$4,249,568	\$0	\$1,580,938	\$2,447,165	\$671,052	\$2,087,695	\$2,295,510	\$357,648	\$489,800	\$108,600	\$2,527,695	\$40,000	\$718,400	\$64,860	\$1,533,313	\$24,250	\$1,048,025	\$765,000	\$234,550	\$9,500	\$3,244,968	\$24,498,537
Totals, Escalated (3.0% inflation, compounded annually)											\$4,249,568	\$0	\$1,677,217	\$2,674,083	\$755,275	\$2,420,211	\$2,740,959	\$439,862	\$620,464	\$141,698	\$3,397,011	\$55,369	\$1,024,267	\$95,249	\$2,319,273	\$37,781	\$1,681,772	\$1,264,428	\$399,306	\$16,658	\$5,860,773	\$31,871,225

Trezevant High School / ROTC Building

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	Building Exterior	8349148	Exterior Walls, Concrete, Clean & Seal, Maintain	20	14	6	5800	SF	\$1.54	\$8,932							\$8,932															\$8,932
B2020	Building Exterior	8349137	Glazing, any type by SF, Replace	30	28	2	300	SF	\$55.00	\$16,500			\$16,500																			\$16,500
B2050	Building Exterior	8349140	Exterior Door, Steel, Standard, Replace	30	28	2	4	EA	\$600.00	\$2,400			\$2,400																			\$2,400
B3010	Roof	8349129	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	6805	SF	\$17.00	\$115,685						\$115,685																\$115,685
C1030	Throughout Building	8349141	Interior Door, Steel, Standard, Replace	40	36	4	10	EA	\$600.00	\$6,000				\$6,000																		\$6,000
C1070	Office Areas	8349144	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	700	SF	\$3.50	\$2,450			\$2,450																			\$2,450
C1070	Classrooms General	8349134	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	4100	SF	\$3.50	\$14,350			\$14,350																			\$14,350
C2010	Throughout Building	8349145	Wall Finishes, any surface, Prep & Paint	10	6	4	10200	SF	\$1.50	\$15,300				\$15,300									\$15,300									\$30,600
C2030	Throughout Building	8349138	Flooring, Vinyl Tile (VCT), Replace	15	12	3	6800	SF	\$5.00	\$34,000				\$34,000													\$34,000					\$68,000
C2050	Utility Rooms/Areas	8349130	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	2000	SF	\$2.00	\$4,000				\$4,000								\$4,000										\$8,000
D2010	Throughout Building	8349135	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	36	4	6805	SF	\$1.00	\$6,805					\$6,805																	\$6,805
D2010	Restrooms	8349151	Toilet, Commercial Water Closet, Replace	30	24	6	4	EA	\$1,300.00	\$5,200							\$5,200															\$5,200
D2010	Restrooms	8349142	Urinal, Standard, Replace	30	24	6	2	EA	\$1,100.00	\$2,200							\$2,200															\$2,200
D2010	Restrooms	8349146	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	4	EA	\$1,400.00	\$5,600											\$5,600											\$5,600
D3030	Mechanical Room	8349136	Split System, Fan Coil Unit, DX, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
D3030	Mechanical Room	8349147	Split System, Fan Coil Unit, DX, Replace	15	9	6	1	EA	\$4,600.00	\$4,600																						\$4,600
D3030	Roof	8349133	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$7,100.00	\$7,100									\$7,100													\$7,100
D3050	Throughout Building	8349139	HVAC System, Ductwork, Medium Density, Replace	30	24	6	6805	SF	\$4.00	\$27,220							\$27,220															\$27,220
D3060	Roof	8349152	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																	\$1,400					\$1,400
D5040	Throughout Building	8349131	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	6	EA	\$220.00	\$1,320				\$1,320								\$1,320										\$2,640
D5040	Throughout Building	8349143	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	6805	SF	\$2.10	\$14,291					\$14,291																	\$14,291
D7030	Throughout Building	8349153	Security/Surveillance System, Full System Installation, Average Density, Install	15	6	9	6805	SF	\$3.00	\$20,415									\$20,415													\$20,415
G4050	Building Exterior	8349150	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	6	14	4	EA	\$800.00	\$3,200													\$3,200									\$3,200
Totals, Unescalated											\$0	\$0	\$35,700	\$38,000	\$29,425	\$14,291	\$168,437	\$0	\$0	\$27,515	\$0	\$5,600	\$0	\$4,000	\$19,820	\$0	\$0	\$0	\$34,000	\$1,400	\$0	\$378,188
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$37,874	\$41,524	\$33,118	\$16,567	\$201,123	\$0	\$0	\$35,901	\$0	\$7,752	\$0	\$5,874	\$29,980	\$0	\$0	\$0	\$57,883	\$2,455	\$0	\$470,049

Trezevant High 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
G2020	Site	8335875	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	2600	SF	\$0.45	\$1,170							\$1,170						\$1,170					\$1,170				\$4,680
G2020	Site	8335870	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	2600	SF	\$3.50	\$9,100																						\$9,100
G2030	Site	8335874	Sidewalk, Concrete, Large Areas, Replace	50	64	0	4000	SF	\$9.00	\$36,000	\$36,000																					\$36,000
G2050	Site	8335877	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	14	6	2	EA	\$5,000.00	\$10,000						\$10,000																\$10,000
G2060	Site	8335873	Fences & Gates, Fence, Chain Link 8', Replace	40	34	6	2145	LF	\$25.00	\$53,625						\$53,625																\$53,625
G2060	Site	8446808	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500					\$2,500																	\$2,500
G2060	Site	8446807	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	\$3,000.00	\$3,000								\$3,000														\$3,000
G2060	Site	8335872	Signage, Property, Building or Pole-Mounted, Replace/Install	20	6	14	1	EA	\$1,500.00	\$1,500												\$1,500										\$1,500
G4050	Site	8335876	Pole Light Fixture, LED Lamp only, Replace	20	14	6	2	EA	\$1,200.00	\$2,400							\$2,400															\$2,400
Totals, Unescalated											\$36,000	\$0	\$10,270	\$0	\$0	\$2,500	\$66,025	\$1,170	\$3,000	\$0	\$0	\$0	\$1,170	\$0	\$1,500	\$0	\$0	\$1,170	\$0	\$0	\$0	\$122,805
Totals, Escalated (3.0% inflation, compounded annually)											\$36,000	\$0	\$10,895	\$0	\$0	\$2,898	\$78,837	\$1,439	\$3,800	\$0	\$0	\$0	\$1,668	\$0	\$2,269	\$0	\$0	\$1,934	\$0	\$0	\$0	\$139,741

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8366086	D2010	Storage Tank	Domestic Water, 151 to 250 GAL	250 GAL	Trezevant High School / Main Building	Utility Rooms/Areas	Bradford White	Magna	No dataplate			
2	8366222	D2010	Boiler	Gas, Domestic	300 MBH	Trezevant High School / Main Building	Utility Rooms/Areas	A. O. Smith	HN-300 300	1243M001308	2012		
3	8366216	D2010	Pump Station	Triplex Mounted	25 HP	Trezevant High School / Main Building	Utility Rooms/Areas	Power Systems	600	544-449	1992		
4	8366192	D2010	Pump Station	Triplex Mounted	20 HP	Trezevant High School / Main Building	Utility Rooms/Areas	Power Systems	600	544-449	1992		
5	8366146	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	Trezevant High School / Main Building	Fire Riser Room	A. O. Smith	KEN 40	MK87-0024715-913			
6	8366178	D2010	Water Heater	Electric, Residential	20 GAL	Trezevant High School / Main Building	Utility Rooms/Areas	American Standard Inc.	No. 64-205	0181M93403			
7	8335851	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Trezevant High School / Field House	Utility Rooms/Areas	Bradford White	DM100L2703NA	ZL 3957096	1998		
8	8366088	D2010	Water Heater	Gas, Residential, 30 to 50 GAL	50 GAL	Trezevant High School / Main Building	Utility Rooms/Areas	A. O. Smith	GCG-50 400	1832111505541	2018		
9	8366147	D2030	Pump	Sump	20 HP	Trezevant High School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8366090	D3020	Boiler	Gas, HVAC	8165 MBH	Trezevant High School / Main Building	Boiler Room	Cleaver-Brooks	ICB 700-200-015ST	T6633-1-1	2018		
2	8366171	D3020	Boiler	Gas, HVAC	8165 MBH	Trezevant High School / Main Building	Boiler Room	Cleaver-Brooks	ICB 700-200-015ST	T6633-1-2	2018		
3	8366127	D3020	Radiator	Hydronic, Baseboard (per LF)		Trezevant High School / Main Building	Throughout Building						800

4	8366173	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Trezevant High School / Main Building	Throughout Building					8
5	8366109	D3020	Unit Heater	Electric, 11 to 20 KW	12 KW	Trezevant High School / Main Building	Locker Rooms	No dataplate	No dataplate	No dataplate		
6	8366115	D3020	Unit Heater	Electric, 11 to 20 KW	12 KW	Trezevant High School / Main Building	Locker Rooms	No dataplate	No dataplate	No dataplate		
7	8366170	D3020	Unit Heater	Hydronic	12 MBH	Trezevant High School / Main Building	Locker Rooms	No dataplate	No dataplate	No dataplate		
8	8366108	D3020	Unit Heater	Hydronic	12 MBH	Trezevant High School / Main Building	Hallways & Common Areas	No dataplate	No dataplate	No dataplate		
9	8366089	D3020	Unit Heater	Hydronic	12 MBH	Trezevant High School / Main Building	Locker Rooms	No dataplate	No dataplate	No dataplate		
10	8366113	D3020	Unit Heater	Hydronic	12 MBH	Trezevant High School / Main Building	Classrooms General	No dataplate	No dataplate	No dataplate		
11	8366189	D3020	Unit Heater	Hydronic	12 MBH	Trezevant High School / Main Building	Hallways & Common Areas	No dataplate	No dataplate	No dataplate		
12	8366080	D3020	Unit Heater	Hydronic	12 MBH	Trezevant High School / Main Building	Classrooms General	No dataplate	No dataplate	No dataplate		
13	8335853	D3020	Unit Heater	Natural Gas	75 MBH	Trezevant High School / Field House	Gymnasium	Modine Manufacturing	Inaccessible	Inaccessible	1995	
14	8335863	D3020	Unit Heater	Natural Gas	75 MBH	Trezevant High School / Field House	Gymnasium	Modine Manufacturing	Inaccessible	Inaccessible	1995	
15	8366141	D3020	Boiler Supplemental Components	Chemical Feed System		Trezevant High School / Main Building	Boiler Room	Cleaver-Brooks	BFS-200-2C	T6633-2-1	2018	
16	8335826	D3030	Chiller	Air-Cooled	60 TON	Trezevant High School / Main Building	Building Exterior	McQuay	AGZ060DHHNN-FR10	STNU130700101	2007	
17	8349133	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Trezevant High School / ROTC Building	Roof	Lennox	Inaccessible	Inaccessible	2018	
18	8366128	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Trezevant High School / Main Building	Roof	Daikin Industries	RCS12F150D	F101800970	2018	

19	8349136	D3030	Split System [AHU-1]	Fan Coil Unit, DX	3.5 TON	Trezevant High School / ROTC Mechanical Room		Lennox	CX34-62C-6F-1	6015H44416	2015	
20	8349147	D3030	Split System [AHU-2]	Fan Coil Unit, DX	3.5 TON	Trezevant High School / ROTC Mechanical Room		Lennox	CX34-62C-6F-1	6015H44415	2015	
21	8366131	D3030	Split System [CU-2]	Condensing Unit/Heat Pump	4 TON	Trezevant High School / Main Building	Roof	Lennox	SSB048H4S43Y	5817J03858	2018	
22	8366213	D3030	Split System [CU-3]	Condensing Unit/Heat Pump	10 TON	Trezevant High School / Main Building	Roof	Lennox	TSA120S4SN1Y	5615H12113	2015	
23	8366206	D3030	Split System [CU-4]	Condensing Unit/Heat Pump	62 TON	Trezevant High School / Main Building	Roof	Daikin Industries	RCS062DYYYYY-F	FB0U180201667	2018	
24	8366091	D3030	Split System [CU-5]	Condensing Unit/Heat Pump	62 TON	Trezevant High School / Main Building	Roof	Daikin Industries	RCS062DYYYYY-F	FB0U180202144	2018	
25	8366133	D3030	Split System [CU-6]	Condensing Unit/Heat Pump	4 TON	Trezevant High School / Main Building	Building Exterior	Lennox	SSB048H4S44G	5817E21713	2018	
26	8366166	D3030	Split System [CU-7]	Condensing Unit/Heat Pump	4 TON	Trezevant High School / Main Building	Building Exterior	Lennox	ML14XC1-048-463A01	5822D01570	2022	
27	8366130	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	750 CFM	Trezevant High School / Main Building	Classrooms General	Daikin	Inaccessible	Inaccessible	2018	82
28	8335823	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Trezevant High School / Main Building	Classrooms General	Inaccessible	Inaccessible	Inaccessible	2018	20
29	8366214	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Trezevant High School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible		
30	8366111	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Trezevant High School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible		
31	8366083	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Trezevant High School / Main Building	Roof	Lennox	KCA120S4BN3Y	5615H05300	2015	
32	8335867	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Trezevant High School / Field House	Roof	Reznor	No dataplate	No dataplate	2010	
33	8366169	D3050	Packaged Unit [4]	RTU, Pad or Roof-Mounted	10 TON	Trezevant High School / Main Building	Roof	Lennox	KCA120S4BN3G	5615H05290	2015	

34	8366121	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	5 TON	Trezevant High School / Main Building	Roof	Lennox	LCH060H4EN3G	5618C09656	2018	
35	8366193	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	20 TON	Trezevant High School / Main Building	Roof	Lennox	LCH240H4	5618C08779	2018	
36	8366155	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	7.5 TON	Trezevant High School / Main Building	Roof	Lennox	LCH092H4ME3Y	5618C09141	2018	
37	8366218	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	7.5 TON	Trezevant High School / Main Building	Roof	Lennox	LCH092H4ME3Y	5618C09140	2018	
38	8366164	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	7.5 TON	Trezevant High School / Main Building	Roof	Lennox	LCH092H4ME3Y	5618C09139	2018	
39	8366097	D3050	Packaged Unit [RTU-6]	RTU, Pad or Roof-Mounted	5 TON	Trezevant High School / Main Building	Roof	Lennox	LCH060H4EE3Y	5618C09655	2018	
40	8349152	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Trezevant High School / ROTC Building	Roof	Penn Ventilator Company	Inaccessible	Inaccessible	2018	
41	8335847	D3060	Exhaust Fan	Propeller, 0.25 HP Motor	2000 CFM	Trezevant High School / Field House	Roof	Inaccessible	Inaccessible	Inaccessible	2010	3
42	8366096	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		
43	8366126	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		
44	8366172	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		
45	8366165	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		
46	8366143	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		
47	8366098	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		
48	8366084	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		

49	8366197	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
50	8366093	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
51	8366219	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
52	8366120	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
53	8366160	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
54	8366217	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
55	8366107	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
56	8366159	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
57	8366186	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
58	8335839	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1000 CFM	Trezevant High School / Field House	Illegible	Illegible	Illegible	2000
59	8335866	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1000 CFM	Trezevant High School / Field House	Illegible	Illegible	Illegible	2000
60	8366079	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
61	8366212	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
62	8366081	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	
63	8366095	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Trezevant High School / Main Roof Building	No dataplate	No dataplate	No dataplate	

64	8366123	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
65	8366157	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
66	8366221	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
67	8366194	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
68	8366179	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
69	8366154	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
70	8366125	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Trezevant High School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
71	8335858	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Field House	Roof	No dataplate	No dataplate	No dataplate	2000		
72	8335843	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Field House	Roof	No dataplate	No dataplate	No dataplate	2000		
73	8335852	D3060	Exhaust Fan [EF-8]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Field House	Roof	No dataplate	No dataplate	No dataplate	2000		
74	8335838	D3060	Exhaust Fan [FAN-7]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Field House	Roof	No dataplate	No dataplate	No dataplate	2000		
75	8335868	D3060	Exhaust Fan [FAN-9]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Trezevant High School / Field House	Roof	No dataplate	No dataplate	No dataplate	2000		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8366134	D5010	Generator	Diesel	30 KW	Trezevant High School / Main Building	Boiler Room	Onan	30EK L29143R	K890281601			
2	8366149	D5010	Automatic Transfer Switch	ATS	200 AMP	Trezevant High School / Main Building	Boiler Room	Onan	0TCU150C15G	L880184860			

3	8366181	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Trezevant High School / Main Building	Fire Riser Room	Westinghouse	75E3291	V48M28T330		
4	8366210	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Trezevant High School / Main Building	Boiler Room	General Electric	9123Y3516	No dataplate		
5	8366183	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Trezevant High School / Main Building	Electrical Room	General Electric	9T23Y3513	No dataplate		
6	8366158	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Trezevant High School / Main Building	Auditorium	Zinsco	HWT	223-411-5HM		
7	8366112	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Trezevant High School / Main Building	Electrical Room	General Electric	9T23Y3517	No dataplate		
8	8335860	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Trezevant High School / Field House	Electrical Room	GTE Sylvania	752-415-3AN	82519-1180	1970	
9	8366092	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Trezevant High School / Main Building	Electrical Room	General Electric	9723Y3517	No dataplate		
10	8366187	D5020	Switchboard	277/480 V	1600 AMP	Trezevant High School / Main Building	Boiler Room	Siemens	FC-I	18-52608-A01	1992	
11	8366132	D5020	Switchboard	277/480 V	1600 AMP	Trezevant High School / Main Building	Boiler Room	Square D	CBT	SB 60 4639	1992	
12	8366191	D5020	Distribution Panel	120/208 V	1200 AMP	Trezevant High School / Main Building	Auditorium	Square D	ML	644813		
13	8366184	D5020	Distribution Panel	120/208 V	800 AMP	Trezevant High School / Main Building	Fire Riser Room	Westinghouse	CDP/FDP 3HPH 4-W	BE108450		
14	8366117	D5020	Distribution Panel	120/208 V	600 AMP	Trezevant High School / Main Building	Electrical Room	Square D	No dataplate	AB 8606		
15	8366190	D5020	Distribution Panel	120/208 V	600 AMP	Trezevant High School / Main Building	Electrical Room	Square D	No dataplate	AB 8605		
16	8335832	D5020	Distribution Panel	120/240 V	200 AMP	Trezevant High School / Field House	Electrical Room	GTE Sylvania	NBQ	CD-824101	1970	
17	8349131	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Trezevant High School / ROTC Building	Throughout Building				2018	6

18	8335864	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Trezevant High School / Field House	Throughout Building				2010		4
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8366140	D7050	Fire Alarm Panel	Fully Addressable		Trezevant High School / Main Building	Throughout Building	Honeywell	NFS-320	No dataplate			
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8366094	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Trezevant High School / Main Building	Commercial Kitchen						2
2	8366175	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Trezevant High School / Main Building	Commercial Kitchen						
3	8366082	E1030	Foodservice Equipment	Convection Oven, Double		Trezevant High School / Main Building	Commercial Kitchen	Illegible	Illegible	Illegible			
4	8366180	E1030	Foodservice Equipment	Convection Oven, Double		Trezevant High School / Main Building	Commercial Kitchen	Illegible	Illegible	03170575			
5	8366116	E1030	Foodservice Equipment	Dairy Cooler/Wells		Trezevant High School / Main Building	Commercial Kitchen	Nor-Lake	No dataplate	No dataplate			
6	8366167	E1030	Foodservice Equipment	Dishwasher Commercial		Trezevant High School / Main Building	Commercial Kitchen	No dataplate	KL-66	71622			
7	8366168	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Trezevant High School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
8	8366176	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Trezevant High School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
9	8366129	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Trezevant High School / Main Building	Commercial Kitchen	FWE	UHS-12	123465608	2012		
10	8366196	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Trezevant High School / Main Building	Commercial Kitchen	FWE	UHS-12	196131002	2019		
11	8366110	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Trezevant High School / Main Building	Commercial Kitchen	FWE	MTU-12	092543805	2009		

12	8366224	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Trezevant High School / Main Building	Commercial Kitchen	ACCUTEMP	N61201E06000200	67033	2022
13	8366085	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Trezevant High School / Main Building	Commercial Kitchen	Migali	C-2F	C-2F07716091600920003	2016
14	8366195	E1030	Foodservice Equipment	Icemaker, Freestanding		Trezevant High School / Main Building	Commercial Kitchen	Ice-O-Matic	No dataplate	No dataplate	
15	8366215	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Trezevant High School / Main Building	Commercial Kitchen	Manitowoc	SCFT 60-NU	1706150000395	
16	8366204	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Trezevant High School / Main Building	Commercial Kitchen	Manitowoc	SCFT-60-NU	1706150000391	
17	8366177	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Trezevant High School / Main Building	Commercial Kitchen	FWE	HT5-NG	1705990136	
18	8366188	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Trezevant High School / Main Building	Commercial Kitchen	Eagle Group	HT5-NG	1704990640	
19	8366228	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Trezevant High School / Main Building	Commercial Kitchen	Manitowoc	SCFT-60-NU	1706150000384	
20	8366227	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Trezevant High School / Main Building	Commercial Kitchen	Eagle Group	HT5-NG	1705990138	
21	8366150	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Trezevant High School / Main Building	Commercial Kitchen	Traulsen	G20012P	21103610	
22	8366087	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Trezevant High School / Main Building	Commercial Kitchen	Migali	C-3F-HC	C-3F-HC240426C005	2024
23	8366161	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Trezevant High School / Main Building	Commercial Kitchen	MasterBuilt	R72-S	11050003	
24	8335830	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	1 TON	Trezevant High School / Main Building	Building Exterior	Kolpak	PC98MZ0P-2	410238249	2021
25	8335828	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	2 TON	Trezevant High School / Main Building	Building Exterior	Kolpak	PC248LZ0P-2	410238250	2021
26	8366200	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refigerator		Trezevant High School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	