

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Westhaven Elementary
4585 Hodge Road
Memphis, Tennessee 38109

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

August 16, 2024

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Main Classroom Building

3. Annex Building

4. Site Summary.....

5. Property Space Use and Observed Areas

6. ADA Accessibility

7. Purpose and Scope

8. Opinions of Probable Costs

Methodology

Definitions

9. Certification.....

10. Appendices

1

1

2

3

5

5

6

7

9

11

12

13

15

17

17

17

19

20



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2
Main Address	4585 Hodge Road, Memphis, Tennessee 38109
Site Developed	2016, Phase I/2023 Phase II
Site Area	15.2 acres (estimated)
Parking Spaces	123 total spaces all in open lots; 10 of which are accessible
Outside Occupants/Leased Spaces	Y-Care
Date(s) of Visit	August 16, 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)	Xavier Coates
Assessment and Report Prepared By	Randall Patzke
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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 single-story brick school was built in 2016 and in 2023 the two-story annex building was added to the site.

Architectural

The main classroom building is a single-story brick veneer building with aluminum windows. The annex building is a two-story brick veneer building with aluminum windows. At this time, the annex building appears to be underutilized. The finishes in the building are starting to wear and future repainting will be required.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building heating and cooling is provided by Rooftop package units that are supplemented with ductless split systems. They have some bent coils from hail. The equipment is in the middle of its expected life. The electrical system is current. The building is equipped with a generator and automatic transfer switch. The lighting in the building is LED. There are no identified issues with the plumbing system. Because of the age of the building the restrooms and drinking fountains are to the ADA guidelines. The buildings are equipped with a fire alarm system. The buildings have a wet sprinkler system with portable fire extinguishers. The commercial kitchen has an automatic system over the range.

Site

There are areas with some minor cracking in the concrete. The asphalt paving will require seal coating and re-stripping in the future. The cover playground areas were relocated as part of the Annex Addition project.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

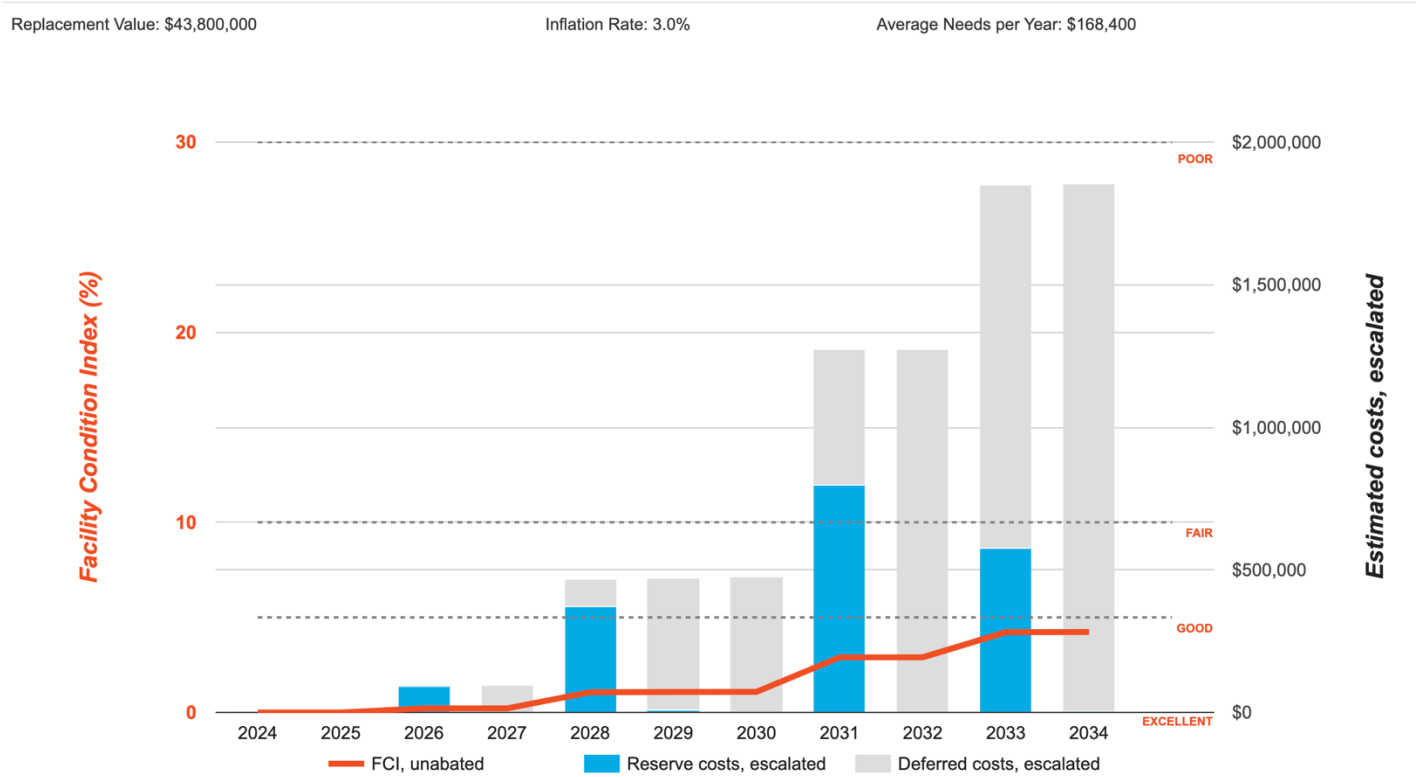
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Westhaven Elementary / Annex Building (2023)	\$400	24,200	\$9,680,000	0.0%	0.0%	0.0%	1.0%
Westhaven Elementary / Main Classroom Building (2016)	\$400	85,300	\$34,120,000	0.0%	0.1%	1.2%	4.6%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Westhaven Elementary



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	-	-	\$200	-	\$200	\$400
Roofing	-	-	-	-	\$1,441,900	\$1,441,900
Interiors	-	-	\$354,400	\$576,100	\$1,402,000	\$2,332,500
Conveying	-	-	-	-	\$22,400	\$22,400
Plumbing	-	-	-	\$26,600	\$32,600	\$59,200
HVAC	-	-	-	\$19,100	\$1,152,700	\$1,171,800
Fire Protection	-	-	\$4,700	\$1,000	\$160,200	\$165,900
Electrical	-	-	-	-	\$1,112,700	\$1,112,700
Fire Alarm & Electronic Systems	-	-	-	\$571,200	\$543,000	\$1,114,100
Equipment & Furnishings	-	\$22,300	\$20,400	\$101,500	\$406,400	\$550,600
Site Utilities	-	-	-	-	\$188,200	\$188,200
Site Development	-	-	-	-	\$242,900	\$242,900
Site Pavement	-	\$71,700	-	\$83,100	\$207,900	\$362,700
TOTALS (3% inflation)	-	\$93,900	\$379,700	\$1,378,400	\$6,913,000	\$8,765,000

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

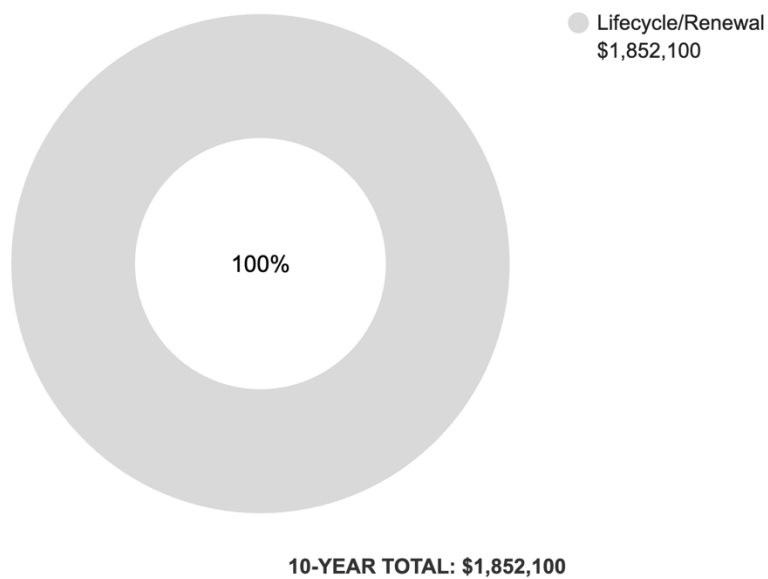
Plan Types

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

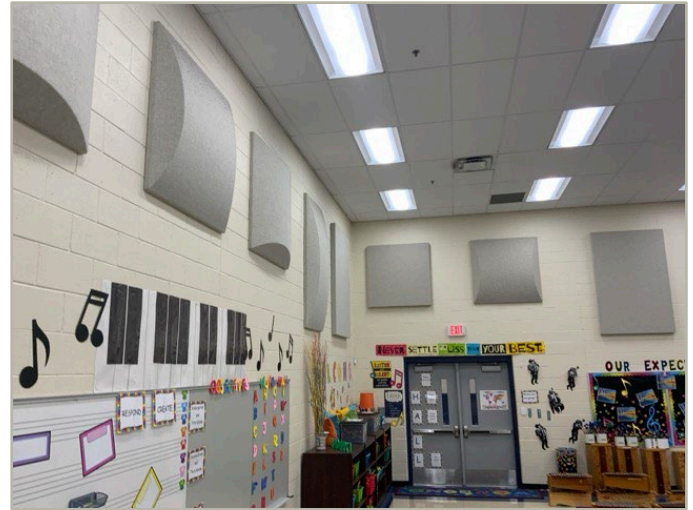
Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main Classroom Building



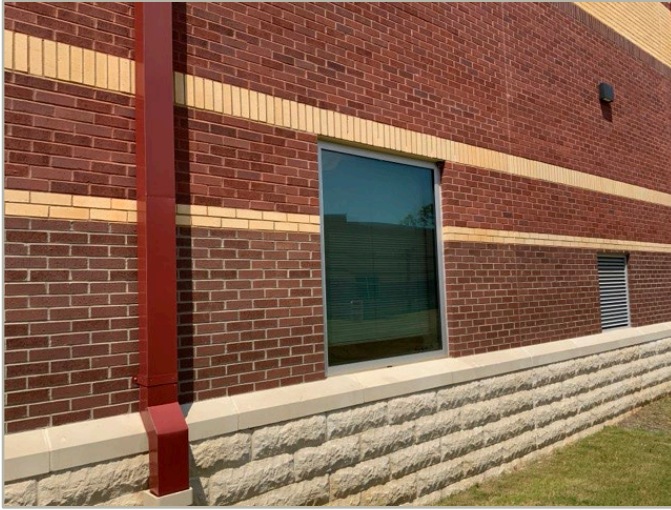
Main Classroom Building: Systems Summary

Constructed/Renovated	2016	
Building/Group Size	85,300 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with asphalt shingles Tertiary: Barrel construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile, sound panels Floors: Carpet, VCT, ceramic tile, quarry tile, LVT Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: PEX supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems, Suspended unit heaters, Make-up air units	Good

Main Classroom Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system,	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

3. Annex Building



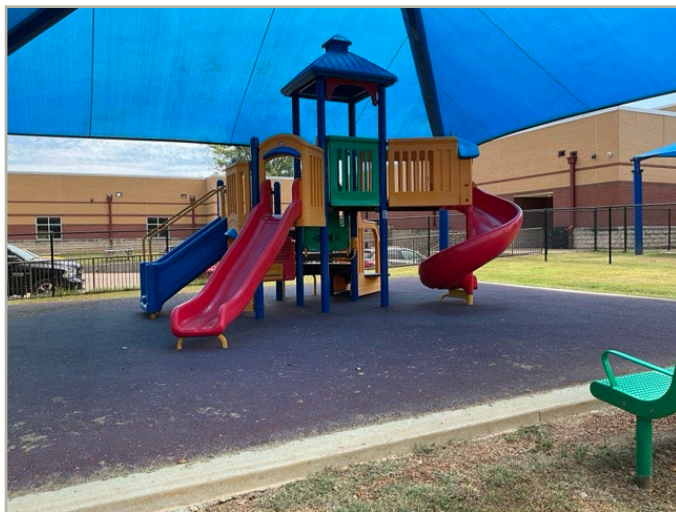
Annex Building: Systems Summary

Constructed/Renovated	2023	
Building Size	24,200 SF	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Flat construction with single-ply EPDM membrane	Good
Interiors	Walls: Painted CMU, ceramic tile Floors: LVT Ceilings: ACT, Unfinished/exposed	Good
Elevators	Passenger: 1 hydraulic cars serving both floors	Good
Plumbing	Distribution: PEX supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Rooftop Packaged units Supplemental components: Ductless split-system	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Annex Building: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring. Fed from Main Classroom building Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

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, ramps, and stairs	Good
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds, fencing Limited park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU, Concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

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 checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The facility was originally constructed in 2016. The Annex facility was added in 2023 and no accessibility improvements appear to have been implemented at that time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2016/2023	No	No
Main Classroom Building	2016	No	No
Annex Building	2023	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 Westhaven Elementary, 4585 Hodge Road, Memphis, Tennessee 38109, 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



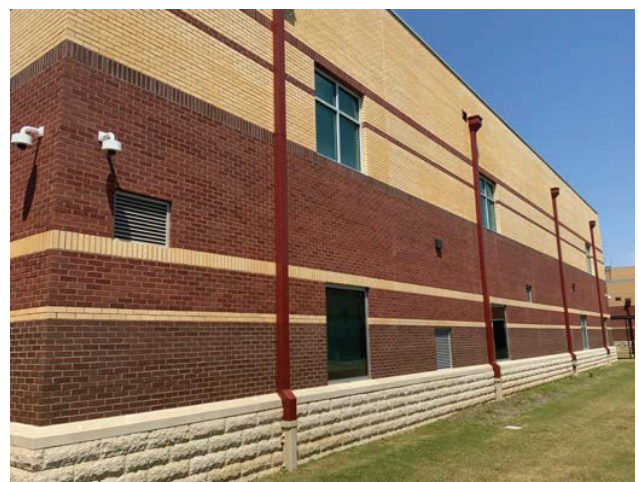
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FRONT ELEVATION ANNEX



6 - LEFT ELEVATION ANNEX

Photographic Overview



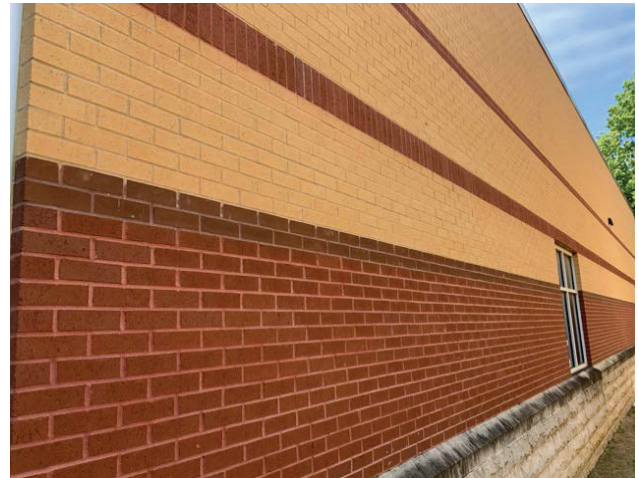
7 - REAR ELEVATION ANNEX



8 - RIGHT ELEVATION ANNEX



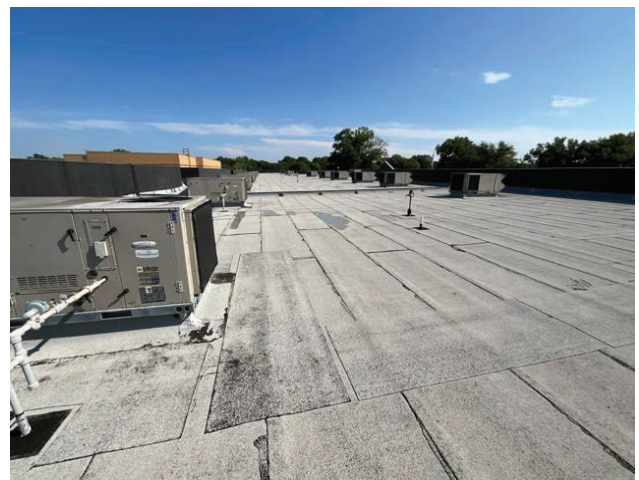
9 - FACADE



10 - FACADE ANNEX



11 - PRIMARY ROOF OVERVIEW



12 - ROOF OVERVIEW

Photographic Overview



13 - MUSIC CLASSROOM



14 - CLASSROOM



15 - LIBRARY



16 - CLASSROOM IN ANNEX



17 - DUCTLESS HVAC



18 - PACKAGED UNIT

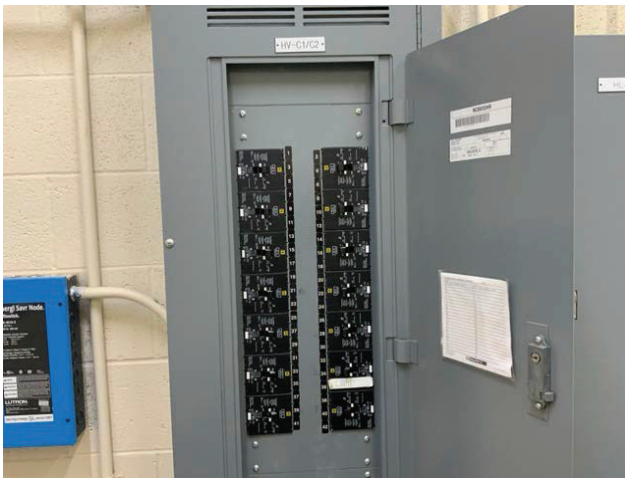
Photographic Overview



19 - WATER HEATER



20 - FIRE SUPPRESSION SYSTEM



21 - DISTRIBUTION PANEL



22 - AIR CONDITIONER TEMPORARY



23 - SECONDARY TRANSFORMER



24 - PICNIC TABLE

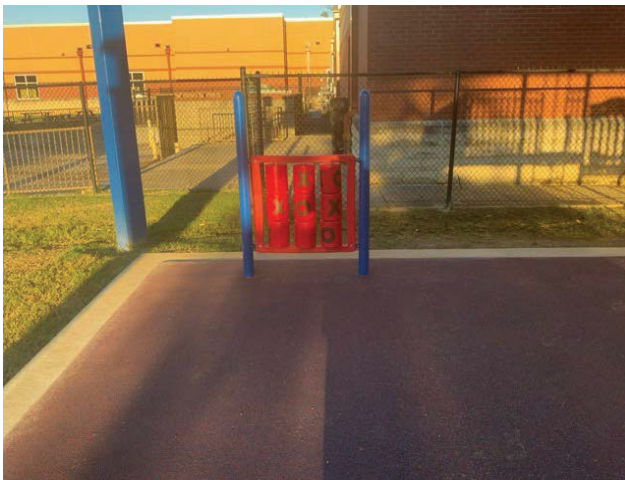
Photographic Overview



25 - SIGNAGE



26 - SIGNAGE



27 - PLAY STRUCTURE



28 - DUMPSTER ENCLOSURE



29 - PLAY STRUCTURE AND SUNSHADE





30 - BIKE RACK

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	163745.23R000-190.354	Westhaven Elementary	
	Source	On-Site Date	
	Google	August 16, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Westhaven Elementary

Name of person completing form: Xavier Coates

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 1

Date Completed: August 7, 2024

Phone Number: 901.517.2001

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 2016	Renovated 2023	
2	Building size in SF	109,500	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Annex bldg		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Westhaven Elementary

BV Project Number: 163745.23R000-190.354

Abbreviated Accessibility Checklist

Facility History and Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



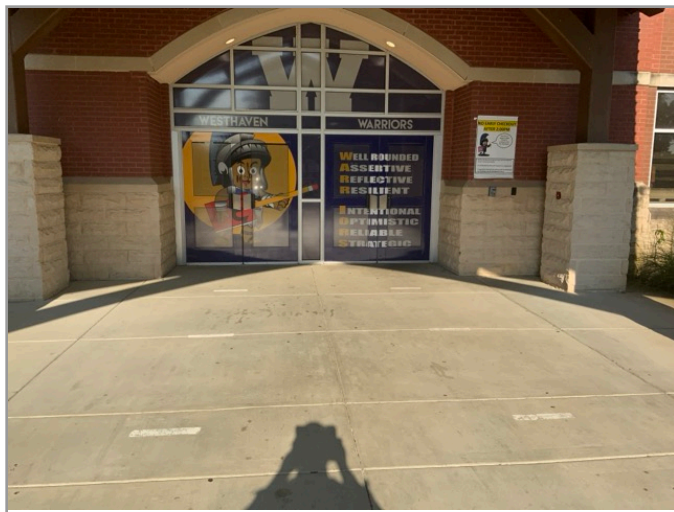
CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



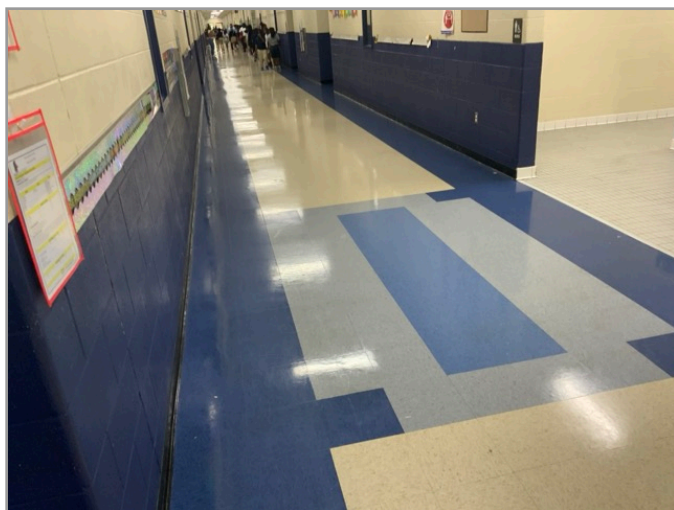
ADDITIONAL ENTRANCE

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

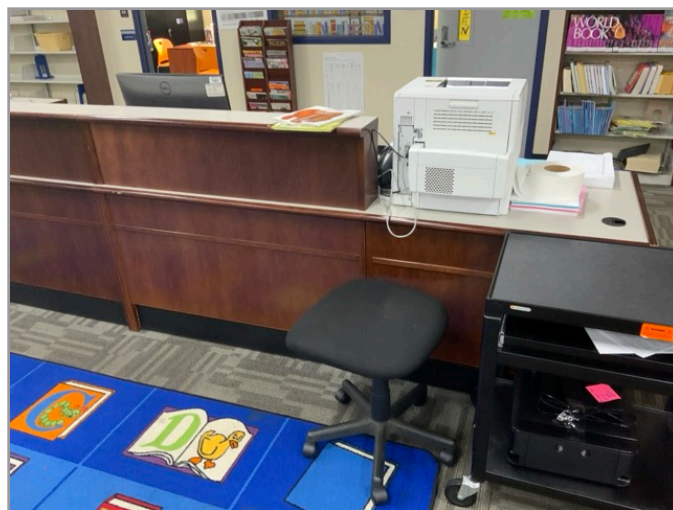
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

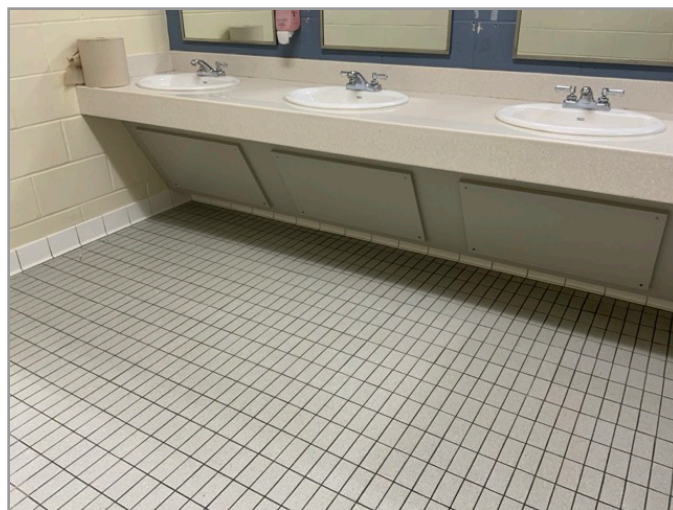
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Westhaven Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	100 LF	3	8129541
Fire Protection						
D4010	Site Utility Areas	Good	Supplemental Components, Fire Department Connection, Double	1	22	8129503
Electrical						
D5010	Site Utility Areas	Fair	Generator, Gas or Gasoline	1	17	8129531
Equipment & Furnishings						
E1030	Site Utility Areas	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	8129487
E1030	Site Utility Areas	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	8129504
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Concrete	4,900 SF	42	8129520
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	150,100 SF	2	8133228
G2030	Site	Good	Sidewalk, Concrete, Large Areas	33,310 SF	42	8113922
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	8113899
G2050	Site	Good	Playfield Surfaces, Rubber, Poured-in-Place	3,800 SF	19	8113903
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	8113869
Sitework						
G2060	Site	Good	Bollard, Concrete or Metal	17	22	8113955
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	6	12	8113914
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	25	12	8129486
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	12	8129497
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	70 LF	32	8129544
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 4'	500 LF	39	8113871

Component Condition Report | Westhaven Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Flagpole, Metal	1	22	8129545
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	33	12	8113895
Utilities						
G3010	Site Utility Areas	Good	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	2	22	8129539

Component Condition Report | Westhaven Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	1,500 SF	49	8122290
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	9,000 SF	49	8122327
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	15	29	8122316
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	22	8122285
Roofing						
B3010	Main roof	Good	Roofing, Single-Ply Membrane, EPDM	12,100 SF	19	8122151
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	19	8122321
B3060	Roof	Good	Roof Hatch, Metal	1	29	8122084
Interiors						
C1030	Throughout Building	Good	Door Hardware, School, per Door	40	29	8122303
C1030	Throughout Building	Good	Interior Door, Steel, Standard	34	39	8122311
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	24,000 SF	24	8122307
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	16	19	8122301
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	39	8122284
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	51,000 SF	9	8122292
C2030	Restrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	1,000 SF	14	8122323
C2030	Throughout Building	Good	Flooring, Luxury Vinyl Tile (LVT)	23,000 SF	14	8122324

Component Condition Report | Westhaven Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	14	8122326
D1010	Elevator Shafts/Utility	Good	Elevator Controls, Automatic, 1 Car	1	19	8122306
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	29	8122325
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (12 kW)	1	19	8122298
D2010	Teacher lounge	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	8122296
D2010	Classrooms General	Good	Shower, Ceramic Tile	1	29	8122304
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Service Sink, Floor	2	34	8122309
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	8122315
D2010	Restrooms	Good	Urinal, Standard	4	29	8122288
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	24,200 SF	39	8122313
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	6	14	8122314
D2010	Restrooms	Good	Toilet, Commercial Water Closet	22	29	8122302
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	29	8122297
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water	1	29	8122286
HVAC						
D3030	Roof	Good	Split System Ductless, Multi Zone, per 1 TON FCU	1	14	8114066
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114072
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114070
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114067
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114068
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114074
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114075
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114073

Component Condition Report | Westhaven Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114062
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114064
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114069
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8114071
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [ef-2]	5	23	8114065
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [ef-4]	1	24	8114063
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	24,200 SF	24	8122287
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	9	8122300
Electrical						
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	8122295
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	3	29	8122308
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	29	8122305
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	8122322
D5020	Electrical Room	Good	Distribution Panel, 277/480 V	2	29	8122294
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	24,200 SF	39	8122318
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	19	8122317
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	24,200 SF	19	8122310
Fire Alarm & Electronic Systems						
D7010	Throughout Building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	24,200 SF	14	8122312
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	24,200 SF	14	8122320
D7050	Electrical Room	Good	Fire Alarm Panel, Fully Addressable	1	14	8122293
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	24,200 SF	19	8122289
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	112 LF	19	8122299

Component Condition Report | Westhaven Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	78 LF	14	8122319

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	28,800 SF	42	8129483
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	7,500 SF	42	8129518
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	67	22	8129488
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	16	22	8129519
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	16	22	8129514
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	84,000 SF	12	8129515
B3010	Roof	Good	Roofing, Metal	500 SF	32	8129493
B3010	Roof	Good	Roofing, Asphalt Shingle, 30-Year Premium	1,300 SF	22	8129534
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	600 LF	12	8129491
B3060	Roof	Good	Roof Hatch, Metal	1	22	8129513
Interiors						
C1020	Classrooms General	Good	Interior Window, Fixed, 12 SF	43	32	8129521
C1030	Cafeteria	Good	Door Hardware, School, per Door	172	22	8113880
C1030	Cafeteria	Good	Interior Door, Steel, Standard	140	32	8113888
C1030	Hallways & Common Areas	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	8	32	8129522
C1070	Cafeteria	Fair	Suspended Ceilings, Acoustical Tile (ACT)	82,000 SF	16	8113947
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	12	8129542
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	181,600 SF	4	8129495
C2010	Classrooms Music	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	1,000 SF	12	8129501

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	5,000 SF	32	8129528
C2030	Cafeteria	Good	Flooring, Quarry Tile	3,500 SF	42	8113881
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	73,000 SF	9	8129509
C2030	Restrooms	Good	Flooring, Ceramic Tile	3,800 SF	32	8129525
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	4	8129536
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	4	8129508
Plumbing						
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Service Sink, Floor	4	27	8129499
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	28	22	8129547
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	22	8129485
D2010	Restrooms	Good	Shower, Ceramic Tile	2	22	8129538
D2010	Throughout Building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	36	22	8129512
D2010	Restrooms	Good	Urinal, Standard	8	22	8129490
D2010	Restrooms	Good	Toilet, Commercial Water Closet	36	22	8129524
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	85,300 SF	32	8129533
D2010	Restrooms	Good	Toilet, Child-Sized	8	22	8129484
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	18	7	8129492
HVAC						
D3020	Mechanical Room	Fair	Unit Heater, Electric	1	12	8129482
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	7	8113921
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	7	8113953
D3030	Classrooms Music	Excellent	Air Conditioner, Window/Thru-Wall	1	10	8129510
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	7	8113952
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113874
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113946

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113892
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	8113923
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113879
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113938
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113865
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113926
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113891
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113957
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113934
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113932
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113876
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113958
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113884
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113917
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113889
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113900
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113956
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113954
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113890
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113950
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113948
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113940
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113902
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113907
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113915

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113897
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113945
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113928
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113933
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113927
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113901
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113875
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113961
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	12	8113872
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113864
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113941
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113919
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113944
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113906
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113862
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113918
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113931
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113887
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113863
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113924
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113882
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113904
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113912
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113959
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113943

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113886
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113870
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8113898
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	35	16	8113878
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	17	8113866
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	17	8113909
Fire Protection						
D4010	Cafeteria	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	3 LF	12	8113913
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	85,300 SF	17	8129502
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	25	5	8129496
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8129516
Electrical						
D5020	Utility Rooms/Areas	Good	Distribution Panel, 277/480 V	3	22	8129526
D5020	Electrical Room	Good	Distribution Panel, 277/480 V	3	22	8129532
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	22	8129546
D5020	Cafeteria	Good	Distribution Panel, 120/208 V	3	22	8113937
D5020	Throughout Building	Good	Distribution Panel, 120/208 V	7	22	8129517
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	22	8129498
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	85,300 SF	32	8129506
D5040	Electrical Room	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	12	8129530
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	85,300 SF	12	8129535
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	67	12	8129507
D5040	Electrical Room	Fair	Lighting Controls, Dimming Panel, Standard	10	12	8129523
Fire Alarm & Electronic Systems						
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	85,300 SF	7	8129529

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	85,300 SF	7	8129505
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	85,300 SF	12	8129537
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7	8129489
D7050	Hallways & Common Areas	Fair	Fire Alarm Panel, Annunciator	1	7	8129500
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	8113916
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8113942
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	8113935
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	22	8113877
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8113936
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8113873
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8113894
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8113911
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8113930
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	8113910
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8113867
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	2	8113908
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8113951
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	8113939
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8113868
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8113960
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	8113893
E1030	Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	1 LF	12	8113905
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	7	7	8113896
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8129548

Component Condition Report | Westhaven Elementary / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Good	Casework, Countertop, Solid Surface	350 LF	32	8129494
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	500 LF	12	8129540
Special Construction & Demo						
F1020	Roof	Good	Covered Walkway, Metal-Framed, Light/Medium Gauge	1,200 SF	29	8129511

Component Condition Report | Westhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	2	12	8132945
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	12	8132946
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	12	8132944

Appendix F:

Replacement Reserves

Replacement Reserves Report



9/30/2024

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
Westhaven Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,812
Westhaven Elementary / Annex Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,794	\$0	\$0	\$0	\$0	\$521,783	\$0	\$0	\$0	\$0	\$915,593	\$0	\$1,538,170
Westhaven Elementary / Main Classroom Building	\$0	\$0	\$22,279	\$0	\$373,061	\$6,434	\$2,030	\$697,837	\$0	\$476,242	\$2,957	\$12,458	\$3,273,191	\$0	\$501,363	\$8,647	\$539,181	\$224,905	\$0	\$0	\$3,973	\$6,144,557
Westhaven Elementary / Site	\$0	\$0	\$71,658	\$164	\$0	\$0	\$0	\$98,568	\$0	\$0	\$0	\$0	\$354,152	\$220	\$0	\$0	\$0	\$384,361	\$0	\$173,246	\$0	\$1,082,371
Grand Total	\$0	\$0	\$93,937	\$164	\$373,061	\$6,434	\$2,030	\$796,405	\$0	\$577,036	\$2,957	\$12,458	\$3,650,155	\$220	\$1,023,146	\$8,647	\$539,181	\$609,266	\$0	\$1,088,840	\$3,973	\$8,787,910

Westhaven Elementary

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate								
G2050	Site		8132945	Play Structure, Multipurpose, Very Small, Replace	20	8	12	2	EA	\$6,000.00	\$12,000													\$12,000									\$12,000								
G2060	Site		8132946	Park Bench, Metal Powder-Coated, Replace	20	8	12	4	EA	\$700.00	\$2,800													\$2,800									\$2,800								
G2060	Site		8132944	Bike Rack, Fixed 1-5 Bikes, Replace	20	8	12	2	EA	\$600.00	\$1,200													\$1,200									\$1,200								
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,000		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,812

Westhaven Elementary / Annex Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
B3010	Main roof	8122151	Roofing, Single-Ply Membrane, EPDM, Replace		20	1	19	12100	SF	\$11.00	\$133,100																				\$133,100		\$133,100			
B3020	Roof	8122321	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	1	19	200	LF	\$9.00	\$1,800																				\$1,800		\$1,800			
C1090	Restrooms	8122301	Toilet Partitions, Plastic/Laminate, Replace		20	1	19	16	EA	\$750.00	\$12,000																				\$12,000		\$12,000			
C2010	Throughout Building	8122292	Wall Finishes, any surface, Prep & Paint		10	1	9	51000	SF	\$1.50	\$76,500										\$76,500										\$76,500		\$153,000			
C2030	Restrooms	8122323	Flooring, Luxury Vinyl Tile (LVT), Replace		15	1	14	1000	SF	\$7.50	\$7,500															\$7,500						\$7,500		\$7,500		
C2030	Throughout Building	8122324	Flooring, Luxury Vinyl Tile (LVT), Replace		15	1	14	23000	SF	\$7.50	\$172,500															\$172,500							\$172,500		\$172,500	
D1010	Elevator Shafts/Utility	8122326	Elevator Cab Finishes, Standard, Replace		15	1	14	1	EA	\$9,000.00	\$9,000															\$9,000							\$9,000		\$9,000	
D1010	Elevator Shafts/Utility	8122306	Elevator Controls, Automatic, 1 Car, Replace		20	1	19	1	EA	\$5,000.00	\$5,000																				\$5,000		\$5,000		\$5,000	
D2010	Mechanical Room	8122298	Water Heater, Electric, Commercial (12 kW), Replace		20	1	19	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400		\$12,400	
D2010	Hallways & Common Areas	8122314	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	1	14	6	EA	\$1,200.00	\$7,200															\$7,200							\$7,200		\$7,200	
D3030	Roof	8114066	Split System Ductless, Multi Zone, per 1 TON FCU, Replace		15	1	14	1	EA	\$2,810.00	\$2,810															\$2,810							\$2,810		\$2,810	
D3050	Roof	8114067	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114072	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114070	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114068	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114074	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114075	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114073	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114062	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114064	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114069	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D3050	Roof	8114071	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500		\$7,500		\$7,500	
D4030	Throughout Building	8122300	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	5	EA	\$150.00	\$750											\$750									\$750		\$1,500		\$1,500	
D5040	Building Exterior	8122317	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	1	19	12	EA	\$600.00	\$7,200																				\$7,200		\$7,200		\$7,200	
D5040	Throughout Building	8122310	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	1	19	24200	SF	\$4.50	\$108,900																				\$108,900			\$108,900		\$108,900
D7010	Throughout Building	8122312	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	1	14	24200	SF	\$3.25	\$78,650																\$78,650							\$78,650		\$78,650
D7030	Throughout Building	8122320	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	1	14	24200	SF	\$2.00	\$48,400																\$48,400							\$48,400		\$48,400
D7050	Electrical Room	8122293	Fire Alarm Panel, Fully Addressable, Replace		15	1	14	1	EA	\$15,000.00	\$15,000																\$15,000							\$15,000		\$15,000
D7050	Throughout Building	8122289	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	1	19	24200	SF	\$2.00	\$48,400																				\$48,400			\$48,400		\$48,400
E2010	Throughout Building	8122319	Casework, Countertop, Plastic Laminate, Replace		15	1	14	78	LF	\$50.00	\$3,900																\$3,900							\$3,900		\$3,900
E2010	Throughout Building	8122299	Casework, Cabinetry, Standard, Replace		20	1	19	112	LF	\$300.00	\$33,600																				\$33,600			\$33,600		\$33,600
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,250	\$0	\$0	\$0	\$0	\$344,960	\$0	\$0	\$0	\$0	\$522,150	\$0	\$944,360		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,794	\$0	\$0	\$0	\$0	\$521,783	\$0	\$0	\$0	\$0	\$915,593	\$0	\$1,538,170		

Westhaven Elementary / Main Classroom Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B3010	Roof	8129515	Roofing, Modified Bitumen, Replace	20	8	12		84000	SF	\$10.00	\$840,000													\$840,000									\$840,000
B3020	Roof	8129491	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12		600	LF	\$9.00	\$5,400													\$5,400									\$5,400
C1070	Cafeteria	8113947	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16		82000	SF	\$3.50	\$287,000																	\$287,000					\$287,000
C1090	Restrooms	8129542	Toilet Partitions, Plastic/Laminate, Replace	20	8	12		20	EA	\$750.00	\$15,000													\$15,000									\$15,000

Replacement Reserves Report



9/30/2024

Format	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	Subtotal	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3050	Roof		8113882	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3050	Roof		8113904	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$75,000.00	\$75,000															\$75,000									\$75,000	
D3050	Roof		8113912	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3050	Roof		8113959	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3050	Roof		8113943	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3050	Roof		8113887	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3050	Roof		8113863	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3050	Roof		8113886	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$11,000.00	\$11,000															\$11,000									\$11,000	
D3050	Roof		8113870	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$9,000.00	\$9,000															\$9,000									\$9,000	
D3050	Roof		8113898	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$7,500.00	\$7,500															\$7,500									\$7,500	
D3060	Roof		8113878	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	9	16	35	EA	\$1,400.00	\$49,000																		\$49,000						\$49,000	
D3060	Roof		8113866	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace		25	8	17	1	EA	\$2,400.00	\$2,400																				\$2,400				\$2,400	
D3060	Roof		8113909	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace		25	8	17	1	EA	\$2,400.00	\$2,400																				\$2,400				\$2,400	
D4010	Throughout Building		8129502	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	8	17	85300	SF	\$1.07	\$91,271																			\$91,271					\$91,271	
D4010	Cafeteria		8113913	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	8	12	3	LF	\$400.00	\$1,200														\$1,200										\$1,200	
D4030	Throughout Building		8129496	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	25	EA	\$150.00	\$3,750							\$3,750																	\$3,750	
D4030	Commercial Kitchen		8129516	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	1	EA	\$300.00	\$300							\$300																	\$300	
D5040	Electrical Room		8129530	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace		20	8	12	1	EA	\$4,680.00	\$4,680															\$4,680									\$4,680	
D5040	Electrical Room		8129523	Lighting Controls, Dimming Panel, Standard, Replace		20	8	12	10	EA	\$1,760.00	\$17,600															\$17,600									\$17,600	
D5040	Throughout Building		8129535	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	8	12	85300	SF	\$4.50	\$383,850															\$383,850									\$383,850	
D5040	Building Exterior		8129507	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	8	12	67	EA	\$600.00	\$40,200															\$40,200									\$40,200	
D7010	Throughout Building		8129529	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	8	7	85300	SF	\$3.25	\$277,225									\$277,225															\$277,225	
D7030	Throughout Building		8129505	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	8	7	85300	SF	\$2.00	\$170,600									\$170,600															\$170,600	
D7050	Office Areas		8129489	Fire Alarm Panel, Fully Addressable, Replace		15	8	7	1	EA	\$15,000.00	\$15,000									\$15,000															\$15,000	
D7050	Hallways & Common Areas		8129500	Fire Alarm Panel, Annunciator, Replace		15	8	7	1	EA	\$1,580.00	\$1,580									\$1,580															\$1,580	
D7050	Throughout Building		8129537	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	8	12	85300	SF	\$2.00	\$170,600														\$170,600										\$170,600	
E1030	Kitchen		8113908	Foodservice Equipment, Steamer, Freestanding, Replace		10	8	2	2	EA	\$10,500.00	\$21,000				\$21,000											\$21,000									\$42,000	
E1030	Kitchen		8113960	Foodservice Equipment, Convection Oven, Double, Replace		10	6	4	1	EA	\$8,280.00	\$8,280							\$8,280											\$8,280							\$16,560
E1030	Kitchen		8113868	Foodservice Equipment, Convection Oven, Double, Replace		10	6	4	1	EA	\$8,280.00	\$8,280							\$8,280											\$8,280							\$16,560
E1030	Kitchen		8113916	Foodservice Equipment, Range, 2-Burner, Replace		15	9	6	1	EA	\$1,700.00	\$1,700								\$1,700																\$1,700	
E1030	Kitchen		8113893	Foodservice Equipment, Icemaker, Freestanding, Replace		15	8	7	1	EA	\$6,700.00	\$6,700									\$6,700															\$6,700	
E1030	Kitchen		8113896	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	8	7	7	EA	\$4,700.00	\$32,900									\$32,900															\$32,900	
E1030	Kitchen		8113936	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace		15	8	7	1	EA	\$4,600.00	\$4,600									\$4,600															\$4,600	
E1030	Kitchen		8113951	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	8	7	1	EA	\$3,600.00	\$3,600									\$3,600															\$3,600	
E1030	Kitchen		8113894	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	8	7	1	EA	\$1,700.00	\$1,700									\$1,700															\$1,700	
E1030	Kitchen		8113911	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	8	7	1	EA	\$4,500.00	\$4,500									\$4,500															\$4,500	
E1030	Kitchen		8113930	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace		15	8	7	1	EA	\$4,600.00	\$4,600									\$4,600															\$4,600	
E1030	Kitchen		8113867	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	8	7	1	EA	\$1,700.00	\$1,700									\$1,700															\$1,700	
E1030	Kitchen		8113942	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	8	7	1	EA	\$1,700.00	\$1,700									\$1,700															\$1,700	
E1030	Kitchen		8113873	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	8	7	1	EA	\$3,600.00	\$3,600									\$3,600															\$3,600	
E1030	Kitchen		8113935	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	8	7	1	EA	\$2,700.00	\$2,700									\$2,700															\$2,700	
E1030	Kitchen		8113905	Commercial Kitchen Line, Dishwashing Equipment, Replace		20	8	12	1	LF	\$3,000.00	\$3,000														\$3,000										\$3,000	
E1030	Kitchen		8113910	Foodservice Equipment, Walk-In, Refrigerator, Replace		20	3	17	1	EA	\$15,000.00	\$15,000																				\$15,000				\$15,000	
E1030	Kitchen		8113939	Foodservice Equipment, Walk-In, Freezer, Replace		20	3	17	1	EA	\$25,000.00	\$25,000																				\$25,000				\$25,000	
E1040	Hallways & Common Areas		8129548	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace		10	5	5	1	EA	\$1,500.00	\$1,500							\$1,500											\$1,500						\$3,000	
E2010	Throughout Building		8129540	Casework, Cabinetry, Standard, Replace		20	8	12	500	LF	\$300.00	\$150,000														\$150,000										\$150,000	
Totals, Unescalated														\$0	\$0	\$21,000	\$0	\$331,460	\$5,550	\$1,700	\$567,405	\$0	\$365,000	\$2,200	\$9,000	\$2,295,750	\$0	\$331,460	\$5,550	\$336,000	\$136,071	\$0	\$0	\$2,200	\$4,410,346		
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$22,279	\$0	\$373,061	\$6,434	\$2,030	\$697,837	\$0	\$476,242	\$2,957	\$12,458	\$3,273,191	\$0	\$501,363	\$8,647	\$539,181	\$224,905	\$0	\$0	\$3,973	\$6,144,557		

Westhaven Elementary / Site

[illegible]



9/30/2024

Unif	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2050		Site		8113869	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$20,000.00	\$20,000												\$20,000										\$20,000
G2050		Site		8113903	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	1	19	3800	SF	\$26.00	\$98,800																				\$98,800		\$98,800
G2060		Site		8113914	Picnic Table, Wood/Composite/Fiberglass, Replace	20	8	12	6	EA	\$600.00	\$3,600												\$3,600										\$3,600
G2060		Site		8129486	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	8	12	25	EA	\$150.00	\$3,750												\$3,750										\$3,750
G2060		Site		8129497	Signage, Property, Building or Pole-Mounted, Replace/Install	20	8	12	1	EA	\$1,500.00	\$1,500												\$1,500										\$1,500
G4050		Site		8113895	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	33	EA	\$4,000.00	\$132,000												\$132,000										\$132,000
Totals, Unescalated													\$0	\$0	\$67,545	\$150	\$0	\$0	\$0	\$80,145	\$0	\$0	\$0	\$0	\$248,395	\$150	\$0	\$0	\$0	\$232,545	\$0	\$98,800	\$0	\$727,730
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$71,658	\$164	\$0	\$0	\$0	\$98,568	\$0	\$0	\$0	\$0	\$354,152	\$220	\$0	\$0	\$0	\$384,361	\$0	\$173,246	\$0	\$1,082,371

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	8122306	D1010	Elevator Controls	Automatic, 1 Car		Westhaven Elementary / Annex Building	Elevator Shafts/Utility				2023		
2	8122325	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Westhaven Elementary / Annex Building	Elevator Shafts/Utility	Inaccessible	Inaccessible	Inaccessible	2023		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8122298	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Westhaven Elementary / Annex Building	Mechanical Room	Bradford White	LE350S3-3NLWW	YH50127517	2023		
2	8122286	D2010	Backflow Preventer	Domestic Water	2.5 IN	Westhaven Elementary / Annex Building	Mechanical Room	Zurn Wilkins	375	L150956	2023		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129482	D3020	Unit Heater	Electric	5 KW	Westhaven Elementary / Main Classroom Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2016		
2	8129510	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Westhaven Elementary / Main Classroom Building	Classrooms Music	Weltem	WPC-4000P	AMP412204 083	2024		
3	8114066	D3030	Split System Ductless	Multi Zone, per 1 TON FCU	1 TON	Westhaven Elementary / Annex Building	Roof	Daikin Industries	RX12AXVJÚ	K030080	2023		
4	8113953	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Westhaven Elementary / Main Classroom Building	Roof	Daikin Industries	AK09NMVJU	G001130	2016		
5	8113952	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Westhaven Elementary / Main Classroom Building	Roof	Daikin Industries	RK0BNMV	9011	2016		

6	8113921	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Daikin Industries	RXS36LVJU	E006800	2016
7	8113872	D3050	Make-Up Air Unit	MUA or MAU		Westhaven Elementary / Main Classroom Building	Roof	Lennox	Illegible	Illegible	2016
8	8113874	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G.	5615M01553	2016
9	8113946	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH072H4BU4G	5615M01592	2016
10	8114072	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623800943	2023
11	8113892	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01562	2016
12	8113923	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH048H4EU46	5615M01580	2015
13	8113879	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01558	2016
14	8113938	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EWAG	5615M01547	2016
15	8113865	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01549	2016
16	8113926	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01559	2016
17	8113891	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01576	2016

18	8114070	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623B00938	2023
19	8114067	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623800945	2023
20	8113957	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01570	2016
21	8113934	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH150S4MH4G	5615M00597	2016
22	8113932	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01571	2016
23	8113876	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01569	2016
24	8113958	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01566	2016
25	8114068	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623B00949	2023
26	8113884	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01577	2016
27	8113917	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01542	2016
28	8113889	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01563	2016
29	8113900	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01564	2016

30	8113956	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EY4G	5615M01579	2016
31	8113954	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01545	2016
32	8113890	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01574	2016
33	8114074	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623800939	2023
34	8114075	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623B00932	2023
35	8113950	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01567	2016
36	8113948	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH060H4ES4G	5615M01588	2016
37	8113940	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01561	2016
38	8113902	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH300S4MH3G	5615M01752	2016
39	8113907	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	KGB024S4DW1P	5615M02523	2016
40	8113915	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01568	2016
41	8113897	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH048H4EU4G	5615M01582	2016

42	8114073	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623B00947	2023
43	8113945	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01541	2016
44	8113928	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EWAG	5615M01550	2016
45	8113933	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01572	2016
46	8114062	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	: 5623800941	2023
47	8113927	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01543	2016
48	8114064	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623800940	2023
49	8114069	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623800936	2023
50	8113901	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01554	2016
51	8113875	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH150S4MH4G	5615M00598	2016
52	8113961	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH072H4BH4G	5615M01589	2016
53	8113864	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01575	2016

54	8113941	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01544	2016
55	8113919	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	KGB024S4DW1P	5615M02522	2016
56	8113944	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01546	2016
57	8113906	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01548	2016
58	8113862	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH048H4EU4G	5615M01583	2016
59	8113918	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01556	2016
60	8113931	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8.5 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH102H4MM2G	5615M00584	2016
61	8113887	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01552	2016
62	8113863	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01551	2016
63	8113924	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH180H4MM3G	5615M01746	2016
64	8113882	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01565	2016

65	8113904	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	30 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH360H4BH1G	5815M01853	2016	
66	8113912	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01557	2016	
67	8113959	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01560	2016	
68	8113943	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01573	2016	
69	8113886	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH060H4EU4G	5615M01587	2016	
70	8113870	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH048H4EU4G	5615M01581	2016	
71	8114071	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623B00935	2023	
72	8113898	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Westhaven Elementary / Main Classroom Building	Roof	Lennox	LGH036H4EW4G	5615M01555	2016	
73	8113878	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Westhaven Elementary / Main Classroom Building	Roof	Cook	Illegible	Illegible	2015	35
74	8113866	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM	2000 CFM	Westhaven Elementary / Main Classroom Building	Roof	ECON-AIR	EADU180H	NA	2016	
75	8113909	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM	2000 CFM	Westhaven Elementary / Main Classroom Building	Roof	ECON-AIR	EADU30H	NA	2016	
76	8114065	D3060	Exhaust Fan [ef-2]	Centrifugal, 12" Damper	1000 CFM	Westhaven Elementary / Annex Building	Roof	Twin City Fan & Blower	DCRD-095B	500018266-00017	2022	5

77	8114063	D3060	Exhaust Fan [ef-4]	Centrifugal, 16" Damper	2000 CFM	Westhaven Elementary / Annex Building	Roof	Twin City Fan & Blower	DCRD-160B	50226-4-00002	2023		
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8113913	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Westhaven Elementary / Main Classroom Building	Cafeteria				2016		3
2	8129496	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Westhaven Elementary / Main Classroom Building	Throughout Building				2019		25
3	8122300	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Westhaven Elementary / Annex Building	Throughout Building				2023		5
4	8129516	D4030	Fire Extinguisher	Wet Chemical/CO2		Westhaven Elementary / Main Classroom Building	Commercial Kitchen				2019		
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129531	D5010	Generator	Gas or Gasoline	250 KW	Westhaven Elementary / Site	Site Utility Areas	Olympian	Inaccessible	Inaccessible	2016		
2	8122295	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Westhaven Elementary / Annex Building	Electrical Room	Siemens	Inaccessible	Inaccessible	2023		
3	8129546	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Westhaven Elementary / Main Classroom Building	Electrical Room	Sorgel	EP45T3HNISCUNP	006500165749	2016		
4	8122322	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Westhaven Elementary / Annex Building	Electrical Room	Siemens	3F3Y112CD16	CB01220040	2023		
5	8129498	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Westhaven Elementary / Main Classroom Building	Electrical Room	Sorgel	EP75T3HNISCUNP	00650016902	2016		
6	8122308	D5020	Distribution Panel	120/208 V	400 AMP	Westhaven Elementary / Annex Building	Electrical Room	Siemens	P5	No dataplate	2023		3

7	8113937	D5020	Distribution Panel	120/208 V	400 AMP	Westhaven Elementary / Main Classroom Building	Cafeteria	Square D	NA	NA	2016	3	
8	8122305	D5020	Distribution Panel	120/208 V	200 AMP	Westhaven Elementary / Annex Building	Electrical Room	Siemens	P1	No dataplate	2023		
9	8129517	D5020	Distribution Panel	120/208 V	200 AMP	Westhaven Elementary / Main Classroom Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2016	7	
10	8129526	D5020	Distribution Panel	277/480 V	125 AMP	Westhaven Elementary / Main Classroom Building	Utility Rooms/Areas	Square D	NF	No dataplate	2016	3	
11	8129532	D5020	Distribution Panel	277/480 V	600 AMP	Westhaven Elementary / Main Classroom Building	Electrical Room	Square D	12363444760050001	No dataplate	2016	3	
12	8122294	D5020	Distribution Panel	277/480 V	400 AMP	Westhaven Elementary / Annex Building	Electrical Room	Siemens	P1E42ML400ABST	No dataplate	2023	2	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8122293	D7050	Fire Alarm Panel	Fully Addressable		Westhaven Elementary / Annex Building	Electrical Room	Siemens	Inaccessible	Inaccessible	2023		
2	8129489	D7050	Fire Alarm Panel	Fully Addressable		Westhaven Elementary / Main Classroom Building	Office Areas	EST	Inaccessible	Inaccessible	2016		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8113868	E1030	Foodservice Equipment	Convection Oven, Double		Westhaven Elementary / Main Classroom Building	Kitchen	Blodgett	SH0-100-G	041416CR008T	2016		
2	8113960	E1030	Foodservice Equipment	Convection Oven, Double		Westhaven Elementary / Main Classroom Building	Kitchen	Blodgett	SH0-100-G	031516CR035T	2016		

3	8113873	E1030	Foodservice Equipment	Dairy Cooler/Wells	Westhaven Elementary / Main Classroom Building	Kitchen	NA	D0MC-164-A	16030459	2016	
4	8113951	E1030	Foodservice Equipment	Dairy Cooler/Wells	Westhaven Elementary / Main Classroom Building	Kitchen	NA	D0MC-164-A	16030453	2016	
5	8113911	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Westhaven Elementary / Main Classroom Building	Kitchen	ECON-AIR	8:5424 EX-2	Job 2275969	2016	
6	8113942	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Westhaven Elementary / Main Classroom Building	Kitchen	Fwe	UHS-12P	154666403	2016	
7	8113894	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Westhaven Elementary / Main Classroom Building	Kitchen	Carter-Hoffmann	HL1-18-9	112015 589979	2016	
8	8113867	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Westhaven Elementary / Main Classroom Building	Kitchen	Fwe	MTU-12P	164819501	2016	
9	8113893	E1030	Foodservice Equipment	Icemaker, Freestanding	Westhaven Elementary / Main Classroom Building	Kitchen	Manitowoc	KY0420A-261	1120164417	2016	
10	8113896	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Westhaven Elementary / Main Classroom Building	Kitchen	NA	Inaccessible	Inaccessible	2016	7
11	8113916	E1030	Foodservice Equipment	Range, 2-Burner	Westhaven Elementary / Main Classroom Building	Kitchen	Southbend	Inaccessible	Inaccessible	2015	
12	8113935	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Westhaven Elementary / Main Classroom Building	Kitchen	Traulsen	2000T0	T45619D16	2016	
13	8113908	E1030	Foodservice Equipment	Steamer, Freestanding	Westhaven Elementary / Main Classroom Building	Kitchen	NA	NA	NA	2016	2
14	8129487	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Westhaven Elementary / Site	Site Utility Areas	Turbo Air	TH010MR404A2-T	MCT10220Y 021	2016	

