FACILITY CONDITION ASSESSMENT

prepared for

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

Wells Station Elementary
1610 Wells Station Road
Memphis, Tennessee 38108

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BV PROJECT #:
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DATE OF REPORT:
October 1, 2024

ON SITE DATE:
August 13, 2024

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2
Main Address	1610 Wells Station Road, Memphis, Tennessee 38108
Site Developed	1954 Renovated 1995 Classroom Annex 2015
Site Area	8 acres (estimated)
Parking Spaces	72 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 13, 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)	Kesa Jackson
Assessment and Report Prepared By	Eric Fewson P.E., C.E.M.
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The main school site was developed in 1954 with the first major renovation project occurring around 1995. The two-story classroom annex was built in 2015. Prior to Shelby County Schools, the site was operated by Memphis School District.

Architectural

The two-story school building was constructed in 1954. All windows were replaced in the 1990's, along with floor and ceiling finishes around that time. The windows do show typical age wear, are difficult to operate and will reach the expected service life within the next few years. The roof membrane and asphalt shingles are believed to be held over from the 1990's as is evident from ongoing roof leaks. The exterior brick finishes are holding up over time, however, there are some cracks on the interior walls that have developed. This issue is in conjunction with an extensive building structure settling issue that is prevalent along the entirety of the building frontage. Evidence of wall, foundation and floor separation is apparent in several areas.

The neighboring classroom annex was constructed in 2015. Only typical lifecycle interior finish replacements are budgeted and anticipated for the annex.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Classrooms in the main school are cooled and ventilated by ceiling mounted fan coil units. The fan coils were installed around 1995 and are near the end of their expected useful service life. It is believed that the systemic mold issues in the school are related to the forced air equipment. The air-cooled chiller and associated circulation pumps were replaced in 2015. The boiler plant, including all supporting pumps, were installed around 1999. Classrooms in the annex building are heated and cooled by packaged rooftop units. The units are still relatively new and should only require standard maintenance for the long term. The main school underwent electrical upgrades in the 1990's, however downstream distribution and sub-panels are original. Remaining original electrical distribution is now obsolete, considered a safety hazard and overdue for replacement.

Site

The school site is suspected of subsurface issues which have created the building settlement problem. There is also an on-going issue of water ponding in the rear of the building after every rain event. Playground equipment, play surfaces and hard surfaces are sufficient, however some play surfaces are at end-of-life. There are ongoing safety concerns due to lack of fencing between the main school and annex, along with the areas surrounding playground equipment. Furthermore, there is a safety concern of ease-of-access to the school grounds and the main lobby from the surrounding neighborhood.

Recommended Additional Studies

It is recommended that a civil engineer be retained to study and report on the drainage issues on the property. At the same time, building settlement issues should also be investigated. The cost of potential remediations is not included due to the ambiguity of the final scope of work. Given the age of the classroom HVAC equipment, it is recommended that replacement systems be engineered to address the elevated humidity levels in the school and subsequent mold issue.

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 | Wells Station Elementary(1954)

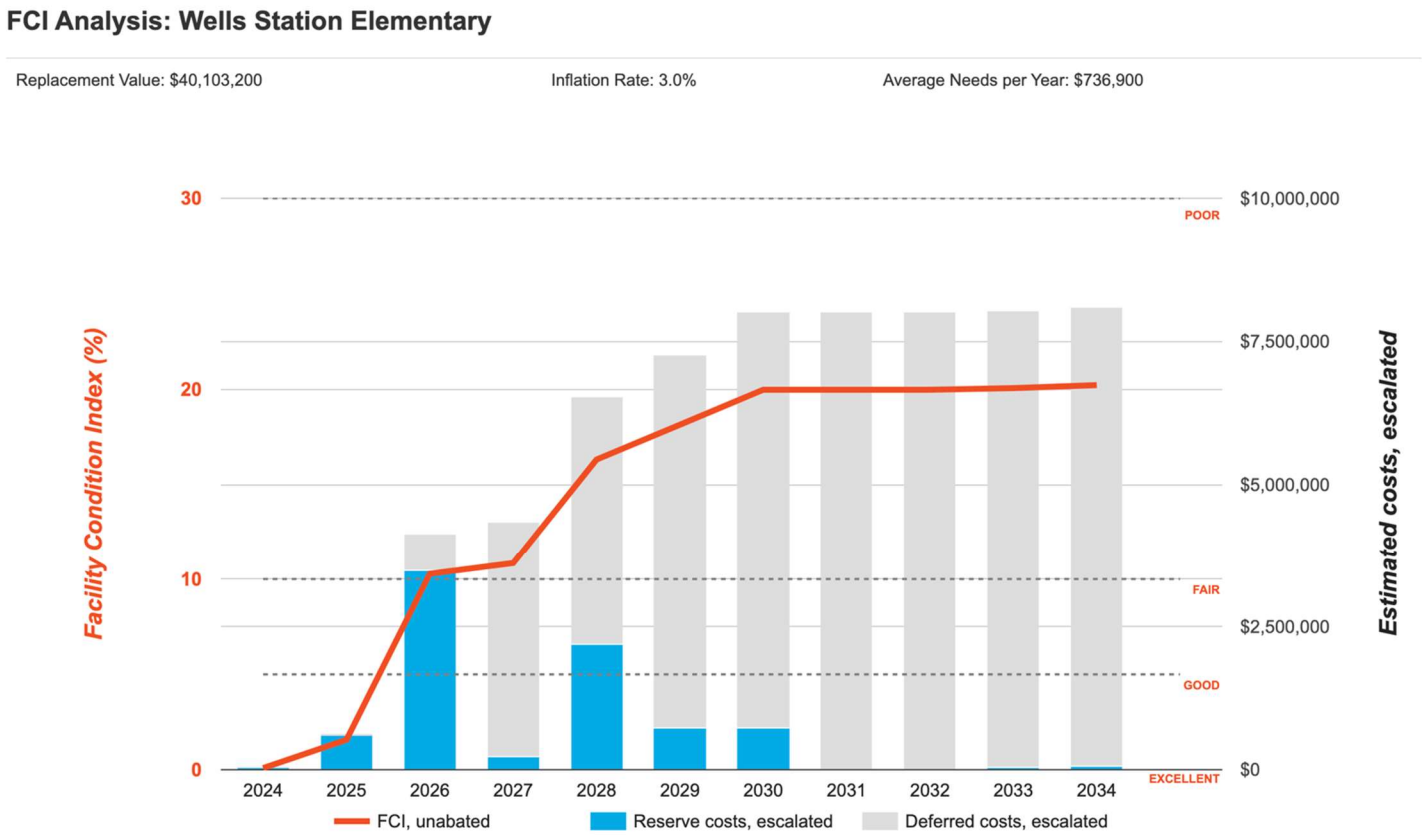
Replacement Value	*Total SF*	*Cost/SF*
$ 40,103,200	*100,258*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 35,700	**0.1 %**
3-Year	$ 4,348,100	**10.8 %**
5-Year	$ 7,272,000	**18.1 %**
10-Year	$ 8,105,700	**20.2 %**

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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	-	$900	-	-	$1,200	$2,000
Facade	-	$3,100	$357,400	-	$5,500	$365,900
Roofing	-	$263,400	$596,200	$5,400	$260,300	$1,125,300
Interiors	-	$542,800	$1,198,400	$113,400	$1,363,400	$3,218,100
Conveying	-	$67,900	$5,500	$10,700	$56,400	$140,500
Plumbing	$2,500	$136,700	$25,000	$3,100	$106,200	$273,600
HVAC	$2,400	$245,700	$558,300	$18,400	$1,686,900	$2,511,700
Fire Protection	-	$88,800	$8,200	-	$48,800	$145,800
Electrical	$4,700	$1,869,700	$39,200	$16,400	$420,500	$2,350,500
Fire Alarm & Electronic Systems	-	$763,100	-	$516,800	$892,200	$2,172,100
Equipment & Furnishings	$8,300	$39,700	$65,200	$76,600	$353,100	$542,900
Special Construction & Demo	-	-	-	-	-	-
Site Development	$7,800	$66,000	-	$40,600	$205,500	$319,900
Site Pavement	-	-	$295,200	$32,300	$80,800	$408,300
Follow-up Studies	$10,000	-	-	-	-	$10,000
TOTALS (3% inflation)	**$35,700**	**$4,087,900**	**$3,148,500**	**$833,700**	**$5,480,900**	**$13,586,700**

Immediate Needs

Facility/Building	Total Items	Total Cost
Wells Station Elementary	6	$35,700
Total	**6**	**$35,700**

Wells Station Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8046248	Wells Station Elementary	Classroom Annex	D2010	Plumbing System, any type, Repairs per Man-Day, Repair	NA	Performance/Integrity	$2,500
8026072	Wells Station Elementary	Roof	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace	Poor	Performance/Integrity	$2,400
8026155	Wells Station Elementary	Classroom Addition	D5040	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	Failed	Performance/Integrity	$4,700
8026146	Wells Station Elementary	Kitchen	E1030	Foodservice Equipment, Convection Oven, Double, Replace	Failed	Performance/Integrity	$8,300
8026055	Wells Station Elementary	Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace	Poor	Performance/Integrity	$7,800
8026142	Wells Station Elementary	Hallways & Common Areas	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	$10,000
Total (6 items)							**$35,700**

Key Findings

Roofing in Poor condition.

Asphalt Shingle, 30-Year Premium
Wells Station Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $255,800

$$$$

Ongoing leak issues - AssetCALC ID: 8026027

Exhaust Fan in Poor condition.

Centrifugal, 16" Damper
Wells Station Elementary Roof

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

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Broken shroud, not operating - AssetCALC ID: 8026072

Plumbing System

any type, Repairs per Man-Day
Wells Station Elementary Classroom Annex

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

Ongoing water hammer issue is prevalent throughout the school. - AssetCALC ID: 8046248

Playfield Surfaces in Poor condition.

Artificial Play Turf
Wells Station Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $50,000

$$$$

Multiple holes, tears and over-worn areas. - AssetCALC ID: 8026144

Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Wells Station Elementary Hallways & Common Areas

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,000

**$$$**$

Widespread building settlement, flooring and wall cracks, building envelope gaps, wall leaks - AssetCALC ID: 8026142

Lighting Controls in Failed condition.

Dimming Panel, Digital Time Control Clock & Photosensor
Wells Station Elementary Classroom Addition

Uniformat Code: D5040
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,700

**$$**$$

Damaged and non functional - AssetCALC ID: 8026155

Foodservice Equipment in Failed condition.

Convection Oven, Double
Wells Station Elementary Kitchen

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,300

**$$**$$

Not currently functioning - AssetCALC ID: 8026146

Park Bench in Poor condition.

Wood/Composite/Fiberglass
Wells Station Elementary Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,800

**$$**$$

Bent, abused and poorly constructed - AssetCALC ID: 8026055

Sink/Lavatory in Failed condition.

Commercial Kitchen, 3-Bowl
Wells Station Elementary Kitchen

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

Leaking - AssetCALC ID: 8026110

Wall Finishes in Poor condition.

any surface
Wells Station Elementary Throughout Building

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $270,000

$$$$

Many areas of missing paint - AssetCALC ID: 8026159

Stair/Ramp Rails in Poor condition.

Metal
Wells Station Elementary Stairwells

Uniformat Code: B1080
Recommendation: **Refinish in 2025**

Priority Score: **54.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $200

**$$**$$

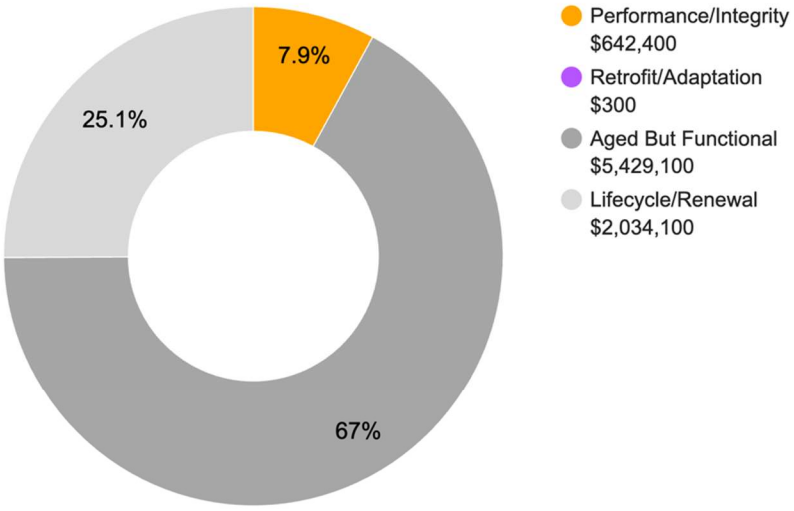
Well worn and missing finish - AssetCALC ID: 8026076

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $8,105,900

2. Main Building

Main School: Systems Summary

Constructed/Renovated	1954 / 1995	
Building Size	78,258 SF	
Number of Stories	Two above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving two floors, Cafeteria stage wheelchair lift	Fair
Plumbing	Distribution: Copper and cast iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chiller feeding fan coils and air handler Supplemental components: Ductless split-systems, split-system heat pump	Fair

Main School: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Structural settlement, leaking roof, widespread interior mold issues, poor ventilation issues, aged electrical infrastructure, outdated fire alarm system	

3. Classroom Annex

Classroom Annex: Systems Summary

Constructed/Renovated	2015	
Building Size	22,000 SF	
Number of Stories	Two above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU Floors: VCT, ceramic tile, wood sports court Ceilings: ACT	Good
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Classroom Annex: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Gymnasium fixed aluminum bleachers	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Ongoing water hammer issues within hot water distribution.	

4. Site Summary

Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
Site Development	Property entrance signage; chain link and wrought iron fencing Playgrounds Moderately furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Inadequate lot drainage, inadequate site lighting, safety concerns site-wide, vehicle gate requires relocation	

5. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1954 and substantially renovated in 1995, and some widespread accessibility improvements appear to have been implemented since that time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1954 / 1995	No	No
Main Building	1954 / 1995	No	No
Classroom Annex	2015	No	No

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

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

7. 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.

8. 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.

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Wells Station Elementary School, 1610 Wells Station Road, Memphis, Tennessee 38108, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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10. 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

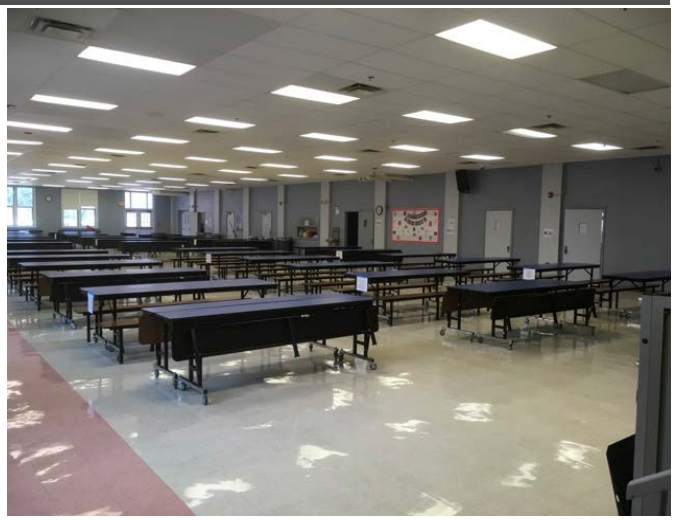
4 - CLASSROOM ANNEX

5 - WINDOW, ALUMINUM DOUBLE-GLAZED

6 - ROOFING, ASPHALT SHINGLE

Photographic Overview

7 - ROOFING, SINGLE-PLY MEMBRANE



8 - CAFETERIA

9 - DOOR HARDWARE, SCHOOL

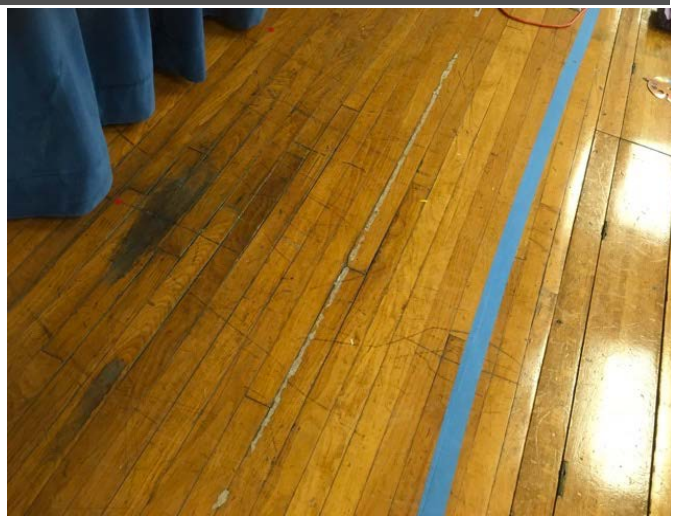
10 - SUSPENDED CEILINGS, ACOUSTICAL TILE

11 - TOILET PARTITIONS

12 - WALL FINISHES, CERAMIC TILE

Photographic Overview

13 - FLOORING, CERAMIC TILE



14 - FLOORING, WOOD, STRIP, REFINISH

15 - VERTICAL LIFT, WHEELCHAIR

16 – DOMESTIC BOILER

17 - BACKFLOW PREVENTER, DOMESTIC WATER

18 - URINAL, STANDARD

Photographic Overview

19 – ORIGINAL WASH BASIN

20 - TOILET, COMMERCIAL WATER CLOSET

21 - BOILER, GAS

22 - CHILLER, AIR-COOLED

23 - SPLIT SYSTEM, CONDENSING UNIT

24 - PUMP, HVAC HEATING WATER

Photographic Overview

25 - PACKAGED UNIT, RTU

26 - EXHAUST FAN, CENTRIFUGAL

27 - FIRE SUPPRESSION SYSTEM

28 - ELECTRICAL SYSTEM

29 - LIGHTING CONTROL PANEL

30 - EXTERIOR FIXTURE, LED REPLACEMENT

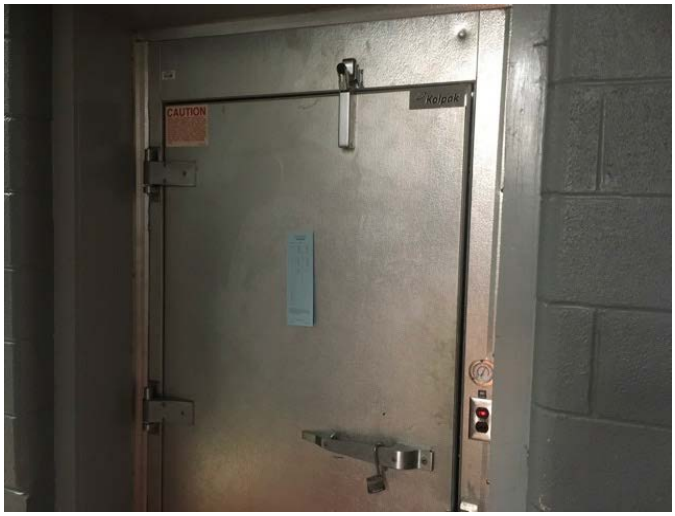
Photographic Overview

31 - FIRE ALARM SYSTEM

32 - FIRE ALARM PANEL

33 - CONVECTION OVEN, DOUBLE

34 - STEAMER, TABLETOP



35 - WALK-IN, REFRIGERATOR

36 - FLAMEPROOF CURTAIN

Photographic Overview

37 - CASEWORK, CABINETRY

38 - PARKING LOTS, SEAL AND STRIPE

39 - PLAYGROUND, ARTIFICIAL PLAY TURF

40 - SIGNAGE, PYLON STANDARD

41 - FLAGPOLE, METAL

42 - ENGINEERING STUDY, STRUCTURAL

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-189.354	Wells Station Elementary
Source	**On-Site Date**
Google	August 13, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Wells Station Elementary

Name of person completing form: Kesa Jackson

Title / Association w/ property: Principal

Length of time associated w/ property: 11

Date Completed: 8/12/2024

Phone Number: 901-416-2172

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: 1954	Renovated: 1995	2015 classroom addition, building renovation around 1995
2	Building size in SF	100,258 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	1995	Addition
		Interiors	2015	Classroom addition
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2015 classroom addition		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New shingled roof, lift foundation. Unknown if budgeted		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Settling foundation, shingled roof multiple areas, mold issues, humidity level high, need more lighting in front, vehicle gate needs relocation, safety issue of walkway between main school and classroom addition, front playground needs fencing from public, school needs a vestibule for safety concerns, electrical issues every time storm goes through		

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				Mold issues around windows, walls, supply diffusers
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Throughout
10	Are your elevators unreliable, with frequent service calls?	X				Many.service calls
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Hot water lines have hammer issue in classroom addition
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				Classroom humidity levels
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				In front
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Ponding between rear parking lot the sidewalk. Does not reach drain
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		Little if any except new classroom addition
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			

Eric Fenson

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Wells Station Elementary

BV Project Number: 163745.23R000-189.354

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.				Little if any except new classroom addition
3	Has building management reported any accessibility-based complaints or litigation?		X		

Wells Station Elementary: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances			Door handles	
Interior Accessible Route				X
Elevators				X
Public Restrooms			Under sinks	
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools				
Other	**NA**			

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

Wells Station Elementary: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

CURB CUT

MAIN ENTRANCE

DOOR HARDWARE

Wells Station Elementary: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Wells Station Elementary: Photographic Overview

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Appendix E:
Component Condition Report

Component Condition Report | Wells Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	400 LF	2	8026140
B1080	Stairwells	Poor	Stair/Ramp Rails, Metal, Refinish	150 LF	1	8026076
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	245	5	8026018
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	4	8026047
B2020	Classroom Addition	Good	Window, Aluminum Double-Glazed, 28-40 SF	22	21	8026093
B2050	Classroom Addition	Fair	Exterior Door, Steel, any type, Refinish	9	3	8026133
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	29	2	8026084
Roofing						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 30-Year Premium	46,500 SF	1	8026027
B3010	Classroom Addition	Fair	Roofing, Single-Ply Membrane, TPO/PVC	11,000 SF	11	8026023
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	31,000 SF	4	8026090
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	11	8026123
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	4	8026060
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	6	8026002
B3060	Classroom Addition	Good	Roof Hatch, Metal	1	21	8026065
B3060	Roof	Fair	Roof Hatch, Metal	1	5	8026172
Interiors						
C1010	Classrooms General	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	30 SF	4	8026057
C1030	Classroom Addition	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	53	31	8026094
C1030	Classroom Addition	Good	Door Hardware, School, per Door	62	21	8026178
C1030	Building Exterior	Fair	Interior Door, Wire Mesh Metal	140	2	8026153
C1030	Building Exterior	Fair	Door Hardware, School, per Door	149	2	8026148
C1070	Classroom Addition	Fair	Suspended Ceilings, Acoustical Tile (ACT)	22,000 SF	16	8026112
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	78,258 SF	4	8026053
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	46	2	8026161
C1090	Classrooms General	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	580 LF	4	8026015
C1090	Classroom Addition	Fair	Toilet Partitions, Plastic/Laminate	8	11	8026086
C2010	Commercial Kitchen	Fair	Wall Finishes, Ceramic Tile	500 SF	4	8026171
C2010	Throughout Building	Poor	Wall Finishes, any surface, Prep & Paint	180,000 SF	1	8026159
C2010	Classroom Addition	Fair	Wall Finishes, any surface, Prep & Paint	60,000 SF	4	8026054
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	78,258 SF	4	8026033
C2030	Classroom Addition	Good	Flooring, Ceramic Tile	1,500 SF	31	8026082
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	600 SF	2	8026167
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	25	8026095

Component Condition Report | Wells Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	11	8026127
C2030	Classroom Addition	Fair	Flooring, Vinyl Tile (VCT)	19,000 SF	6	8026118
C2030	Classroom Addition	Fair	Flooring, Maple Sports Floor, Refinish	2,000 SF	3	8026151
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,500 SF	2	8026149
Conveying						
D1010	Main School	Fair	Elevator Cab Finishes, Standard	1	2	8045473
D1010	Main building	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	2	8045474
D1010	Cafeteria	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	11	8026079
D1010	Main building	Fair	Elevator Controls, Automatic, 1 Car	1	3	8045475
D1010	Classroom Addition	Fair	Elevator Controls, Automatic, 1 Car	1	11	8026132
D1010	Classroom Addition	Fair	Elevator Cab Finishes, Standard	1	6	8026048
Plumbing						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	2	8026071
D2010	Classroom Annex	NA	Plumbing System, any type, Repairs per Man-Day, Repair	2	0	8046248
D2010	Classroom Addition	Good	Urinal, Standard	4	21	8026052
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	14	2	8026107
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	2	8026115
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	18	8026108
D2010	Classroom Addition	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	21	8026125
D2010	Classroom Addition	Good	Toilet, Commercial Water Closet	21	21	8026068
D2010	Restrooms	Fair	Urinal, Standard	10	2	8026169
D2010	Classroom Addition	Fair	Pump, Circulation, Domestic Water	1	6	8026120
D2010	Classroom Addition	Good	Backflow Preventer, Domestic Water	2	21	8026041
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	39	2	8026102
D2010	Classroom Addition	Good	Sink/Lavatory, Service Sink, Floor	1	26	8026008
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water	1	3	8026064
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	5	8026077
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	5	8026014
D2010	Classroom Addition	Fair	Water Heater, Electric, Commercial (36 kW)	1	11	8026182
D2010	Classroom Addition	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	22,000 SF	31	8026173
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	5	8026062
D2010	Mechanical Room	Fair	Boiler, Gas, Domestic, 501 to 800 MBH [Boiler]	1	13	8026020
D2010	Classroom Addition	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	11	8026028
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	7	11	8026032
D2010	Classroom Addition	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	25	21	8026075
HVAC						
D3010	Classroom Addition	Fair	Supplemental Components, Filter System, Fuel Oil	1	6	8026119

Component Condition Report | Wells Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	17	8026137
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC [Boiler 2]	1	5	8026080
D3020	Classroom Addition	Good	Boiler Supplemental Components, Expansion Tank	1	31	8026097
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC [Boiler 1]	1	5	8026043
D3020	Classroom Addition	Fair	Unit Heater, Electric	2	11	8026010
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	2	15	8026081
D3020	Mechanical Room	Fair	Unit Heater, Hydronic	2	4	8026092
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	8026058
D3030	Classroom Addition	Fair	Split System Ductless, Single Zone [CU-1]	1	6	8026121
D3030	Building Exterior	Fair	Chiller, Air-Cooled [CH-1]	1	16	8026069
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 7]	1	11	8026087
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-3]	1	2	8026175
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU 21]	1	11	8026061
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [P-3]	1	2	8026128
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	2	2	8026131
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 5]	1	11	8026091
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [P-6]	1	16	8026063
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 9]	1	11	8026174
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [P-1]	1	2	8026157
D3050	Building Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	2	8026009
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [P-5]	1	16	8026106
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 1]	1	11	8026004
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 22]	1	11	8026022
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 2]	1	11	8026145
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AC-1]	1	2	8026066
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 3]	1	11	8026003
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 17]	1	11	8026141
D3050	Building Exterior	Fair	Make-Up Air Unit, MUA or MAU	1	4	8026031
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 15]	1	11	8026109
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 19]	1	11	8026180
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [P-4]	1	2	8026147
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 10]	1	11	8026049
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	8026165
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 23]	1	11	8026164
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 11]	1	11	8026013
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	100,258 SF	15	8026017
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 13]	1	11	8026101
D3050	Above ceiling	Fair	Fan Coil Unit, Hydronic Terminal	45	3	8026179

Component Condition Report | Wells Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 4]	1	11	8026067
D3050	Classroom Addition	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 8]	1	11	8026042
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [P-2]	1	2	8026050
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	4	8026007
D3060	Classroom Addition	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF3]	1	16	8026168
D3060	Classroom Addition	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF4]	1	16	8026130
D3060	Classroom Addition	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8026019
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	4	8026111
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 16" Damper	1	0	8026072
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	8026158
D3060	Classroom Addition	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8026044
Fire Protection						
D4010	Classroom Addition	Good	Backflow Preventer, Fire Suppression	1	21	8026045
D4010	Classroom Addition	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	22,000 SF	16	8026085
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	78,258 SF	2	8026089
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	50	3	8071868
Electrical						
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V [LRA]	1	5	8026088
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	78,258 SF	2	8026152
D5020	Classroom Addition	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	22,000 SF	31	8026006
D5020	Classroom Addition	Good	Distribution Panel, 277/480 V [H2]	1	21	8026059
D5020	Classroom Addition	Good	Secondary Transformer, Dry, Stepdown	1	21	8026021
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	5	8026070
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V [M1]	1	4	8026156
D5020	Building Exterior	Fair	Switchboard, 120/208 V [MAIN SWBD]	1	15	8026166
D5020	Classroom Addition	Good	Distribution Panel, 277/480 V [H1]	1	21	8026103
D5040	Classroom Addition	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	8026096
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	2	8026034
D5040	Classroom Addition	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	8	6	8026029
D5040	Classroom Addition	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	4	8026083
D5040	Classroom Addition	Failed	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	0	8026155
D5040	Classroom Addition	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,000 SF	11	8026143
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	21	14	8026170
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	78,258 SF	2	8026039
D5040	Hallways & Common Areas	Fair	Emergency & Exit Lighting, Exit Sign, LED	50	4	8026016
D5040	Classroom Addition	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	11	8026136
Fire Alarm & Electronic Systems						

Component Condition Report | Wells Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	100,258 SF	6	8026160
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	78,258 SF	2	8026177
D7050	Classroom Addition	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	22,000 SF	11	8026056
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	2	8026011
D8010	Classroom Addition	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	22,000 SF	6	8026114
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	78,258 SF	2	8026139
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	8026181
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8026026
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8026162
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	8026040
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	8026025
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	5	8026024
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	8026124
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	8026038
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	8026035
E1030	Kitchen	Failed	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	1	8026110
E1030	Kitchen	Failed	Foodservice Equipment, Convection Oven, Double	1	0	8026146
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8026074
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	8026005
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	5	8026078
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	8026037
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	8026138
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	8026150
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	8026105
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	8026001
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	11	8026098
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8026163
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8026046
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	2	8026129
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	2	8026051
E2010	Classroom Addition	Fair	Casework, Cabinetry, Standard	350 LF	11	8026116
E2010	Classroom Addition	Fair	Casework, Countertop, Plastic Laminate	30 LF	6	8026183
E2010	Classroom Addition	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100	16	8026122
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,200 SF	21	8026073
Pedestrian Plazas & Walkways						

Component Condition Report | Wells Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,000 SF	4	8026030
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,000 SF	4	8026036
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	7,000 SF	25	8026126
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	4	8026099
Athletic, Recreational & Playfield Areas						
G2050	Classroom Addition	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	5	16	8026117
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	1,200 SF	6	8026104
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	8026176
G2050	Site	Poor	Playfield Surfaces, Artificial Play Turf	2,500 SF	1	8026144
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	8026113
Sitework						
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	7	11	8026012
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	2	8026135
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	1	2	8026100
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	13	0	8026055
G2060	Site	Fair	Flagpole, Metal	1	2	8026154
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,700 LF	26	8026134
Follow-up Studies						
P2030	Hallways & Common Areas	NA	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	8026142

Appendix F:
Replacement Reserves

Replacement Reserves Report

Wells Station 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
Wells Station Elementary	$35,660	$595,829	$3,492,125	$224,555	$2,192,013	$731,908	$736,508	$0	$0	$32,293	$64,884	$1,390,816	$8,412	$82,532	$238,611	$1,023,102	$971,040	$937,409	$19,918	$746,888	$62,239	**$13,586,743**
Grand Total	**$35,660**	**$595,829**	**$3,492,125**	**$224,555**	**$2,192,013**	**$731,908**	**$736,508**	**$0**	**$0**	**$32,293**	**$64,884**	**$1,390,816**	**$8,412**	**$82,532**	**$238,611**	**$1,023,102**	**$971,040**	**$937,409**	**$19,918**	**$746,888**	**$62,239**	**$13,586,743**

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	Stairwells	8026076	Stair/Ramp Rails, Metal, Refinish	10	9	1	150	LF	$1.50	$225		$225										$225										**$450**
B1080	Site	8026140	Stair/Ramp Rails, Metal, Refinish	10	8	2	400	LF	$1.50	$600			$600										$600										**$1,200**
B2020	Building Exterior	8026018	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	245	EA	$1,250.00	$306,250						$306,250																**$306,250**
B2020	Cafeteria	8026047	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
B2050	Building Exterior	8026084	Exterior Door, Steel, any type, Refinish	10	8	2	29	EA	$100.00	$2,900			$2,900										$2,900									**$5,800**
B2050	Classroom Addition	8026133	Exterior Door, Steel, any type, Refinish	10	7	3	9	EA	$100.00	$900				$900										$900								**$1,800**
B3010	Roof	8026027	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	29	1	46500	SF	$5.50	$255,750		$255,750																				**$255,750**
B3010	Roof	8026090	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	31000	SF	$17.00	$527,000					$527,000																	**$527,000**
B3010	Classroom Addition	8026023	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	9	11	11000	SF	$17.00	$187,000												$187,000										**$187,000**
B3020	Roof	8026060	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	36	4	15	LF	$90.00	$1,350					$1,350																	**$1,350**
B3020	Roof	8026002	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	500	LF	$9.00	$4,500							$4,500															**$4,500**
B3020	Roof	8026123	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	120	LF	$9.00	$1,080												$1,080										**$1,080**
B3060	Roof	8026172	Roof Hatch, Metal, Replace	30	25	5	1	EA	$1,300.00	$1,300						$1,300																**$1,300**
C1010	Classrooms General	8026057	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	21	4	30	SF	$29.40	$882					$882																	**$882**
C1030	Building Exterior	8026153	Interior Door, Wire Mesh Metal, Replace	40	38	2	140	EA	$900.00	$126,000			$126,000																			**$126,000**
C1030	Building Exterior	8026148	Door Hardware, School, per Door, Replace	30	28	2	149	EA	$400.00	$59,600			$59,600																			**$59,600**
C1070	Throughout Building	8026053	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	78258	SF	$3.50	$273,903					$273,903																	**$273,903**
C1070	Classroom Addition	8026112	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	22000	SF	$3.50	$77,000																$77,000						**$77,000**
C1090	Restrooms	8026161	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	46	EA	$750.00	$34,500			$34,500																			**$34,500**
C1090	Classroom Addition	8026086	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	8	EA	$750.00	$6,000												$6,000										**$6,000**
C1090	Classrooms General	8026015	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	580	LF	$500.00	$290,000					$290,000																	**$290,000**
C2010	Commercial Kitchen	8026171	Wall Finishes, Ceramic Tile, Replace	40	36	4	500	SF	$18.00	$9,000					$9,000																	**$9,000**
C2010	Throughout Building	8026159	Wall Finishes, any surface, Prep & Paint	10	9	1	180000	SF	$1.50	$270,000		$270,000										$270,000										**$540,000**
C2010	Classroom Addition	8026054	Wall Finishes, any surface, Prep & Paint	10	6	4	60000	SF	$1.50	$90,000					$90,000										$90,000							**$180,000**
C2030	Restrooms	8026149	Flooring, Ceramic Tile, Replace	40	38	2	1500	SF	$18.00	$27,000			$27,000																			**$27,000**
C2030	Restrooms	8026127	Flooring, Ceramic Tile, Replace	40	29	11	700	SF	$18.00	$12,600												$12,600										**$12,600**
C2030	Cafeteria	8026167	Flooring, Wood, Strip, Refinish	10	8	2	600	SF	$4.00	$2,400			$2,400										$2,400									**$4,800**
C2030	Throughout Building	8026033	Flooring, Vinyl Tile (VCT), Replace	15	11	4	78258	SF	$5.00	$391,290					$391,290															$391,290		**$782,580**
C2030	Classroom Addition	8026118	Flooring, Vinyl Tile (VCT), Replace	15	9	6	19000	SF	$5.00	$95,000							$95,000															**$95,000**
C2030	Classroom Addition	8026151	Flooring, Maple Sports Floor, Refinish	10	7	3	2000	SF	$5.00	$10,000				$10,000										$10,000								**$20,000**
D1010	Main School	8045473	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	$9,000.00	$9,000			$9,000															$9,000				**$18,000**
D1010	Main building	8045474	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	28	2	1	EA	$55,000.00	$55,000			$55,000																			**$55,000**
D1010	Main building	8045475	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D1010	Classroom Addition	8026048	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	$9,000.00	$9,000							$9,000															**$9,000**
D1010	Classroom Addition	8026132	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
D1010	Cafeteria	8026079	Vertical Lift, Wheelchair, 5' Rise, Install	25	14	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D2010	Mechanical Room	8026108	Storage Tank, Domestic Water, Replace	30	12	18	1	EA	$2,400.00	$2,400																			$2,400			**$2,400**
D2010	Mechanical Room	8026064	Pump, Circulation, Domestic Water, Replace	15	12	3	1	EA	$2,600.00	$2,600				$2,600															$2,600			**$5,200**
D2010	Classroom Addition	8026120	Pump, Circulation, Domestic Water, Replace	15	9	6	1	EA	$2,600.00	$2,600							$2,600															**$2,600**
D2010	Classroom Addition	8026182	Water Heater, Electric, Commercial (36 kW), Replace	20	9	11	1	EA	$18,500.00	$18,500												$18,500										**$18,500**
D2010	Mechanical Room	8026020	Boiler, Gas, Domestic, 501 to 800 MBH, Replace	25	12	13	1	EA	$37,800.00	$37,800														$37,800								**$37,800**
D2010	Classroom Annex	8046248	Plumbing System, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	$1,250.00	$2,500	$2,500																					**$2,500**
D2010	Mechanical Room	8026077	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D2010	Restrooms	8026107	Toilet, Commercial Water Closet, Replace	30	28	2	14	EA	$1,300.00	$18,200			$18,200																			**$18,200**
D2010	Restrooms	8026169	Urinal, Standard, Replace	30	28	2	10	EA	$1,100.00	$11,000			$11,000																			**$11,000**
D2010	Hallways & Common Areas	8026115	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	7	EA	$6,000.00	$42,000			$42,000																			**$42,000**
D2010	Restrooms	8026102	Toilet, Commercial Water Closet, Replace	30	28	2	39	EA	$1,300.00	$50,700			$50,700																			**$50,700**
D2010	Utility Rooms/Areas	8026071	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	5	EA	$1,400.00	$7,000			$7,000																			**$7,000**
D2010	Throughout Building	8026014	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	11	EA	$1,500.00	$16,500						$16,500																**$16,500**
D2010	Commercial Kitchen	8026062	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D2010	Classroom Addition	8026028	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	3	EA	$1,200.00	$3,600												$3,600										**$3,600**
D2010	Hallways & Common Areas	8026032	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	7	EA	$1,200.00	$8,400												$8,400										**$8,400**

Replacement Reserves Report

Wells Station 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
D3010	Classroom Addition	8026119	Supplemental Components, Filter System, Fuel Oil, Replace	15	9	6	1	EA	$10,600.00	$10,600							$10,600															**$10,600**
D3020	Mechanical Room	8026080	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$135,000.00	$135,000						$135,000																**$135,000**
D3020	Mechanical Room	8026043	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$135,000.00	$135,000						$135,000																**$135,000**
D3020	Mechanical Room	8026092	Unit Heater, Hydronic, Replace	20	16	4	2	EA	$2,100.00	$4,200					$4,200																	**$4,200**
D3020	Classroom Addition	8026010	Unit Heater, Electric, Replace	20	9	11	2	EA	$1,200.00	$2,400												$2,400										**$2,400**
D3020	Mechanical Room	8026081	Boiler Supplemental Components, Expansion Tank, Replace	40	25	15	2	EA	$2,700.00	$5,400																$5,400						**$5,400**
D3020	Mechanical Room	8026137	Boiler Supplemental Components, Expansion Tank, Replace	40	23	17	1	EA	$1,000.00	$1,000																		$1,000				**$1,000**
D3030	Building Exterior	8026069	Chiller, Air-Cooled, Replace	25	9	16	1	EA	$350,000.00	$350,000																	$350,000					**$350,000**
D3030	Building Exterior	8026058	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$17,200.00	$17,200			$17,200															$17,200				**$34,400**
D3030	Classroom Addition	8026121	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D3050	Mechanical Room	8026128	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Mechanical Room	8026157	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100															$5,100				**$10,200**
D3050	Mechanical Room	8026147	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Mechanical Room	8026050	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100															$5,100				**$10,200**
D3050	Mechanical Room	8026131	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	2	EA	$5,100.00	$10,200			$10,200															$10,200				**$20,400**
D3050	Throughout Building	8026017	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	100258	SF	$5.00	$501,290																$501,290						**$501,290**
D3050	Mechanical Room	8026063	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$13,600.00	$13,600																	$13,600					**$13,600**
D3050	Mechanical Room	8026106	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$13,600.00	$13,600																	$13,600					**$13,600**
D3050	Building Exterior	8026009	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$75,000.00	$75,000			$75,000																			**$75,000**
D3050	Roof	8026175	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	$84,000.00	$84,000			$84,000																			**$84,000**
D3050	Utility Rooms/Areas	8026066	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			**$22,000**
D3050	Above ceiling	8026179	Fan Coil Unit, Hydronic Terminal, Replace	20	17	3	45	EA	$3,840.00	$172,800				$172,800																		**$172,800**
D3050	Building Exterior	8026031	Make-Up Air Unit, MUA or MAU, Replace	20	16	4	1	EA	$35,000.00	$35,000					$35,000																	**$35,000**
D3050	Classroom Addition	8026087	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026091	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026174	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026004	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026022	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D3050	Classroom Addition	8026145	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026003	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026141	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026109	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026180	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026049	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026165	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026013	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026101	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026067	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026042	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$7,500												$7,500										**$7,500**
D3050	Classroom Addition	8026061	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	9	11	1	EA	$9,000.00	$9,000												$9,000										**$9,000**
D3050	Classroom Addition	8026164	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D3060	Roof	8026072	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	25	0	1	EA	$2,400.00	$2,400	$2,400																					**$2,400**
D3060	Roof	8026111	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	8026158	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	8026007	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	4	EA	$1,400.00	$5,600					$5,600																	**$5,600**
D3060	Classroom Addition	8026130	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	$2,400.00	$2,400																	$2,400					**$2,400**
D3060	Classroom Addition	8026019	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	$2,400.00	$2,400																	$2,400					**$2,400**
D3060	Classroom Addition	8026168	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	$2,400.00	$2,400																	$2,400					**$2,400**
D3060	Classroom Addition	8026044	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	$2,400.00	$2,400																	$2,400					**$2,400**
D4010	Throughout Building	8026089	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	78258	SF	$1.07	$83,736			$83,736																			**$83,736**
D4010	Classroom Addition	8026085	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	22000	SF	$1.07	$23,540																	$23,540					**$23,540**
D4030	Throughout	8071868	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	50	EA	$150.00	$7,500				$7,500										$7,500								**$15,000**
D5020	Utility Rooms/Areas	8026070	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$10,000.00	$10,000						$10,000																**$10,000**
D5020	Building Exterior	8026166	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$150,000.00	$150,000															$150,000							**$150,000**
D5020	Throughout Building	8026152	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	38	2	78258	SF	$18.00	$1,408,644			$1,408,644																			**$1,408,644**
D5020	Mechanical Room	8026156	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**

Replacement Reserves Report

Wells Station 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	Utility Rooms/Areas	8026088	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5040	Classroom Addition	8026155	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	20	0	1	EA	$4,680.00	$4,680	$4,680																				$4,680	**$9,360**
D5040	Classroom Addition	8026029	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	9	6	8	EA	$1,720.00	$13,760							$13,760															**$13,760**
D5040	Throughout Building	8026039	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	78258	SF	$4.50	$352,161			$352,161																			**$352,161**
D5040	Building Exterior	8026034	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	4	EA	$400.00	$1,600			$1,600																			**$1,600**
D5040	Classroom Addition	8026083	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	6	EA	$220.00	$1,320					$1,320									$1,320							**$2,640**
D5040	Hallways & Common Areas	8026016	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	50	EA	$220.00	$11,000					$11,000									$11,000							**$22,000**
D5040	Classroom Addition	8026096	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	$400.00	$2,400												$2,400										**$2,400**
D5040	Classroom Addition	8026143	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	22000	SF	$4.50	$99,000												$99,000										**$99,000**
D5040	Classroom Addition	8026136	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	12	EA	$400.00	$4,800												$4,800										**$4,800**
D5040	Building Exterior	8026170	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	21	EA	$400.00	$8,400															$8,400							**$8,400**
D7030	Throughout Building	8026160	Security/Surveillance System, Full System Installation, Average Density, Install	15	9	6	100258	SF	$3.00	$300,774							$300,774															**$300,774**
D7050	Throughout Building	8026177	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	78258	SF	$3.00	$234,774			$234,774																			**$234,774**
D7050	Office Areas	8026011	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000				**$30,000**
D7050	Classroom Addition	8026056	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	22000	SF	$3.00	$66,000												$66,000										**$66,000**
D8010	Throughout Building	8026139	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	13	2	78258	SF	$6.00	$469,548			$469,548															$469,548				**$939,096**
D8010	Classroom Addition	8026114	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	22000	SF	$6.00	$132,000							$132,000															**$132,000**
E1030	Kitchen	8026146	Foodservice Equipment, Convection Oven, Double, Replace	10	10	0	1	EA	$8,280.00	$8,280	$8,280										$8,280										$8,280	**$24,840**
E1030	Kitchen	8026110	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	29	1	1	EA	$2,500.00	$2,500		$2,500																				**$2,500**
E1030	Kitchen	8026040	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700				**$3,400**
E1030	Kitchen	8026025	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	13	2	1	EA	$4,700.00	$4,700			$4,700															$4,700				**$9,400**
E1030	Kitchen	8026038	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	$2,700.00	$2,700			$2,700															$2,700				**$5,400**
E1030	Kitchen	8026035	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	13	2	1	EA	$4,700.00	$4,700			$4,700															$4,700				**$9,400**
E1030	Kitchen	8026138	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700				**$3,400**
E1030	Kitchen	8026129	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	13	2	1	EA	$4,500.00	$4,500			$4,500															$4,500				**$9,000**
E1030	Kitchen	8026181	Foodservice Equipment, Icemaker, Freestanding, Replace	15	12	3	1	EA	$6,700.00	$6,700				$6,700															$6,700			**$13,400**
E1030	Kitchen	8026124	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	$2,700.00	$2,700					$2,700															$2,700		**$5,400**
E1030	Kitchen	8026074	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000									$7,000								**$14,000**
E1030	Kitchen	8026037	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	8026150	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	8026163	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000									$7,000								**$14,000**
E1030	Kitchen	8026046	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280									$8,280								**$16,560**
E1030	Kitchen	8026162	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	8026024	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	2	EA	$2,500.00	$5,000						$5,000																**$5,000**
E1030	Kitchen	8026078	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	2	EA	$4,600.00	$9,200						$9,200															$9,200	**$18,400**
E1030	Kitchen	8026026	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	8026005	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
E1030	Kitchen	8026105	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
E1030	Kitchen	8026001	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E1030	Kitchen	8026098	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	4	11	1	EA	$6,400.00	$6,400												$6,400										**$6,400**
E1070	Cafeteria	8026051	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	1000	SF	$15.00	$15,000			$15,000																$15,000			**$30,000**
E2010	Classroom Addition	8026183	Casework, Countertop, Plastic Laminate, Replace	15	9	6	30	LF	$50.00	$1,500							$1,500															**$1,500**
E2010	Classroom Addition	8026116	Casework, Cabinetry, Standard, Replace	20	9	11	350	LF	$300.00	$105,000												$105,000										**$105,000**
E2010	Classroom Addition	8026122	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	9	16	100	EA	$120.00	$12,000																	$12,000					**$12,000**
G2020	Site	8026036	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	55000	SF	$3.50	$192,500					$192,500																	**$192,500**
G2020	Site	8026030	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	55000	SF	$0.45	$24,750					$24,750				$24,750					$24,750				$24,750				**$99,000**
G2030	Site	8026099	Sidewalk, Concrete, Large Areas, Replace	50	46	4	5000	SF	$9.00	$45,000					$45,000																	**$45,000**
G2050	Classroom Addition	8026117	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	9	16	5	EA	$9,500.00	$47,500																	$47,500					**$47,500**
G2050	Site	8026144	Playfield Surfaces, Artificial Play Turf, Replace	15	14	1	2500	SF	$20.00	$50,000		$50,000															$50,000					**$100,000**
G2050	Site	8026104	Playfield Surfaces, Artificial Play Turf, Replace	15	9	6	1200	SF	$20.00	$24,000							$24,000															**$24,000**
G2050	Site	8026113	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
G2050	Site	8026176	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
G2060	Site	8026055	Park Bench, Wood/Composite/Fiberglass, Replace	20	20	0	13	EA	$600.00	$7,800	$7,800																				$7,800	**$15,600**
G2060	Site	8026100	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	23	2	1	EA	$1,700.00	$1,700			$1,700																			**$1,700**
G2060	Site	8026012	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	14	11	7	EA	$750.00	$5,250												$5,250										**$5,250**
G2060	Site	8026135	Signage, Property, Pylon Standard, Replace/Install	20	18	2	1	EA	$9,500.00	$9,500			$9,500																			**$9,500**

Replacement Reserves Report

Wells Station 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
G2060	Site	8026154	Flagpole, Metal, Replace	30	28	2	1	EA	$2,500.00	$2,500			$2,500																			**$2,500**
P2030	Hallways & Common Areas	8026142	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	$10,000.00	$10,000	$10,000																					**$10,000**
Totals, Unescalated											**$35,660**	**$578,475**	**$3,291,663**	**$205,500**	**$1,947,575**	**$631,350**	**$616,814**	**$0**	**$0**	**$24,750**	**$48,280**	**$1,004,755**	**$5,900**	**$56,200**	**$157,750**	**$656,690**	**$605,120**	**$567,148**	**$11,700**	**$425,940**	**$34,460**	**$10,905,730**
Totals, Escalated (3.0% inflation, compounded annually)											**$35,660**	**$595,829**	**$3,492,125**	**$224,555**	**$2,192,013**	**$731,908**	**$736,508**	**$0**	**$0**	**$32,293**	**$64,884**	**$1,390,816**	**$8,412**	**$82,532**	**$238,611**	**$1,023,102**	**$971,040**	**$937,409**	**$19,918**	**$746,888**	**$62,239**	**$13,586,743**

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	8045475	D1010	**Elevator Controls**	Automatic, 1 Car		Wells Station Elementary	Main building	Montgomery elevator company	No dataplate	No dataplate	1995		
2	8026132	D1010	**Elevator Controls**	Automatic, 1 Car		Wells Station Elementary	Classroom Addition	ThyssenKrupp	TAC32	No dataplate	2015		
3	8045474	D1010	**Passenger Elevator**	Hydraulic, 2 Floors, 1500 to 2500 LB		Wells Station Elementary	Main building				1995		
4	8026079	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Wells Station Elementary	Cafeteria	Garaventa	LS-US-ST-44	47870	2010		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026108	D2010	**Storage Tank**	Domestic Water	180 GAL	Wells Station Elementary	Mechanical Room	A. O. Smith	TJV 200M 000000000	1251M000850	2012		
2	8026020	D2010	**Boiler** [Boiler]	Gas, Domestic, 501 to 800 MBH	724 MBH	Wells Station Elementary	Mechanical Room	Raypak	H3-0724	V442200370	2012		
3	8026120	D2010	**Pump**	Circulation, Domestic Water		Wells Station Elementary	Classroom Addition				2015		
4	8026064	D2010	**Pump**	Circulation, Domestic Water		Wells Station Elementary	Mechanical Room				2012		
5	8026182	D2010	**Water Heater**	Electric, Commercial (36 kW)	119 GAl	Wells Station Elementary	Classroom Addition	Bradford White	MII120A183SF42	NF37826893 D/N:	2015		
6	8026041	D2010	**Backflow Preventer**	Domestic Water	2.5 IN	Wells Station Elementary	Classroom Addition	Watts	909	No dataplate	2015		2
7	8026077	D2010	**Backflow Preventer**	Domestic Water	1 IN	Wells Station Elementary	Mechanical Room	Watts	Illegible	Illegible	1999		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026043	D3020	**Boiler** [Boiler 1]	Gas, HVAC	4185 MBH	Wells Station Elementary	Mechanical Room	Burnham	4FW 450 A 45 GP	25669	1999		
2	8026080	D3020	**Boiler** [Boiler 2]	Gas, HVAC	4185 MBH	Wells Station Elementary	Mechanical Room	Burnham	4FW 4504 45.6 GP	25670	1999		
3	8026010	D3020	**Unit Heater**	Electric		Wells Station Elementary	Classroom Addition				2015		2
4	8026092	D3020	**Unit Heater**	Hydronic		Wells Station Elementary	Mechanical Room				1999		2
5	8026137	D3020	**Boiler Supplemental Components**	Expansion Tank		Wells Station Elementary	Mechanical Room	Amtrol	Illegible	Illegible	2001		
6	8026097	D3020	**Boiler Supplemental Components**	Expansion Tank		Wells Station Elementary	Classroom Addition	Watts	No dataplate	No dataplate	2015		
7	8026081	D3020	**Boiler Supplemental Components**	Expansion Tank		Wells Station Elementary	Mechanical Room	Taco	No dataplate	No dataplate	1999		2
8	8026069	D3030	**Chiller** [CH-1]	Air-Cooled	280 TON	Wells Station Elementary	Building Exterior	Daikin Industries	AWS280CDHEWNN-ERI0	STNU151100058	2015		
9	8026058	D3030	**Split System**	Condensing Unit/Heat Pump	10 TON	Wells Station Elementary	Building Exterior	Bryant	Illegible	Illegible	2004		
10	8026121	D3030	**Split System Ductless** [CU-1]	Single Zone	2 TON	Wells Station Elementary	Classroom Addition	Daikin Industries	RZ024PVJUS	Illegible	2015		
11	8026131	D3050	**Pump**	Distribution, HVAC Heating Water		Wells Station Elementary	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	1999		2
12	8026157	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	2 HP	Wells Station Elementary	Mechanical Room	Illegible	Illegible	Illegible	1999		
13	8026050	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	2 HP	Wells Station Elementary	Mechanical Room	Illegible	Illegible	Illegible	1999		
14	8026128	D3050	**Pump** [P-3]	Distribution, HVAC Heating Water	7.5 HP	Wells Station Elementary	Mechanical Room	Baldor	Illegible	Illegible	1999		
15	8026147	D3050	**Pump** [P-4]	Distribution, HVAC Heating Water	7.5 HP	Wells Station Elementary	Mechanical Room	Baldor	Illegible	Illegible	1999		
16	8026106	D3050	**Pump** [P-5]	Distribution, HVAC Heating Water	20 HP	Wells Station Elementary	Mechanical Room	Illegible	Illegible	Illegible	2015		
17	8026063	D3050	**Pump** [P-6]	Distribution, HVAC Heating Water	20 HP	Wells Station Elementary	Mechanical Room	Illegible	Illegible	Illegible	2015		
18	8026066	D3050	**Air Handler** [AC-1]	Interior AHU, Easy/Moderate Access	2500 CFM	Wells Station Elementary	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate	1999		
19	8026175	D3050	**Air Handler** [AHU-3]	Exterior AHU	15000 CFM	Wells Station Elementary	Roof	McQuay	RDS708BY	39C00276 03	2003		
20	8026179	D3050	**Fan Coil Unit**	Hydronic Terminal	1200 CFM	Wells Station Elementary	Above ceiling	Inaccessible	Inaccessible	Inaccessible	1995		45
21	8026031	D3050	**Make-Up Air Unit**	MUA or MAU	6000 CFM	Wells Station Elementary	Building Exterior	Inaccessible	Inaccessible	Inaccessible	1999		
22	8026165	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04071	2015		
23	8026004	D3050	**Packaged Unit** [RTU 1]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04065	2015		
24	8026049	D3050	**Packaged Unit** [RTU 10]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04073	2015		
25	8026013	D3050	**Packaged Unit** [RTU 11]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04056	2015		
26	8026101	D3050	**Packaged Unit** [RTU 13]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04068	2015		
27	8026109	D3050	**Packaged Unit** [RTU 15]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04044	2015		
28	8026141	D3050	**Packaged Unit** [RTU 17]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04049	2015		

29	8026180	D3050	**Packaged Unit** [RTU 19]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES40	5615M04063	2015			
30	8026145	D3050	**Packaged Unit** [RTU 2]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04078	2015			
31	8026061	D3050	**Packaged Unit** [RTU 21]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH048H4ES4G	5615M04079	2015			
32	8026022	D3050	**Packaged Unit** [RTU 22]	RTU, Pad or Roof-Mounted	6 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH072H4BH4G	5615M04081	2015			
33	8026164	D3050	**Packaged Unit** [RTU 23]	RTU, Pad or Roof-Mounted	6 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH072H4BH4G	5615M04083	2015			
34	8026003	D3050	**Packaged Unit** [RTU 3]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04066	2015			
35	8026067	D3050	**Packaged Unit** [RTU 4]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04072	2015			
36	8026091	D3050	**Packaged Unit** [RTU 5]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04057	2015			
37	8026087	D3050	**Packaged Unit** [RTU 7]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04047	2015			
38	8026042	D3050	**Packaged Unit** [RTU 8]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04070	2015			
39	8026174	D3050	**Packaged Unit** [RTU 9]	RTU, Pad or Roof-Mounted	3 TON	Wells Station Elementary	Classroom Addition	Lennox	LGH036H4ES4G	5615M04045	2015			
40	8026009	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	30 TON	Wells Station Elementary	Building Exterior	Lennox	LGA300SS1Y	5699B 08194	1999			
41	8026007	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	1000 CFM	Wells Station Elementary	Roof	No dataplate	No dataplate	No dataplate	1995			4
42	8026019	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000 CFM	Wells Station Elementary	Classroom Addition	No dataplate	No dataplate	No dataplate	2015			
43	8026072	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000 CFM	Wells Station Elementary	Roof	No dataplate	No dataplate	No dataplate	1995			
44	8026158	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000 CFM	Wells Station Elementary	Roof	No dataplate	No dataplate	No dataplate	2003			
45	8026044	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000 CFM	Wells Station Elementary	Classroom Addition	No dataplate	No dataplate	No dataplate	2015			
46	8026111	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	Wells Station Elementary	Roof	Inaccessible	Inaccessible	Inaccessible	1995			
47	8026168	D3060	**Exhaust Fan** [EF3]	Centrifugal, 16" Damper	1000 CFM	Wells Station Elementary	Classroom Addition	No dataplate	No dataplate	No dataplate	2015			
48	8026130	D3060	**Exhaust Fan** [EF4]	Centrifugal, 16" Damper	1000 CFM	Wells Station Elementary	Classroom Addition	No dataplate	No dataplate	No dataplate	2015			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026045	D4010	**Backflow Preventer**	Fire Suppression	4 IN	Wells Station Elementary	Classroom Addition				2015		
2	8071868	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Wells Station Elementary	Throughout				2018		50

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026021	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Wells Station Elementary	Classroom Addition	Eaton	KT-9	No dataplate	2015		
2	8026070	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Wells Station Elementary	Utility Rooms/Areas	GE	QL	No dataplate	1999		
3	8026166	D5020	**Switchboard** [MAIN SWBD]	120/208 V	3000 AMP	Wells Station Elementary	Building Exterior	GE	No dataplate	No dataplate	1999		
4	8026103	D5020	**Distribution Panel** [H1]	277/480 V	600 AMP	Wells Station Elementary	Classroom Addition	Eaton	No dataplate	No dataplate	2015		
5	8026059	D5020	**Distribution Panel** [H2]	277/480 V	400 AMP	Wells Station Elementary	Classroom Addition	Eaton	PRL4	No dataplate	2015		
6	8026088	D5020	**Distribution Panel** [LRA]	120/208 V	400 AMP	Wells Station Elementary	Utility Rooms/Areas	GE	A Series	No dataplate	1999		
7	8026156	D5020	**Distribution Panel** [M1]	120/208 V	400 AMP	Wells Station Elementary	Mechanical Room	GE	No dataplate	No dataplate	1995		
8	8026083	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Wells Station Elementary	Classroom Addition				2015		6
9	8026016	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Wells Station Elementary	Hallways & Common Areas				1999		50

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026011	D7050	**Fire Alarm Panel**	Fully Addressable		Wells Station Elementary	Office Areas	Honeywell	Inaccessible	Inaccessible	2010		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026026	E1030	**Foodservice Equipment**	Convection Oven, Double		Wells Station Elementary	Kitchen	ACCUTEMP	N61201D06000200	53027	2020		
2	8026146	E1030	**Foodservice Equipment**	Convection Oven, Double		Wells Station Elementary	Kitchen	Garland			1999		
3	8026046	E1030	**Foodservice Equipment**	Convection Oven, Double		Wells Station Elementary	Kitchen	Duke Manufacturing			2010		
4	8026037	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Wells Station Elementary	Kitchen	Beverage-Air Corporation	No dataplate		1999		
5	8026150	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Wells Station Elementary	Kitchen		No dataplate		1999		
6	8026162	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Wells Station Elementary	Kitchen				2014		
7	8026040	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Wells Station Elementary	Kitchen	Cozoc			1999		
8	8026138	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Wells Station Elementary	Kitchen	FWE			1999		
9	8026181	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Wells Station Elementary	Kitchen				1999		
10	8026025	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Wells Station Elementary	Kitchen	Colorpoint	50-CFT	199C5258	1999		
11	8026035	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Wells Station Elementary	Kitchen	Colorpoint	50-	199C5259	1999		
12	8026129	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner		Wells Station Elementary	Kitchen	Sunfire			1999		

13	8026124	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Wells Station Elementary Kitchen	Arctic Air	AR23E	435256	2010		
14	8026038	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Wells Station Elementary Kitchen	Electrolux	R22CWF08	WA10201508	2011		
15	8026001	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Wells Station Elementary Kitchen	Atosta	MBF8005GR	MBF8005GRAUS 1T0320082900CA0008	2020		
16	8026098	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Wells Station Elementary Kitchen	Migali	C-3R-HC	C-3R-HC00320082400920014	2020		
17	8026074	E1030	**Foodservice Equipment**	Steamer, Tabletop	Wells Station Elementary Kitchen	Delfield	SES-CPA	199B5256	2011		
18	8026163	E1030	**Foodservice Equipment**	Steamer, Tabletop	Wells Station Elementary Kitchen	Delfield	N8773-D	1111150001905	2011		
19	8026078	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Wells Station Elementary Kitchen	Kolpak			2014	2	
20	8026005	E1030	**Foodservice Equipment**	Walk-In, Freezer	Wells Station Elementary Kitchen	Kolpak			2014		
21	8026105	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Wells Station Elementary Kitchen	Kolpak			2014		
22	8026024	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl	Wells Station Elementary Kitchen				1995	2	
23	8026110	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl	Wells Station Elementary Kitchen				1995		