FACILITY CONDITION ASSESSMENT

prepared for

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

Vollentine Elementary
1682 Vollintine Avenue
Memphis, Tennessee 38107

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com

BV CONTACT:
Andy Hupp
Program Manager
800.733.0660 x7297644
Andy.Hupp@bureauveritas.com

BV PROJECT #:
163745.23R000-188.354

DATE OF REPORT:
October 1, 2024

ON SITE DATE:
August 15, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	1682 Vollintine Avenue, Memphis, Tennessee 38107
Site Developed	1930 Renovated 1992
Site Area	6.75 acres (estimated)
Parking Spaces	78 total spaces all in open lots; 3 of which are accessible.
Building Area	75,100 SF
Number of Stories	Two above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 15, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Mr. Anderson
Assessment and Report Prepared By	Chris McCartney
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Vollentine Elementary School was originally constructed in 1930 and was substantially renovated in 1992. New windows were installed in 2022.

Architectural

General maintenance practices have kept the building in fair condition, but most components are beginning to show wear and are approaching the end of their expected lifespan. No other significant problems were observed. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of brick walls with an asphalt shingled roof and a flat EPDM rubber covered roof. There is metal roof decking supported by open-web steel joists over a concrete slab and footing foundation system. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The gable asphalt shingled roof does not show any failings or deficiencies at the time of assessment. The glazing, installed in 2022, of the facilities was observed to be free and clear of any major deficiencies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment of the building consists of boilers, unit heaters, hydronic fan coil cabinets and packaged units. The boilers are in newer condition and observed to be free of deficiencies. However, the packaged units are older and over two dozen unit heaters were inoperable. Electrical service equipment and systems are generally in fair condition and are anticipated for lifecycle replacement. Interior lighting consists mainly of fluorescent lighting. Plumbing systems consist of copper supply piping and PVC waste pipe. There are two gas water heaters onsite. No other major issues were observed or reported. The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be in fair condition. However, the sidewalks are pocked and uneven. The asphalt parking lot is in poor condition, with areas crumbling, signs of ponding.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Vollentine Elementary(1930)

Replacement Value	*Total SF*	*Cost/SF*
$ 30,040,000	*75,100*	*$ 400*

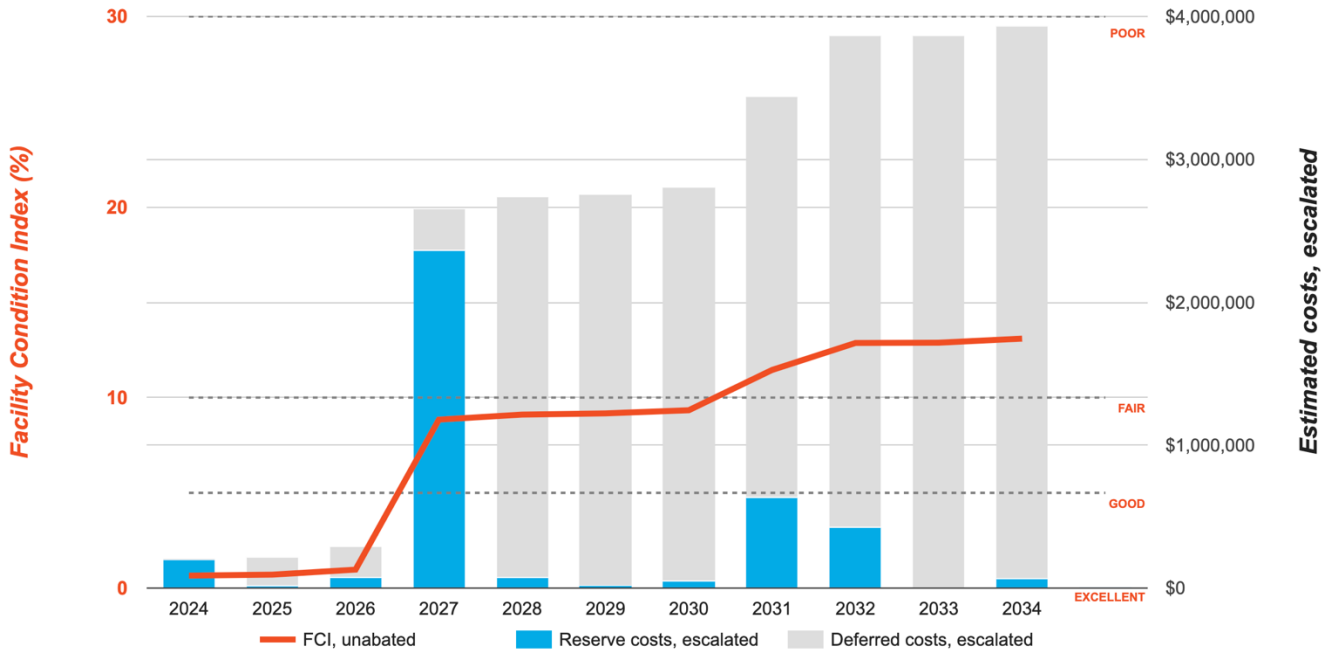
	Est Reserve Cost	FCI
Current	$ 198,400	**0.7 %**
3-Year	$ 2,656,100	**8.8 %**
5-Year	$ 2,754,400	**9.2 %**
10-Year	$ 3,934,000	**13.1 %**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Vollentine Elementary

Replacement Value: $30,040,000 Inflation Rate: 3.0% Average Needs per Year: $357,700



Immediate Needs

Facility/Building	Total Items	Total Cost
Vollentine Elementary	4	$198,500
Total	**4**	**$198,500**

Vollentine Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8029631	Vollentine Elementary	Throughout Building	D3020	Unit Heater, Electric, Replace	Poor	Performance/Integrity	$28,800
8031873	Vollentine Elementary	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Poor	Performance/Integrity	$21,500
8031848	Vollentine Elementary	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$16,900
8031853	Vollentine Elementary	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$131,300
Total (4 items)							**$198,500**

Key Findings

Sidewalk in Poor condition.

Concrete, Large Areas
Vollentine Elementary Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $74,300

$$$$

Several areas observed to be cracked damaged as well as upheaval and trip hazards - AssetCALC ID: 8031864

Parking Lots in Poor condition.

Pavement, Asphalt
Vollentine Elementary Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $131,300

$$$$

Severe alligator, cracking ponding observed - AssetCALC ID: 8031853

Parking Lots in Poor condition.

Pavement, Asphalt
Vollentine Elementary Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,900

$$$$

Barely visible striping - AssetCALC ID: 8031848

Foodservice Equipment in Poor condition.

Dishwasher Commercial
Vollentine Elementary Kitchen

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $21,500

$$$$

Posted out of order - AssetCALC ID: 8031873

Unit Heater in Poor condition.

Electric
Vollentine Elementary Throughout Building

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $28,800

**$$$**$

Down units - AssetCALC ID: 8029631

Foodservice Equipment in Poor condition.

Walk-In, Refrigerator
Vollentine Elementary Kitchen

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $15,000

**$$$**$

Door broken off of hinges - AssetCALC ID: 8031859

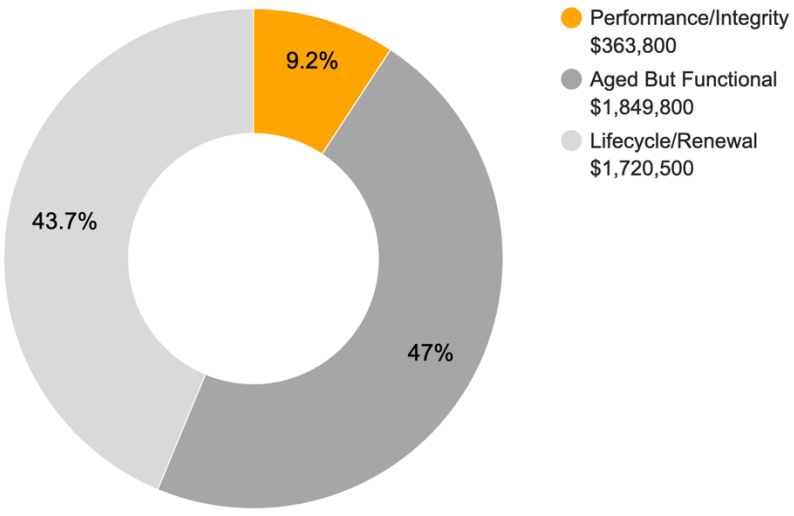
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,934,100

2. Building and Site Information

Systems Summary

System	Description	Condition
Structur	Masonry bearing walls with metal roof deck supported by open-web steel joists and over concrete slab and footing foundation	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles roofing Secondary: Flat construction with single-ply EPDM membrane roofing	Fair
Interiors	Walls: Painted gypsum board and brick Floors: VCT, ceramic tile, quarry tile, terrazzo Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and cabinet terminal units Supplemental components: Packaged units and exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Systems Summary

Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Over two dozen unit heaters inoperable, parking lots in poor condition, sidewalks in poor condition, dishwasher inoperable.	

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

System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	-	-	-	-	$14,000	$14,000
Facade	-	-	-	$14,400	$10,331,200	$10,345,700
Roofing	-	-	$162,500	-	$236,400	$398,900
Interiors	-	-	$859,200	$627,000	$7,580,900	$9,067,000
Conveying	-	-	-	$11,400	$85,300	$96,700
Plumbing	-	-	$153,700	-	$1,202,200	$1,355,900
HVAC	$28,800	-	$431,500	-	$537,500	$997,800
Fire Protection	-	-	-	$29,500	$11,200	$40,800
Electrical	-	-	$492,900	$396,200	$17,500	$906,600
Fire Alarm & Electronic Systems	-	-	$262,600	$18,400	$409,100	$690,100
Equipment & Furnishings	$21,500	$15,500	$79,800	$46,200	$134,700	$297,700
Site Pavement	$148,100	$78,800	$19,600	$22,700	$56,800	$325,900
Site Development	-	-	-	$13,700	$107,600	$121,300
TOTALS (3% inflation)	**$198,400**	**$94,200**	**$2,461,800**	**$1,179,500**	**$20,724,500**	**$24,658,400**

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1930. The facility was substantially renovated in 1992, and some accessibility improvements appear to have been implemented at that time.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Vollentine Elementary, 1682 Vollintine Avenue, Memphis, Tennessee 38107, 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: Chris McCartney
Project Manager

Reviewed by:
Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632 p

8. Appendices

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

Appendix A:
Photographic Record

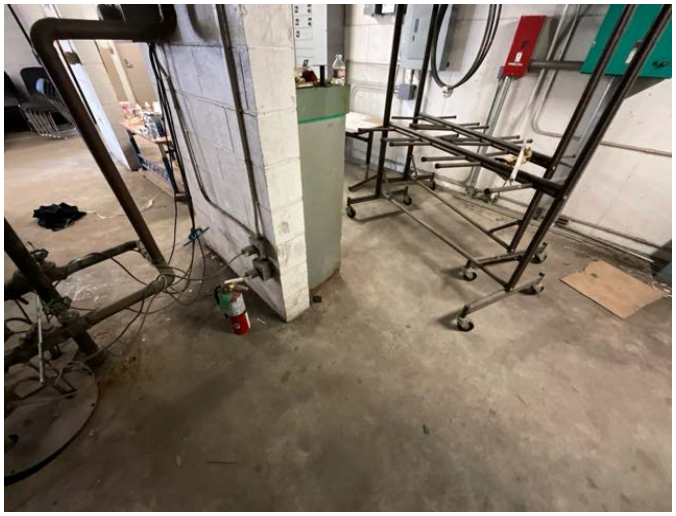
Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMENTS

6 - STRUCTURAL ELEMENTS

Photographic Overview

7 - BUILDING FACADE

8 - MAIN ENTRANCE

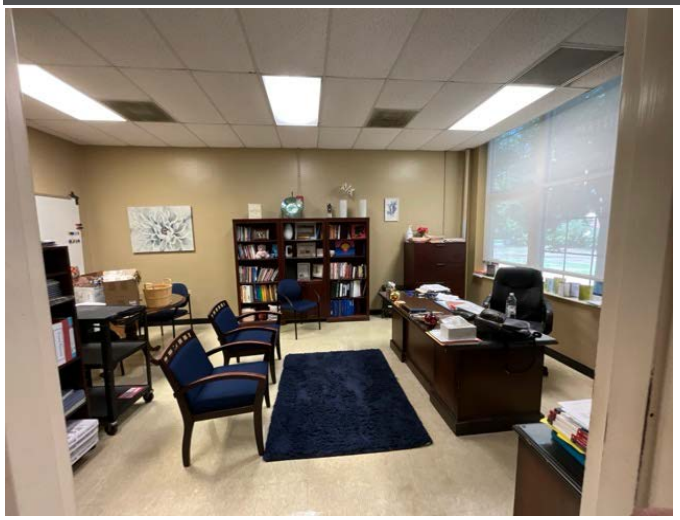
9 - PRIMARY ROOF OVERVIEW

10 - SECONDARY ROOF OVERVIEW

11 - PERIMETER ELEMENTS AND DRAINAGE

12 - RECEPTION AREA

Photographic Overview



13 - OFFICES

14 - CLASSROOM

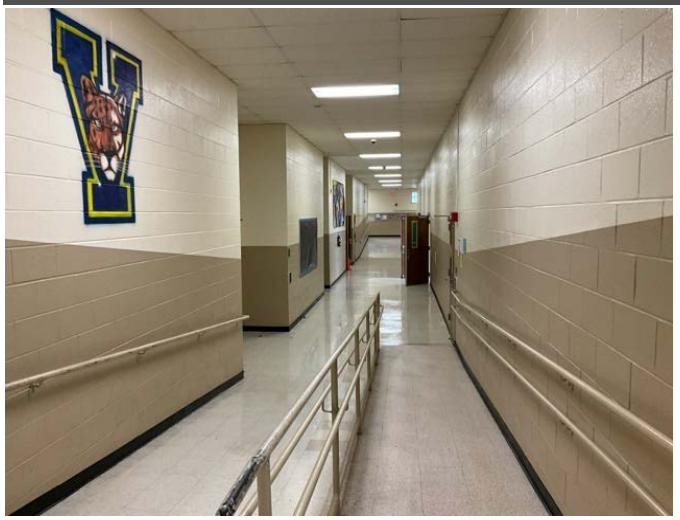
15 - COMPUTER CLASSROOM

16 - CAFETERIA

17 - CAFETERIA

18 - LIBRARY

Photographic Overview



19 - HALLWAY

20 - GYMNASIUM

21 - HALLWAY

22 - SCIENCE CLASSROOM

23 - STAIRWAY

24 - CAB FINISHES

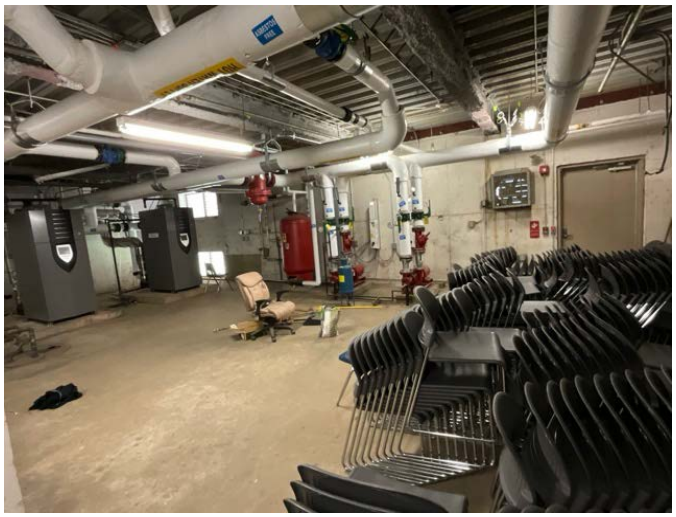
Photographic Overview

25 - ELEVATOR MACHINERY

26 - DOMESTIC HOT WATER SUPPLY

27 - DOMESTIC WATER PIPING

28 - RESTROOM FIXTURES



29 - MAIN MECHANICAL ROOM

30 - ROOFTOP MECHANICAL EQUIPMENT

Photographic Overview

31 - FIRE ALARM PANEL

32 - FIRE EXTINGUISHER AND ALARM DEVICE

33 - FIRE SPRINKLER RISERS

34 - SWITCHBOARD

35 – ELECTRIC PANELS

36 - FIRE ALARM PANEL

Photographic Overview

37 - MAIN PARKING AREA

38 - MAIN PARKING AREA

39 - SIDEWALKS AND LANDSCAPING

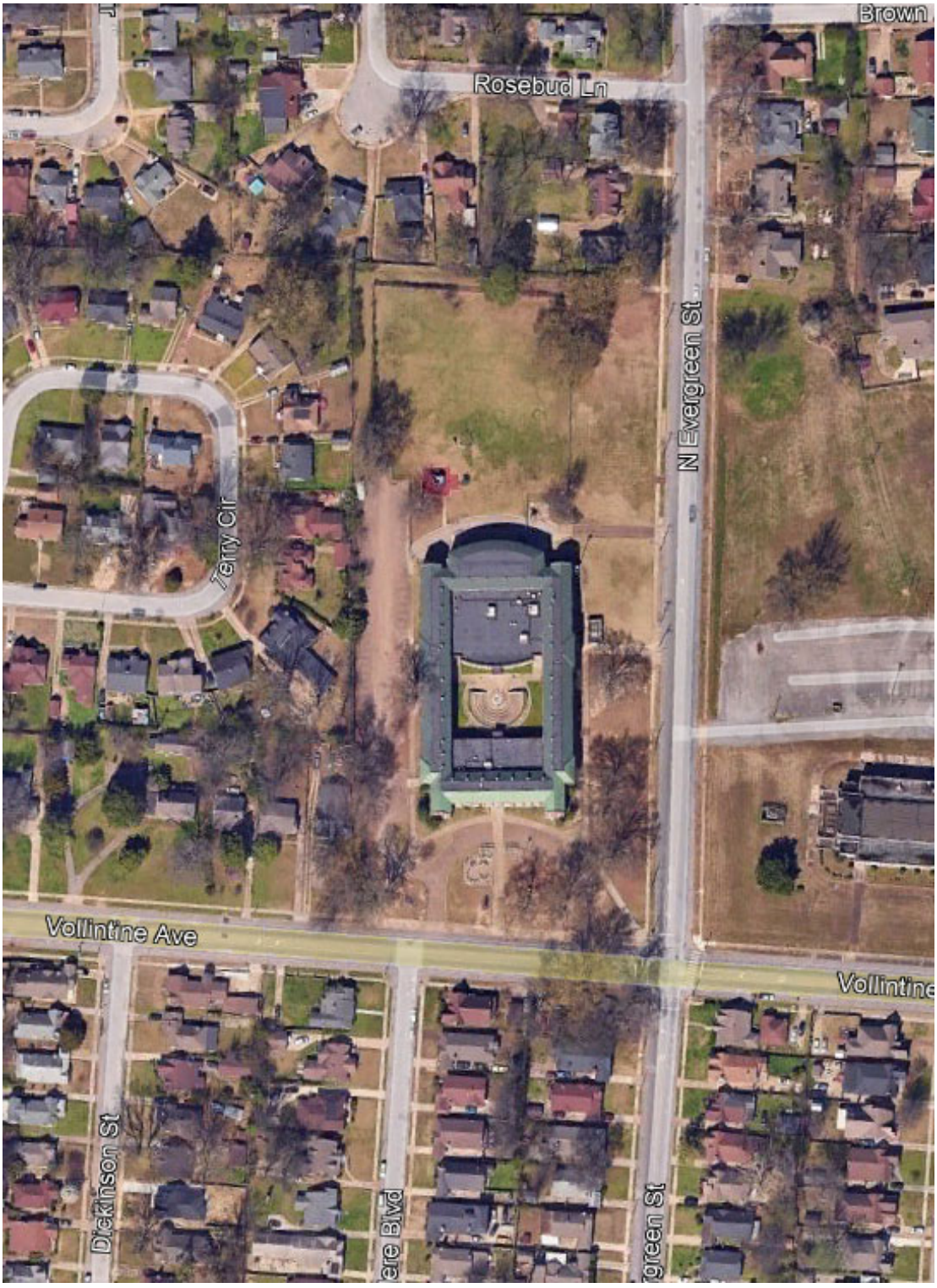
40 - COURTYARD

41 - PLAYGROUND

42 - PROPERTY SIGNAGE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-188.354	Vollentine Elementary
Source	**On-Site Date**
Google	August 15, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Vollentine Elementary
Name of person completing form:	Mr Anderson
Title / Association w/ property:	Plant Mgr
Length of time associated w/ property:	1 year
Date Completed:	July 21, 2024
Phone Number:	9015586290
Method of Completion:	DURING - verbally completed during assessment

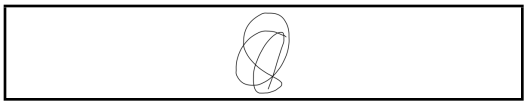
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1930	Renovated: 1992	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		Windows 2022
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Vollentine Elementary

BV Project Number: 163745.23R000-188.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

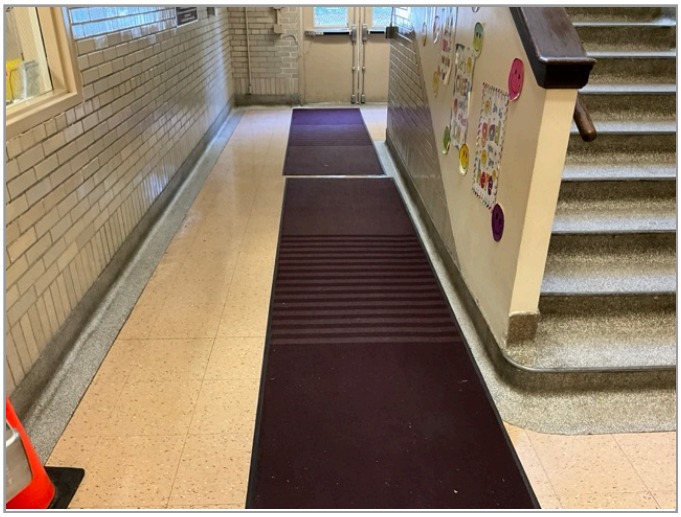
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	150 SF	18	8031845
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	114,500 SF	18	8031884
B2020	Building Exterior	Good	Glazing, any type, by SF	49,100 SF	28	8031826
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	19	8	8031837
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	39,145 SF	3	8031851
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	13,000 SF	17	8031857
Interiors						
C1010	Throughout Building	Fair	Interior Wall Construction, Brick	75,100 SF	18	8029588
C1030		Fair	Interior Door, Steel, Standard	24	7	8029619
C1030		Fair	Interior Door, Wood, Solid-Core	218	7	8029585
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	75,100 SF	3	8029610
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	47	3	8029602
C1090		Fair	Toilet Partitions, Metal	4	7	8029644
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	75,100 SF	3	8029568
C2030		Fair	Flooring, Terrazzo	2,800 SF	7	8041151
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	75,100 SF	3	8029580
C2030		Fair	Flooring, Quarry Tile	10,000 SF	7	8040818
C2030		Fair	Flooring, Ceramic Tile	2,300 SF	6	8040817
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	8	8031849
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	11	8031888

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	12	8031886
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Gas, Residential	1	13	8031856
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	3	8029582
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	13	11	8029596
D2010	Electrical Room	Fair	Sink/Lavatory, Service Sink, Floor	6	22	8031879
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	3	8029609
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	44	3	8029564
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	75,100 SF	12	8031867
D2010	Restrooms	Fair	Urinal, Standard	45	3	8029634
HVAC						
D3020	Throughout Building	Poor	Unit Heater, Electric	24	0	8029631
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029622
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029618
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029607
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029573
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029572
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	28	8031872
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029583
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029653
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029647
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029569
D3020	1st floor restroom	Good	Unit Heater, Hydronic	1	17	8029579
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	38	8031831
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029581

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029570
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	28	8031834
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029627
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029584
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029597
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029642
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	17	8029576
D3020	First floor restroom	Good	Unit Heater, Hydronic	1	17	8029662
D3030	Classroom 17?	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029648
D3030	Classroom 235	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029594
D3030	Classroom 106	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029608
D3030	Classroom 225 teachers planning	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029623
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	8031862
D3030	Classroom 204	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029571
D3030	Classroom 17?	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029591
D3030	Classroom 140	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029660
D3030	Classroom 214 occupational therapist	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029649
D3030	Classroom 208	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029574
D3030	Classroom 102	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029599
D3030	Classroom 103	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029650
D3030	Classroom 107	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029641
D3030	Classroom 232	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029639
D3030	Classroom 226	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029601
D3030	Classroom 207	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029633
D3030	Classroom 202	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029587

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classroom 203	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029638
D3030	Classroom 106	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029562
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	8031846
D3030	Classroom 109	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029612
D3030	Classroom 138	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029577
D3030	Classroom 175 science lab	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029645
D3030	Classroom 210	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029661
D3030	Classroom 213	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029646
D3030	Classroom 177 computer room	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029620
D3030	Classroom 108	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029624
D3030	Classroom 139	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029565
D3030	Classroom 229	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029657
D3030	Classroom 215	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029640
D3030	Classroom 228	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029606
D3030	Classroom 230	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029663
D3030	Classroom 206	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029625
D3030	Classroom 225 teachers planning, 2nd unit	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029632
D3030	Classroom 234	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029636
D3030	Classroom 231	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029586
D3030	Classroom 209	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	8029614
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	75,100 SF	13	8031880
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8031877
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8031883
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8031815
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	22	8031850

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	75,100 SF	28	8031852
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8031825
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	22	8031842
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	8031847
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	3	8031874
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	60 LF	7	8031817
D4010	Utility Rooms/Areas	Fair	Backflow Preventer, Fire Suppression	1	18	8031871
Electrical						
D5010	Site General	Fair	Generator, Diesel	1	3	8031844
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	3	8031838
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	8031895
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031858
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031893
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031839
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	3	8031892
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031861
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031835
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031854
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031898
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	8	8031823
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	8	8031822
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	3	8031870
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031890
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	8031824

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	3	8031900
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031821
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031818
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	8031885
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	8031899
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	8031869
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	75,100 SF	8	8031841
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	75,100 SF	3	8031836
D5040	Site General	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	3	8031896
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	75,100 SF	3	8031894
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7	8031882
D7050	Main faculty office	Fair	Fire Alarm Panel, Fully Addressable	1	3	8029566
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	8031855
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	8031866
E1030	Kitchen	Poor	Foodservice Equipment, Walk-In, Refrigerator	1	1	8031859
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8031889
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	12	8031827
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	12	8031887
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8031840
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	8031863
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8031816
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	8031819
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8031830

Component Condition Report | Vollentine Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		9	8031878
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		3	8031868
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		3	8031829
E1030	Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial	1		0	8031873
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		3	8031833
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		3	8031860
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		3	8031881
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		3	8031897
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1		7	8031876
Pedestrian Plazas & Walkways							
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,500	SF	0	8031848
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,500	SF	0	8031853
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	8,250	SF	2	8031864
Athletic, Recreational & Playfield Areas							
G2050	Site	Good	Playfield Surfaces, Rubber, Poured-in-Place	1,200	SF	15	8031875
G2050	Site	Good	Play Structure, Multipurpose, Medium	1		15	8031891
Sitework							
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		14	8031843
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	6		10	8031828
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	65	LF	20	8031865
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	1,100	LF	29	8031832
G2060	Site	Good	Flagpole, Metal	1		20	8031820

Appendix F:
Replacement Reserves

Replacement Reserves Report

Vollentine Elementary

10/1/2024

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
Vollentine Elementary	$198,425	$15,450	$78,772	$2,363,471	$78,786	$19,563	$49,434	$635,845	$425,445	$3,523	$65,281	$28,515	$1,274,203	$633,687	$4,538	$106,059	$0	$286,604	$18,246,252	$0	$144,624	**$24,658,475**
Grand Total	**$198,425**	**$15,450**	**$78,772**	**$2,363,471**	**$78,786**	**$19,563**	**$49,434**	**$635,845**	**$425,445**	**$3,523**	**$65,281**	**$28,515**	**$1,274,203**	**$633,687**	**$4,538**	**$106,059**	**$0**	**$286,604**	**$18,246,252**	**$0**	**$144,624**	**$24,658,475**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	8031845	Stairs, Concrete, Exterior, Replace	50	32	18	150	SF	$55.00	$8,250																			$8,250			**$8,250**
B2010	Building Exterior	8031884	Exterior Walls, Brick, Replace	50	32	18	114500	SF	$53.00	$6,068,500																			$6,068,500			**$6,068,500**
B2050	Building Exterior	8031837	Exterior Door, Steel, Standard, Replace	30	22	8	19	EA	$600.00	$11,400									$11,400													**$11,400**
B3010	Roof	8031851	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	17	3	39145	SF	$3.80	$148,751				$148,751																		**$148,751**
B3010	Roof	8031857	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	13000	SF	$11.00	$143,000																		$143,000				**$143,000**
C1010	Throughout Building	8029588	Interior Wall Construction, Brick, Replace	50	32	18	75100	SF	$53.00	$3,980,300																			$3,980,300			**$3,980,300**
C1030	Vollentine Elementary	8029619	Interior Door, Steel, Standard, Replace	40	33	7	24	EA	$600.00	$14,400								$14,400														**$14,400**
C1030	Vollentine Elementary	8029585	Interior Door, Wood, Solid-Core, Replace	40	33	7	218	EA	$700.00	$152,600								$152,600														**$152,600**
C1070	Throughout Building	8029610	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	75100	SF	$3.50	$262,850				$262,850																		**$262,850**
C1090	Restrooms	8029602	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	47	EA	$750.00	$35,250				$35,250																		**$35,250**
C1090	Vollentine Elementary	8029644	Toilet Partitions, Metal, Replace	20	13	7	4	EA	$850.00	$3,400								$3,400														**$3,400**
C2010	Throughout Building	8029568	Wall Finishes, any surface, Prep & Paint	10	7	3	75100	SF	$1.50	$112,650				$112,650										$112,650								**$225,300**
C2030	Vollentine Elementary	8040817	Flooring, Ceramic Tile, Replace	40	34	6	2300	SF	$18.00	$41,400							$41,400															**$41,400**
C2030	Vollentine Elementary	8040818	Flooring, Quarry Tile, Replace	50	43	7	10000	SF	$26.00	$260,000								$260,000														**$260,000**
C2030	Throughout Building	8029580	Flooring, Vinyl Tile (VCT), Replace	15	12	3	75100	SF	$5.00	$375,500				$375,500															$375,500			**$751,000**
C2030	Vollentine Elementary	8041151	Flooring, Terrazzo, Replace	50	43	7	2800	SF	$14.00	$39,200								$39,200														**$39,200**
D1010	Elevator Shafts/Utility	8031849	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$9,000.00	$9,000									$9,000													**$9,000**
D1010	Elevator Shafts/Utility	8031888	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
D1010	Elevator Shafts/Utility	8031886	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	18	12	1	EA	$55,000.00	$55,000													$55,000									**$55,000**
D2010	Mechanical Room	8031856	Water Heater, Gas, Residential, Replace	15	2	13	1	EA	$1,900.00	$1,900														$1,900								**$1,900**
D2010	Throughout Building	8031867	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	28	12	75100	SF	$11.00	$826,100													$826,100									**$826,100**
D2010	Restrooms	8029582	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	16	EA	$1,500.00	$24,000				$24,000																		**$24,000**
D2010	Restrooms	8029609	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	4	EA	$2,500.00	$10,000				$10,000																		**$10,000**
D2010	Restrooms	8029564	Toilet, Commercial Water Closet, Replace	30	27	3	44	EA	$1,300.00	$57,200				$57,200																		**$57,200**
D2010	Restrooms	8029634	Urinal, Standard, Replace	30	27	3	45	EA	$1,100.00	$49,500				$49,500																		**$49,500**
D2010	Throughout Building	8029596	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	13	EA	$1,200.00	$15,600												$15,600										**$15,600**
D3020	Throughout Building	8029631	Unit Heater, Electric, Replace	20	20	0	24	EA	$1,200.00	$28,800	$28,800																				$28,800	**$57,600**
D3020	Throughout Building	8029622	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029618	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029607	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029573	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029572	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029583	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029653	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029647	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029569	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	1st floor restroom	8029579	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029581	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029570	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029627	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029584	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029597	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029642	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	Throughout Building	8029576	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3020	First floor restroom	8029662	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				**$1,100**
D3030	Classroom 17?	8029648	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 235	8029594	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**

Replacement Reserves Report

Vollentine Elementary

10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3030	Classroom 106	8029608	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 225 teachers planning	8029623	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Roof	8031862	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			**$6,800**
D3030	Classroom 204	8029571	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 17?	8029591	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 140	8029660	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 214 occupational therapist	8029649	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 208	8029574	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 102	8029599	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 103	8029650	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 107	8029641	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 232	8029639	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 226	8029601	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 207	8029633	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 202	8029587	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 203	8029638	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 106	8029562	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Roof	8031846	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			**$6,800**
D3030	Classroom 109	8029612	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 138	8029577	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 175 science lab	8029645	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 210	8029661	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 213	8029646	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 177 computer room	8029620	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 108	8029624	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 139	8029565	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 229	8029657	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 215	8029640	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 228	8029606	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 230	8029663	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 206	8029625	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 225 teachers planning, 2nd unit	8029632	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 234	8029636	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 231	8029586	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3030	Classroom 209	8029614	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	1	EA	$7,400.00	$7,400				$7,400																		**$7,400**
D3050	Roof	8031883	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$30,000.00	$30,000				$30,000																		**$30,000**
D3050	Roof	8031825	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	8031877	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$40,000.00	$40,000					$40,000																	**$40,000**
D3050	Roof	8031815	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$30,000.00	$30,000					$30,000																	**$30,000**
D3050	Throughout Building	8031880	HVAC System, Ductwork, Medium Density, Replace	30	17	13	75100	SF	$4.00	$300,400													$300,400									**$300,400**
D3060	Roof	8031847	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Roof	8031874	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D4010	Utility Rooms/Areas	8031871	Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA	$6,600.00	$6,600																			$6,600			**$6,600**
D4010	Commercial Kitchen	8031817	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	60	LF	$400.00	$24,000								$24,000														**$24,000**
D5010	Site General	8031844	Generator, Diesel, Replace	25	22	3	1	EA	$40,000.00	$40,000				$40,000																		**$40,000**
D5010	Boiler Room	8031838	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	$8,500.00	$8,500				$8,500																		**$8,500**
D5020	Boiler Room	8031895	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D5020	Boiler Room	8031824	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
D5020	Boiler Room	8031823	Switchboard, 120/208 V, Replace	40	32	8	1	EA	$50,000.00	$50,000									$50,000													**$50,000**
D5020	Boiler Room	8031822	Switchboard, 277/480 V, Replace	40	32	8	1	EA	$75,000.00	$75,000									$75,000													**$75,000**
D5020	Electrical Room	8031858	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																		**$2,000**
D5020	Electrical Room	8031893	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																		**$2,000**

Replacement Reserves Report

Vollentine Elementary

10/1/2024

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
D5020	Electrical Room	8031839	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031861	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031854	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031898	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Boiler Room	8031870	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031890	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031900	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$5,300.00	$5,300				$5,300																	**$5,300**
D5020	Electrical Room	8031821	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031818	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031885	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031835	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																	**$2,000**
D5020	Electrical Room	8031892	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$3,000.00	$3,000				$3,000																	**$3,000**
D5030	Throughout Building	8031841	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	75100	SF	$2.50	$187,750									$187,750												**$187,750**
D5030	Boiler Room	8031899	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$5,300.00	$5,300																	$5,300				**$5,300**
D5030	Boiler Room	8031869	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$5,300.00	$5,300																	$5,300				**$5,300**
D5040	Site General	8031896	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	1	EA	$600.00	$600				$600																	**$600**
D5040	Throughout Building	8031836	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	75100	SF	$4.50	$337,950				$337,950																	**$337,950**
D7030	Throughout Building	8031894	Security/Surveillance System, Full System Installation, Average Density, Install	15	12	3	75100	SF	$3.00	$225,300				$225,300														$225,300			**$450,600**
D7050	Main faculty office	8029566	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$15,000				$15,000														$15,000			**$30,000**
D7050	Office Areas	8031882	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000													**$15,000**
E1030	Kitchen	8031873	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	$21,500.00	$21,500	$21,500										$21,500									$21,500	**$64,500**
E1030	Kitchen	8031859	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	19	1	1	EA	$15,000.00	$15,000		$15,000																			**$15,000**
E1030	Kitchen	8031855	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																	**$25,000**
E1030	Kitchen	8031866	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600														$4,600			**$9,200**
E1030	Kitchen	8031889	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600														$3,600			**$7,200**
E1030	Kitchen	8031840	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280							**$16,560**
E1030	Kitchen	8031816	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600														$3,600			**$7,200**
E1030	Kitchen	8031819	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	$4,500.00	$4,500				$4,500														$4,500			**$9,000**
E1030	Kitchen	8031868	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600														$3,600			**$7,200**
E1030	Kitchen	8031829	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600														$4,600			**$9,200**
E1030	Kitchen	8031833	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700														$1,700			**$3,400**
E1030	Kitchen	8031860	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600														$3,600			**$7,200**
E1030	Kitchen	8031881	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700														$1,700			**$3,400**
E1030	Kitchen	8031897	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280							**$16,560**
E1030	Kitchen	8031830	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700													**$1,700**
E1030	Kitchen	8031876	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	$6,700.00	$6,700								$6,700													**$6,700**
E1030	Kitchen	8031863	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700												**$2,700**
E1030	Kitchen	8031878	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$2,700.00	$2,700										$2,700											**$2,700**
E1030	Roof	8031827	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	3	12	1	EA	$6,300.00	$6,300												$6,300									**$6,300**
E1030	Roof	8031887	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	3	12	1	EA	$6,300.00	$6,300												$6,300									**$6,300**
G2020	Site	8031848	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	37500	SF	$0.45	$16,875	$16,875					$16,875					$16,875					$16,875				$16,875	**$84,375**
G2020	Site	8031853	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	37500	SF	$3.50	$131,250	$131,250																				**$131,250**
G2030	Site	8031864	Sidewalk, Concrete, Large Areas, Replace	50	48	2	8250	SF	$9.00	$74,250			$74,250																		**$74,250**
G2050	Site	8031891	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000					**$20,000**
G2050	Site	8031875	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	5	15	1200	SF	$26.00	$31,200																$31,200					**$31,200**
G2060	Site	8031843	Signage, Property, Monument, Replace/Install	20	6	14	1	EA	$3,000.00	$3,000															$3,000						**$3,000**
G2060	Site	8031820	Flagpole, Metal, Replace	30	10	20	1	EA	$2,500.00	$2,500																				$2,500	**$2,500**
G2060	Site	8031828	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	10	10	6	EA	$1,700.00	$10,200											$10,200										**$10,200**
G2060	Site	8031865	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	65	LF	$160.00	$10,400																				$10,400	**$10,400**
Totals, Unescalated											**$198,425**	**$15,000**	**$74,250**	**$2,162,911**	**$70,000**	**$16,875**	**$41,400**	**$517,000**	**$335,850**	**$2,700**	**$48,575**	**$20,600**	**$893,700**	**$431,510**	**$3,000**	**$68,075**	**$0**	**$173,400**	**$10,717,750**	**$0**	**$80,075**	**$15,871,096**
Totals, Escalated (3.0% inflation, compounded annually)											**$198,425**	**$15,450**	**$78,772**	**$2,363,471**	**$78,786**	**$19,563**	**$49,434**	**$635,845**	**$425,445**	**$3,523**	**$65,281**	**$28,515**	**$1,274,203**	**$633,687**	**$4,538**	**$106,059**	**$0**	**$286,604**	**$18,246,252**	**$0**	**$144,624**	**$24,658,475**

Appendix G:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031888	D1010	**Elevator Controls**	Automatic, 1 Car		Vollentine Elementary	Elevator Shafts/Utility	Dover	Inaccessible	Inaccessible			
2	8031886	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2100 LB	Vollentine Elementary	Elevator Shafts/Utility	Dover					

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031856	D2010	**Water Heater**	Gas, Residential	100 GAL	Vollentine Elementary	Mechanical Room	A. O. Smith	BTR-250A 118	2208128434053	2022		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031872	D3020	**Boiler**	Gas, HVAC	1684 MBH	Vollentine Elementary	Boiler Room	Lochinvar	FBN1751	2215 129038024	2022		
2	8031834	D3020	**Boiler**	Gas, HVAC	1684 MBH	Vollentine Elementary	Boiler Room	Lochinvar	FBN1751	2215 129038025	2022		
3	8029631	D3020	**Unit Heater**	Electric	1 KW	Vollentine Elementary	Throughout Building	Inaccessible	Inaccessible	Inaccessible	1996		24
4	8029622	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
5	8029618	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
6	8029607	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
7	8029573	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
8	8029572	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
9	8029583	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
10	8029653	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
11	8029647	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		
12	8029569	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021		

13	8029579	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	1st floor restroom	Daikin Industries	Inaccessible	Inaccessible	2021
14	8029581	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2021
15	8029570	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021
16	8029627	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021
17	8029584	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021
18	8029597	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021
19	8029642	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021
20	8029576	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	Throughout Building	Daikin Industries	Inaccessible	Inaccessible	2021
21	8029662	D3020	**Unit Heater**	Hydronic	8 MBH	Vollentine Elementary	First floor restroom	Daikin Industries	Inaccessible	Inaccessible	2021
22	8031831	D3020	**Boiler Supplemental Components**	Expansion Tank	60 GAL	Vollentine Elementary	Boiler Room	Wessels	L-600	L8142.5C	2022
23	8031862	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Vollentine Elementary	Roof	Illegible	Illegible	Illegible	
24	8031846	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Vollentine Elementary	Roof	Illegible	Illegible	Illegible	
25	8029648	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 17?	Inaccessible	Inaccessible	Inaccessible	1996
26	8029594	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 235	Inaccessible	Inaccessible	Inaccessible	1996
27	8029608	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 106	Inaccessible	Inaccessible	Inaccessible	1996
28	8029623	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 225 teachers planning	Inaccessible	Inaccessible	Inaccessible	1996
29	8029571	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 204	Inaccessible	Inaccessible	Inaccessible	1996
30	8029591	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 17?	Inaccessible	Inaccessible	Inaccessible	1996
31	8029660	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 140	Inaccessible	Inaccessible	Inaccessible	1996
32	8029649	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 214 occupational therapist	Inaccessible	Inaccessible	Inaccessible	1996
33	8029574	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 208	Inaccessible	Inaccessible	Inaccessible	1996

34	8029599	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 102	Inaccessible	Inaccessible	Inaccessible	1996
35	8029650	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 103	Inaccessible	Inaccessible	Inaccessible	1996
36	8029641	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 107	Inaccessible	Inaccessible	Inaccessible	1996
37	8029639	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 232	Inaccessible	Inaccessible	Inaccessible	1996
38	8029601	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 226	Inaccessible	Inaccessible	Inaccessible	1996
39	8029633	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 207	Inaccessible	Inaccessible	Inaccessible	1996
40	8029587	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 202	Inaccessible	Inaccessible	Inaccessible	1996
41	8029638	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 203	Inaccessible	Inaccessible	Inaccessible	1996
42	8029562	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 106	Inaccessible	Inaccessible	Inaccessible	1996
43	8029612	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 109	Inaccessible	Inaccessible	Inaccessible	1996
44	8029577	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 138	No dataplate	Inaccessible	Inaccessible	1996
45	8029645	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 175 science lab	Inaccessible	Inaccessible	Inaccessible	1996
46	8029661	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 210	Inaccessible	Inaccessible	Inaccessible	1996
47	8029646	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 213	Inaccessible	Inaccessible	Inaccessible	1996
48	8029620	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 177 computer room	Inaccessible	Inaccessible	Inaccessible	1996
49	8029624	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 108	Inaccessible	Inaccessible	Inaccessible	1996
50	8029565	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 139	Inaccessible	Inaccessible	Inaccessible	1996
51	8029657	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 229	Inaccessible	Inaccessible	Inaccessible	1996
52	8029640	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 215	Inaccessible	Inaccessible	Inaccessible	1996
53	8029606	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 228	Inaccessible	Inaccessible	Inaccessible	1996
54	8029663	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 230	Inaccessible	Inaccessible	Inaccessible	1996
55	8029625	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 206	Inaccessible	Inaccessible	Inaccessible	1996

56	8029632	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 225 teachers planning, 2nd unit	Inaccessible	Inaccessible	Inaccessible	1996		
57	8029636	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 234	Inaccessible	Inaccessible	Inaccessible	1996		
58	8029586	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 231	Inaccessible	Inaccessible	Inaccessible	1996		
59	8029614	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Vollentine Elementary	Classroom 209	Inaccessible	Inaccessible	Inaccessible	1996		
60	8031850	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	Vollentine Elementary	Boiler Room	Baldor Reliance	EM3313T-G	F2109086252			
61	8031842	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	Vollentine Elementary	Boiler Room	Baldor Reliance	EM3313T-G	F2109086245			
62	8031877	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	Vollentine Elementary	Roof	Lennox	KGB240S4MM2G	5621A03086	2008		
63	8031883	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Vollentine Elementary	Roof	Lennox	KGB180S4MM2G	5621A03059	2005		
64	8031815	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Vollentine Elementary	Roof	Lennox	KGB180S4MM2G	5621A03088	2008		
65	8031825	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Vollentine Elementary	Roof	AaoN, Inc.	Inaccessible	Inaccessible			
66	8031874	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	7600 CFM	Vollentine Elementary	Roof	Illegible	Illegible	Illegible			
67	8031847	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	7600 CFM	Vollentine Elementary	Roof	Illegible	Illegible	Illegible			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031871	D4010	**Backflow Preventer**	Fire Suppression	4 IN	Vollentine Elementary	Utility Rooms/Areas						
2	8031817	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Vollentine Elementary	Commercial Kitchen	Illegible	Illegible	Illegible			60

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031844	D5010	**Generator**	Diesel	60 KW	Vollentine Elementary	Site General	Inaccessible	Inaccessible	Inaccessible			
2	8031838	D5010	**Automatic Transfer Switch**	ATS	125 AMP	Vollentine Elementary	Boiler Room	Onan	0TCU 125B	B920450829			
3	8031895	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Vollentine Elementary	Boiler Room	Siemens	Inaccessible	Inaccessible			

4	8031824	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Vollentine Elementary	Boiler Room	Siemens	3F3Y225-ES	3F3Y225-ES		
5	8031823	D5020	**Switchboard**	120/208 V	150 AMP	Vollentine Elementary	Boiler Room	Siemens	SPP	18-93034-B01		
6	8031822	D5020	**Switchboard**	277/480 V	1600 AMP	Vollentine Elementary	Boiler Room	Siemens	FC I	18-93034-A01	1992	
7	8031858	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	S1C30BL100CTS	79-02073-A00		
8	8031893	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	E442ML3225FBM	79-28714 C01		
9	8031839	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	E442ML3225FBM	79-28714 001		
10	8031861	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	BG42ML4225FBM	79-28714 S01		
11	8031835	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	No dataplate	No dataplate		
12	8031854	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	S442ML4225FBM	79-28714 H01		
13	8031898	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	BG42ML4225FBM	79-28714 R01		
14	8031870	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Boiler Room	Siemens	S430ML4225SBM	79-28714		
15	8031890	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	BG42ML4225FT	79-28714 N01		
16	8031821	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	E442ML3225FBM	79 28714 F01		
17	8031818	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	BG42ML4225FB	79-28714 M01		
18	8031885	D5020	**Distribution Panel**	120/208 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	BG42ML4225FBM	39-28714 T01		
19	8031892	D5020	**Distribution Panel**	277/480 V	225 AMP	Vollentine Elementary	Electrical Room	Siemens	No dataplate	No dataplate		
20	8031900	D5020	**Distribution Panel**	277/480 V	400 AMP	Vollentine Elementary	Electrical Room	Siemens	E442ML3400SBM	Illegible		
21	8031899	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Vollentine Elementary	Boiler Room	Abb	No dataplate	No dataplate		
22	8031869	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Vollentine Elementary	Boiler Room	Abb	No dataplate	No dataplate		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031882	D7050	**Fire Alarm Panel**	Fully Addressable		Vollentine Elementary	Office Areas	Honeywell	Inaccessible	Inaccessible			

2	8029566	D7050	**Fire Alarm Panel**	Fully Addressable		Vollentine Elementary	Main faculty office	Honeywell	DFW2-100	No dataplate	2012		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8031840	E1030	**Foodservice Equipment**	Convection Oven, Double		Vollentine Elementary	Kitchen	Blodgett					
2	8031897	E1030	**Foodservice Equipment**	Convection Oven, Double		Vollentine Elementary	Kitchen	Lang	No dataplate	No dataplate			
3	8031889	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Vollentine Elementary	Kitchen	MasterBuilt	Inaccessible	Inaccessible			
4	8031816	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Vollentine Elementary	Kitchen	Delfield	Illegible	567086927CM	1992		
5	8031868	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Vollentine Elementary	Kitchen	MasterBuilt	No dataplate	No dataplate			
6	8031860	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Vollentine Elementary	Kitchen	Delfield	Illegible	567086928CM			
7	8031873	E1030	**Foodservice Equipment**	Dishwasher Commercial		Vollentine Elementary	Kitchen	Champion	UC-c4-27	Illegible			
8	8031830	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Vollentine Elementary	Kitchen	Fwe	Inaccessible	Inaccessible			
9	8031833	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Vollentine Elementary	Kitchen	Duke	No dataplate	No dataplate			
10	8031881	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Vollentine Elementary	Kitchen	Duke	No dataplate	No dataplate			
11	8031876	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Vollentine Elementary	Kitchen	Hoshizaki	No dataplate	No dataplate			
12	8031819	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner		Vollentine Elementary	Kitchen	No dataplate	No dataplate	No dataplate			
13	8031863	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Vollentine Elementary	Kitchen	Arctic Air	AR23E	H8047378			
14	8031878	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Vollentine Elementary	Kitchen	Continental	1RE-PT	15596080			
15	8031827	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Vollentine Elementary	Roof	Trenton	Inaccessible	Inaccessible			
16	8031887	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Vollentine Elementary	Roof	Trenton	TEZA025L8HT3CF	209100753			
17	8031866	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Vollentine Elementary	Kitchen	Trenton	No dataplate	No dataplate			
18	8031829	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Vollentine Elementary	Kitchen	Trenton	No dataplate	No dataplate			
19	8031855	E1030	**Foodservice Equipment**	Walk-In, Freezer		Vollentine Elementary	Kitchen	Bally	Inaccessible	Inaccessible			

20	8031859	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Vollentine Elementary	Kitchen	Bally	DX203765-01	34X765-3