

FACILITY CONDITION ASSESSMENT

prepared for



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



Westside Elementary School
3347 Dawn Drive
Memphis, Tennessee 38127

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

April 19, 2024

ON SITE DATE:

December 11, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	2
Main Address	3347 Dawn Drive, Memphis, Tennessee 38127
Site Developed	1951 Renovated 1999
Site Area	12.0 acres (shared with middle school on 25 acres)
Parking Spaces	60 total spaces all in open lots; 4 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 11, 2023
Management Point of Contact	Shelby County Board of Education, Ms. Mary Taylor, Manager 901.416.5376 Taylorm15@scsk12.org
On-site Point of Contact (POC)	Phyllis Christian, Plant Manager
Assessment and Report Prepared By	Edmund Gabay
Reviewed By	Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Westside Elementary School was originally constructed in 1951 with additional wings and Annex added in subsequent years. Westside Elementary is a fully functioning elementary school managed by Shelby County Board of Education. POC reports that there was a major renovation in 1999 and major HVAC upgrade in 2022.

Architectural

The main building was originally constructed in 1951 according to a site plan provided by POC. Most building envelope components appear to be original and in fair condition with isolated areas of broken bricks and missing mortar. The PVC/TPO type roof is estimated to be installed in 1999 and appears in fair condition as are the asphalt shingle hip roofs over the main building and annex. The interior finishes such as vinyl tile flooring, acoustic tile ceiling and paint have been replaced in the major renovations in 1999. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have been replaced or upgraded recently as a result of the major HVAC renovations in 1999 and 2022.

HVAC system consists of one 3045MBH and one 969MBH boiler for heating and a 26-ton chiller. The chiller and boilers serve numerous fan coil units throughout the school by means of a dual temperature piping system. Auxiliary cooling provided by split systems around the building. The HVAC is generally in good working condition with no major expenditures anticipated in the short term having been installed for the most part in 2022.

Electrical infrastructure consists of 277/480V, 200AMP 3 phase main distribution panel, two transformers and several 120/208V 400AMP panels in the main electrical room and several 400 AMP panels in the kitchen, circuit breaker panels throughout the facility with metal conduit and BX wiring. The electrical infrastructure is generally in good working condition having been upgraded in 1999 and no major expenditures are anticipated for the near term. Interior lighting consists mainly of 2 x 4 fluorescent fixtures with T-8 lamps.

The plumbing system does not appear to be adequate to serve the facilities. The equipment and fixtures appear to have been upgraded over the years except for the trough style sinks. The domestic water service within the school is well maintained, however, numerous faucets around the facility are leaking. POC reports that there are numerous incidents of clogging and drain line backups requiring calls for service. One water heater in the boiler room is over ten years old and is approaching the end of its useful life. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the near term. No major issues were observed or reported.

Fire protection consists of a hard-wired fire alarm system estimated to be more than 20 years old and fire extinguishers. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building has a wet type sprinkler system and dry system installed serving bathrooms and kitchen.

Site

The parking lots and sidewalks appear to have been replaced in 2000 after the original construction but are currently showing signs of wear and weathering including widespread areas of alligator cracking. Pavement striping has been worn out in all areas. Recently installed playground structures appeared in good condition.

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 FCIs 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 FCIs are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis Westside Elementary School(1952)			
Replacement Value \$ 21,353,200	Total SF 53,383	Cost/SF \$ 400	
Est Reserve Cost			FCI
Current		\$ 50,100	0.2 %
3-Year		\$ 904,900	4.2 %
5-Year		\$ 1,193,200	5.6 %
10-Year		\$ 2,675,100	12.5 %

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.

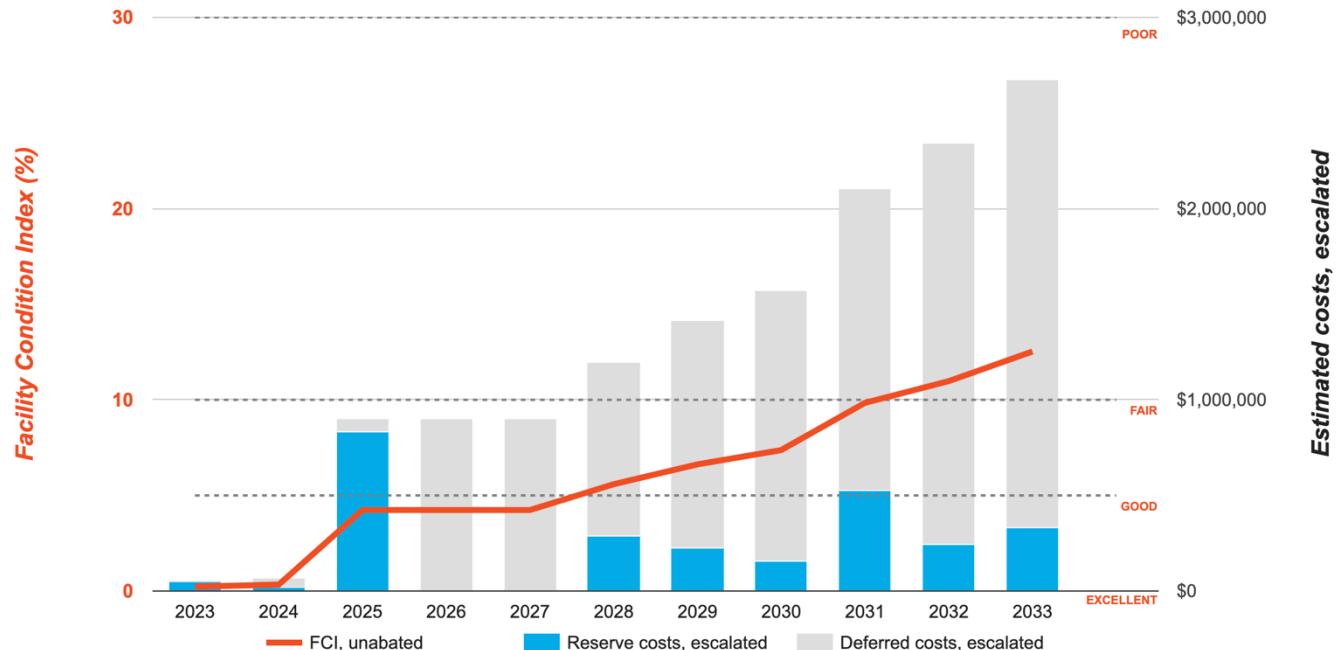
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Westside Elementary School

Replacement Value: \$21,353,200

Inflation Rate: 3.0%

Average Needs per Year: \$243,200



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$37,500	\$37,500
Facade	\$6,600	\$12,700	-	-	\$945,400	\$964,700
Roofing	\$1,100	\$182,200	-	\$30,100	\$209,700	\$423,100
Interiors	\$1,100	-	\$258,900	\$674,700	\$811,400	\$1,745,900
Conveying	-	-	\$3,500	\$6,300	\$80,800	\$90,600
Plumbing	\$12,000	\$454,000	-	\$15,700	\$120,300	\$602,000
HVAC	-	-	-	\$20,400	\$529,000	\$549,400
Fire Protection	-	-	-	\$5,100	\$43,300	\$48,400
Electrical	-	-	-	\$281,300	\$79,000	\$360,300
Fire Alarm & Electronic Systems	-	\$9,600	-	\$218,400	\$335,900	\$563,800
Equipment & Furnishings	-	-	\$26,000	\$119,800	\$100,200	\$246,000
Site Pavement	\$25,900	\$196,300	-	\$39,800	\$221,000	\$483,000
Site Development	\$3,500	-	-	\$57,500	\$245,000	\$305,900
Site Utilities	-	-	-	\$12,900	\$10,500	\$23,400
TOTALS (3% inflation)	\$50,100	\$854,700	\$288,300	\$1,481,900	\$3,768,900	\$6,443,900

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

Immediate Needs

Facility/Building	Total Items	Total Cost					
Westside Elementary School / Annex	1	\$1,100					
Westside Elementary School / Main Building	5	\$49,100					
Total	6	\$50,200					
Annex							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7170300	Westside Elementary School / Annex	Annex classroom 109	B3010	Roofing, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	\$1,100
Total (1 items)							\$1,100
Main Building							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7162496	Westside Elementary School / Main Building	Building exterior	B2010	Exterior Walls, Brick, Repair	Poor	Performance/Integrity	\$6,600
7166673	Westside Elementary School / Main Building	Electrical room	C1010	Interior Wall, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	\$1,100
7166690	Westside Elementary School / Main Building	Common Hall	D2010	Sink/Lavatory, Pedestal, Vitreous China, Replace	Poor	Performance/Integrity	\$12,000
7162471	Westside Elementary School / Main Building	South side	G1070	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	Poor	Performance/Integrity	\$3,500
7162484	Westside Elementary School / Main Building	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$25,900
Total (5 items)							\$49,100

Key Findings



Exterior Walls in Poor condition.

Brick
Main Building Westside Elementary School
Building exterior

Uniformat Code: B2010
Recommendation: **Repair in 2023**

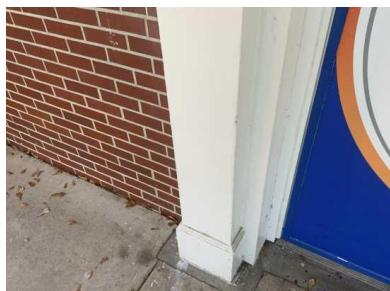
Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

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Isolated areas of missing mortar - AssetCALC ID: 7162496



Exterior Walls in Poor condition.

Wood Siding
Main Building Westside Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

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Isolated areas of rot and deterioration observed - AssetCALC ID: 7162511



Roofing in Failed condition.

any type, Repairs per Man-Day
Annex Westside Elementary School Annex
classroom 109

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Reports of leaking in classroom 109 - AssetCALC ID: 7170300



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Main Building Westside Elementary School
Roof - 2 story wing

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$171,700

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Widespread evidence of ponding water - AssetCALC ID: 7177800



Parking Lots in Poor condition.

Pavement, Asphalt
Main Building Westside Elementary School Site

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,900

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Large areas of severe alligator cracking - AssetCALC ID: 7162484



Interior Wall in Poor condition.

Gypsum Board/Plaster
Main Building Westside Elementary School
Electrical room

Uniformat Code: C1010
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Flaking paint on walls of Electrical Room - AssetCALC ID: 7166673



Parking Lots in Poor condition.

Pavement, Asphalt
Main Building Westside Elementary School Site

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,200

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Large areas of faded striping - AssetCALC ID: 7162503



Parking Lots in Poor condition.

Pavement, Asphalt
Main Building Westside Elementary School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$164,500

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Large areas of surface degradation - AssetCALC ID: 7162492



Plumbing System in Poor condition.

Supply and Sanitary, Medium Density (excludes fixtures)
Main Building Westside Elementary School
Throughout building

Uniformat Code: D2010
Recommendation: **Replace in 2025**

POC reports frequent clogging and backups of plumbing lines - AssetCALC ID: 7166708



Sink/Lavatory in Poor condition.

Pedestal, Vitreous China
Main Building Westside Elementary School
Common Hall

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Leaking faucets - AssetCALC ID: 7166690



Site Earthwork in Poor condition.

Slopes and Contours, Reshaping/Regrading
Main Building Westside Elementary School
South side

Uniformat Code: G1070
Recommendation: **Repair in 2023**

Grade is flat or sloping into building. Gutters and downspouts have no splash blocks or not connected to subsurface drainage system - AssetCALC ID: 7162471



Intercom/PA System in Poor condition.

Public Address Upgrade, Facility-Wide
Annex Westside Elementary School
Throughout building

Uniformat Code: D6060
Recommendation: **Replace in 2025**

POC states that PA system needs replacement - AssetCALC ID: 7170316

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$427,900

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Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

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Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

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Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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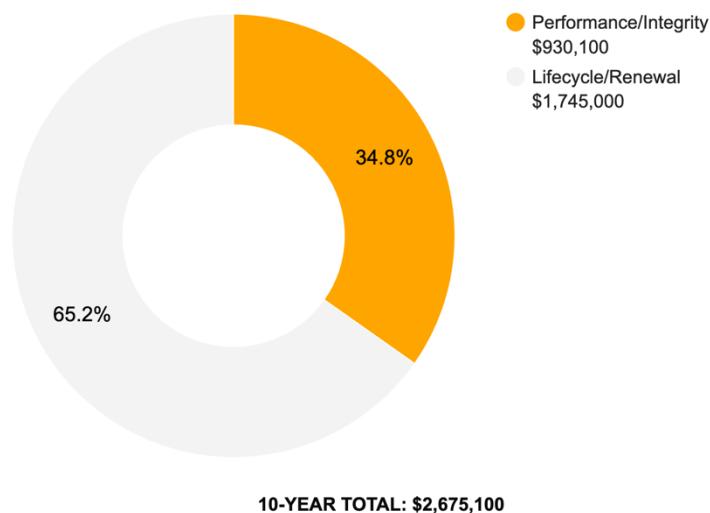
Plan Types

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 unreliable, 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 order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1951/1999	
Building/Group Size	47,900 SF	
Number of Stories	1 and 2 story above grade with partial below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system Masonry bearing walls with wood roof deck supported by wood joists and trusses with concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Wood trim, Stone veneer Windows: Aluminum	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, lath and plaster, painted CMU, ceramic tile Floors: VCT, quarry tile, sealed concrete Ceilings: Painted gypsum board, lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Good
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Electric domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Boilers, chillers feeding hydronic fan coil terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Isolated areas of missing mortar, rot and deterioration observed, widespread evidence of ponding water on roof, flaking paint on walls of electrical room, POC reports frequent clogging and backups of plumbing lines, POC states that PA system needs replacement	

3. Annex



Annex: Systems Summary

Constructed/Renovated	1960/1999	
Building Size	5,483 SF	
Number of Stories	1 story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists trusses and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Wood trim Windows: Aluminum	Good
Roof	Primary: Flat construction with asphalt shingles Secondary: Mansard construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, lath and plaster, painted CMU, ceramic tile Floors: VCT, quarry tile Ceilings: Painted gypsum board, lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Electric domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Annex: Systems Summary

HVAC	Central System: Boilers, chillers feeding fan coil terminal units Non-Central System: None Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Leak in Room 109 from roof	

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	Poor
Site Development	Property entrance signage: chain link, wrought iron fencing; Playgrounds and sports fields and site lights	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS Pedestrian walkway	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Grade is flat or sloping into building. Gutters and downspouts have no splash blocks or not connected to subsurface drainage system	

5. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Flat roof on 2 story wing was not accessed.
- Pitched roofs not accessed.

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1951 and substantially renovated in 1999 and some accessibility improvements appear to have been implemented at that time. Additional buildings added and renovated in phases over 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	1951/2022	No	No
Main Building	1951/1999	No	No
Annex	1960/1999	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus were 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 Westside Elementary School, 3347 Dawn Drive, Memphis, Tennessee 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

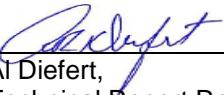
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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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 - BUILDING OVERVIEW



2 - ANNEX FRONT ELEVATION



3 - FRONT ELEVATION



4 - LEFT ELEVATION



5 - LEFT ELEVATION



6 - ANNEX RIGHT ELEVATION



Photographic Overview



7 - ANNEX HALLWAY



8 - ANNEX CLASSROOM



9 - KITCHEN



10 - MAIN HALLWAY



11 - COMPUTER ROOM



12 - LIBRARY

Photographic Overview



13 - 2ND FLOOR HALL



14 - FRONT OFFICE



15 - CAFETERIA



16 - ENTRANCE LOBBY



17 - WATER HEATER



18 - PLUMBING SYSTEM PIPING

Photographic Overview



19 - BOILER ROOM



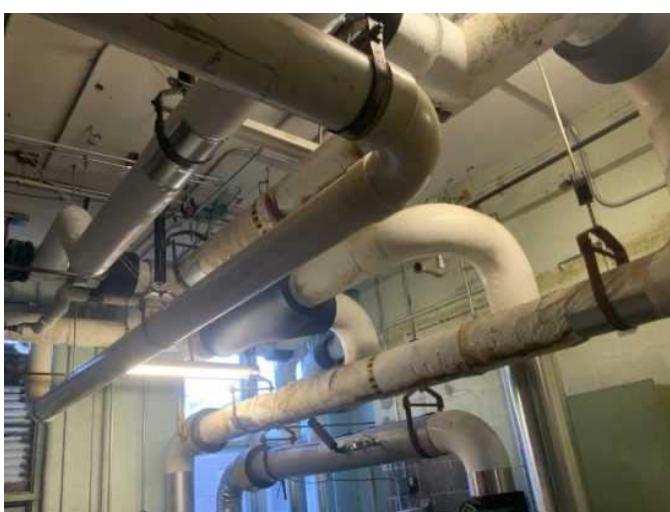
20 - BOILER



21 - TYPICAL AC UNIT



22 - HEATING WATER DISTRIBUTION PUMP



23 - DUAL TEMPERATURE PIPING SYSTEM



24 - PACKAGED UNIT

Photographic Overview



25 - TYPICAL FAN COIL UNIT



26 - SPRINKLER CONTROL VALVE



27 - TRANSFORMER



28 - ELECTRICAL DISTRIBUTION SYSTEM



29 - INTRUSION DETECTION SYSTEM



30 - FIRE ALARM SYSTEM ANNUNCIATOR

Photographic Overview



31 - FIRE ALARM PANEL



32 - BUILDING AUTOMATION SYSTEM



33 - PARKING LOT



34 - PROPERTY SIGN

Appendix B: Site Plan

Site Plan



Project Number	Project Name	
163745.23R000-052.354	Westside Elementary School	
Source	On-Site Date	
Google	December 11, 2023	



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Westside Elementary School
Name of person completing form: Phyllis Christian
Title / Association w/ property: Plant Manager
Length of time associated w/ property: 2 year
Date Completed: December 11, 2023
Phone Number: 901-530-7909
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 1969	Renovated 1999	Renovated 1999
2	Building size in SF	47,900 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1999	New windows and doors
		Roof	2020	Annex roof leaks
		Interiors	1999	Complete renovation
		HVAC	1999	New boiler
		Electrical	1999	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New hvac fan coil units 2022		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Need new intercom system		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			Roof drains allowing water to flow into the 2 story portion building
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				One closet
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Regular clogging toilets and sinks
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Intermittent heating and cooling
14	Is the electrical service outdated, undersized, or problematic?					
15	Are there any problems or inadequacies with exterior lighting?	X				Parking lot dark on right side
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				1999
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: *Accessibility Review and Photos*

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Westside Elementary School

BV Project Number: 163745.23R000-052.354

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			1999
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?		✗		

Westside Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Worn out pavement markings	
Exterior Accessible Route			Rail extensions not present. Debris and mud	
Building Entrances			Hardware not accessible	
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes		NA		
Playgrounds & Swimming Pools			No rails on ramp to playground	
Other		NA		

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

Westside Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



CURB CUT



ACCESSIBLE ENTRANCE



DOOR HARDWARE



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Westside Elementary School: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E: **Component Condition Report**

Component Condition Report | Westside Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	400	SF	18
Facade						
B2010	Building exterior	Poor	Exterior Walls, Brick, Repair	200	SF	0
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	7,000	SF	22
B2010	Building Exterior -2 story wing	Fair	Exterior Walls, Brick Veneer	7,000	SF	22
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	1,200	SF	2
B2020	Building Exterior -2 story wing	Fair	Glazing, any type by SF	5,000	SF	11
B2020	Building Exterior	Fair	Glazing, any type by SF	5,000	SF	11
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24		16
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8		16
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,400	SF	8
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	27,900	SF	17
B3010	Roof - 2 story wing	Poor	Roofing, Single-Ply Membrane, TPO/PVC	10,100	SF	2
Interiors						
C1010	Electrical room	Poor	Interior Wall, Gypsum Board/Plaster, Repair	300	SF	0
C1030	Stairs	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8		16
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	60		16
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	46,900	SF	9
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,800	SF	15
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	3,800	SF	10
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	86,200	SF	7
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	42,200	SF	5

Component Condition Report | Westside Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,900	SF	10
C2030	Restrooms	Fair	Flooring, Quarry Tile	2,400	SF	10
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	5	7162508
D1010	Machine room	Fair	Elevator Controls, Automatic, 1 Car	1	8	7162478
D1010	Machine room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	11	7162479
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	38,900	SF	2
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	11	7166683
D2010	Common Hall	Poor	Sink/Lavatory, Pedestal, Vitreous China	2	0	7166690
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	21	7166678
D2010	Restrooms	Fair	Urinal, Standard	11	11	7166668
D2010	Common Hall	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	11	7166672
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	11	7162491
D2010	Common Hall	Good	Drinking Fountain, Wall-Mounted, Single-Level	4	14	7166707
D2010	Restrooms	Fair	Toilet, Child-Sized	33	11	7166671
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW)	1	8	7162521
D2030	Basement Electrical Room	Good	Pump, Sump	2	24	7162488
HVAC						
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	29	7162522
D3020	Mechanical room	Good	Boiler, Gas, HVAC, 2501 to 5000 MBH	1	29	7162493
D3020	Basement Electrical Room	Fair	Unit Heater, Hydronic	1	8	7162523
D3020	Mechanical room	Good	Boiler Supplemental Components, Expansion Tank	1	39	7162494
D3030	Building exterior	Good	Chiller, Air-Cooled	1	23	7162506
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	7162482

Component Condition Report | Westside Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	7162486	
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	7162468	
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	7162519	
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	24	7162502	
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7162495	
D3050	Throughout building	Good	Fan Coil Unit, Hydronic Terminal	28	19	7162477	
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	24	7162507	
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	38,900	SF	16	7162526
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	24	7162501	
Fire Protection							
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10	LF	8	7166695
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	38,900	SF	21	7162476
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	9,000	SF	16	7162475
Electrical							
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [RC]	1	11	7166667	
D5020	Basement Electrical Room	Fair	Distribution Panel, 277/480 V [PNL LB]	1	11	7162512	
D5020	Basement Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	7162490	
D5020	Basement Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	7162525	
D5020	Basement Electrical Room	Fair	Distribution Panel, 120/208 V [SECTION-1 PNL RB]	1	11	7162505	
D5020	Kitchen	Fair	Distribution Panel, 120/208 V	1	11	7166684	
D5020	Basement Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	11	7162518	
D5020	Basement Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [T-RB]	1	11	7162473	
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [Section -1 PNL RC]	1	11	7166701	
D5020	Basement Electrical Room	Fair	Distribution Panel, 120/208 V [Section 1]	1	11	7162500	
D5040	Breezeways	Fair	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing	15	8	7166675	

Component Condition Report | Westside Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	38,900	SF	8
D5040	Building exterior	Good	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing	2		19
Fire Alarm & Electronic Systems						
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	38,900	SF	14
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	38,900	SF	14
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	38,900	SF	8
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1		6
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	38,900	SF	6
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		14
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		5
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		13
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		6
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1		10
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		6
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		6
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		5
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1		6
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		5
E1030	Kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1		9
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		8
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		6
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		6
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1		6
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		6

Component Condition Report | Westside Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	14	7166691	
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	7177801	
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7166692	
Sitework							
G1070	South side	Poor	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	1,000	SF	0	7162471
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	2	10	7162513	
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	350	LF	39	7162485
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300	LF	16	7162474
G2060	Site	Fair	Flagpole, Metal	1	11	7162527	
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	8	7162472	
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	200	LF	16	7162498
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	8	7162481	
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	5	19	7166674	
Pedestrian Plazas & Walkways							
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,000	SF	1	7162503
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	4,700	SF	0	7162484
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,000	SF	2	7162492
G2020	Site	Fair	Parking Lots, Pavement, Concrete	1,200	SF	10	7162483
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,300	SF	18	7162509
Athletic, Recreational & Playfield Areas							
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	17	7166703	
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7166676	
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	10	7166704	
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	3,300	SF	19	7162487
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	19	7162514	

Component Condition Report | Westside Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	8	7166702

Component Condition Report | Westside Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	300	SF	11
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	1,500	SF	18
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	100	SF	16
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000	SF	11
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3		16
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	5,483	SF	17
B3010	Annex classroom 109	Failed	Roofing, any type, Repairs per Man-Day, Repair	1		0
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10		16
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200	SF	10
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4		8
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,200	SF	5
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,200	SF	6
C2030	Restrooms	Fair	Flooring, Quarry Tile	300	SF	22
C2050	Restrooms	Good	Ceiling Finishes, Gypsum Board/Plaster	300	SF	26
Plumbing						
D2010	Restrooms	Fair	Toilet, Child-Sized	6		11
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4		11
D2010	Common hall	Good	Drinking Fountain, Wall-Mounted, Single-Level	1		12

Component Condition Report | Westside Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Common hall	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	7170319
D2010	Restrooms	Fair	Urinal, Standard	2	11	7170311
HVAC						
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	5,483 SF	16	7170307
D3050	Throughout building	Good	Fan Coil Unit, Hydronic Terminal	8	19	7170318
Electrical						
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,483 SF	8	7170315
Fire Alarm & Electronic Systems						
D6060	Throughout building	Poor	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,483 SF	2	7170316
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	5,483 SF	14	7170304
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,483 SF	8	7170299

Appendix F: Replacement Reserves

1/15/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Westside Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460,637
Westside Elementary School / Annex	\$1,100	\$0	\$9,598	\$0	\$0	\$14,259	\$31,045	\$0	\$45,475	\$0	\$24,459	\$99,111	\$3,422	\$0	\$26,954	\$19,163	\$59,238	\$34,438	\$68,949	\$23,427	\$0	\$460,637
Westside Elementary School / Main Building	\$49,000	\$21,785	\$823,364	\$0	\$0	\$274,052	\$191,407	\$159,023	\$481,626	\$242,231	\$306,682	\$1,039,352	\$0	\$33,629	\$335,379	\$146,137	\$522,733	\$422,005	\$195,269	\$358,627	\$381,089	\$5,983,391
Grand Total	\$50,100	\$21,785	\$832,962	\$0	\$0	\$288,311	\$222,452	\$159,023	\$527,100	\$242,231	\$331,141	\$1,138,463	\$3,422	\$33,629	\$362,333	\$165,300	\$581,971	\$456,443	\$264,218	\$382,054	\$381,089	\$6,444,028

Westside Elementary School

Westside Elementary School / Annex

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7170308	Exterior Walls, Wood Siding, Replace	30	19	11	300	SF	\$10.00	\$3,000																					\$3,000	
B2010	Building Exterior	7170302	Exterior Walls, Aluminum Siding, Replace	40	24	16	100	SF	\$7.00	\$700																					\$700	
B2010	Building Exterior	7170317	Exterior Walls, Brick Veneer, Replace	50	32	18	1500	SF	\$27.00	\$40,500																					\$40,500	
B2020	Building Exterior	7170314	Glazing, any type by SF, Replace	30	19	11	1000	SF	\$55.00	\$55,000																					\$55,000	
B2050	Building Exterior	7170295	Exterior Door, Steel, Standard, Replace	40	24	16	3	EA	\$600.00	\$1,800																					\$1,800	
B3010	Roof	7170298	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	3	17	5483	SF	\$3.80	\$20,835																					\$20,835	
B3010	Annex classroom 109	7170300	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																				\$1,100	
C1030	Throughout building	7170306	Interior Door, Wood, Solid-Core, Replace	40	24	16	10	EA	\$700.00	\$7,000																					\$7,000	
C1070	Throughout building	7170313	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5200	SF	\$3.50	\$18,200																					\$18,200	
C1090	Restrooms	7170296	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	4	EA	\$750.00	\$3,000																					\$3,000	
C2010	Throughout building	7170297	Wall Finishes, any surface, Prep & Paint	10	5	5	8200	SF	\$1.50	\$12,300																					\$24,600	
C2030	Throughout building	7170301	Flooring, Vinyl Tile (VCT), Replace	15	9	6	5200	SF	\$5.00	\$26,000																					\$26,000	
D2010	Restrooms	7170303	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	4	EA	\$1,500.00	\$6,000																					\$6,000	
D2010	Restrooms	7170311	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$2,200																					\$2,200	
D2010	Restrooms	7170309	Toilet, Child-Sized, Replace	30	19	11	6	EA	\$900.00	\$5,400																					\$5,400	
D2010	Common hall	7170310	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	1	EA	\$1,200.00	\$1,200																					\$1,200	
D2010	Common hall	7170319	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	1	EA	\$1,200.00	\$1,200																					\$1,200	
D3050	Throughout building	7170307	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	24	16	5483	SF	\$5.00	\$27,415																					\$27,415	
D3050	Throughout building	7170318	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	8	EA	\$1,670.00	\$13,360																					\$13,360	
D5040	Throughout building	7170315	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5483	SF	\$4.50	\$24,674																					\$24,674	
D6060	Throughout building	7170316	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	5483	SF	\$1.65	\$9,047																					\$9,047	
D7010	Throughout building	7170304	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	1	14	5483	SF	\$3.25	\$17,820																					\$17,820	
D7050	Throughout building	7170299	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	12	8	5483	SF	\$1.50	\$8,225																					\$8,225	
Totals, Unescalated											\$1,100	\$0	\$9,047	\$0	\$0	\$12,300	\$26,000	\$0	\$35,898	\$0	\$18,200	\$71,600	\$2,400	\$0	\$17,820	\$12,300	\$36,915	\$20,835	\$40,500	\$13,360	\$0	\$318,275
Totals, Escalated (3.0% inflation, compounded annually)											\$1,100	\$0	\$9,598	\$0	\$0	\$14,259	\$31,045	\$0	\$45,475	\$0	\$24,459 </											

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Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Kitchen	7166664	Wall Finishes, Ceramic Tile, Replace	40	30	10	3800	SF	\$18.00	\$68,400											\$68,400									\$68,400		
C2010	Restrooms	7166696	Wall Finishes, Ceramic Tile, Replace	40	25	15	3800	SF	\$18.00	\$68,400																				\$68,400		
C2010	Throughout building	7166688	Wall Finishes, any surface, Prep & Paint	10	3	7	86200	SF	\$1.50	\$129,300											\$129,300									\$258,600		
C2030	Kitchen	7166697	Flooring, Quarry Tile, Replace	50	40	10	1900	SF	\$26.00	\$49,400											\$49,400									\$49,400		
C2030	Restrooms	7166705	Flooring, Quarry Tile, Replace	50	40	10	2400	SF	\$26.00	\$62,400											\$62,400									\$62,400		
C2030	Throughout building	7166700	Flooring, Vinyl Tile (VCT), Replace	15	10	5	42200	SF	\$5.00	\$211,000											\$211,000									\$211,000		
D1010	Elevator	7162508	Elevator Cab Finishes, Economy, Replace	10	5	5	1	EA	\$3,000.00	\$3,000											\$3,000									\$6,000		
D1010	Machine room	7162478	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	\$5,000.00	\$5,000											\$5,000									\$5,000		
D1010	Machine room	7162479	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	19	11	1	EA	\$55,000.00	\$55,000											\$55,000									\$55,000		
D2010	Mechanical room	7162521	Water Heater, Electric, Commercial (12 kW), Replace	20	12	8	1	EA	\$12,400.00	\$12,400											\$12,400									\$12,400		
D2010	Throughout building	7166708	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	38900	SF	\$11.00	\$427,900											\$427,900									\$427,900		
D2010	Mechanical room	7162491	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	\$1,400.00	\$1,400											\$1,400									\$1,400		
D2010	Common Hall	7166690	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	30	0	2	EA	\$6,000.00	\$12,000	\$12,000																				\$12,000	
D2010	Restrooms	7166671	Toilet, Child-Sized, Replace	30	19	11	33	EA	\$900.00	\$29,700											\$29,700									\$29,700		
D2010	Restrooms	7166668	Urinal, Standard, Replace	30	19	11	11	EA	\$1,100.00	\$12,100											\$12,100									\$12,100		
D2010	Common Hall	7166672	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	14	EA	\$1,500.00	\$21,000											\$21,000									\$21,000		
D2010	Restrooms	7166683	Toilet, Residential Water Closet, Replace	30	19	11	2	EA	\$700.00	\$1,400											\$1,400									\$1,400		
D2010	Common Hall	7166707	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	1	14	4	EA	\$1,200.00	\$4,800											\$4,800									\$4,800		
D3020	Basement Electrical Room	7162523	Unit Heater, Hydronic, Replace	20	12	8	1	EA	\$1,100.00	\$1,100											\$1,100									\$1,100		
D3030	Building exterior	7162486	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$3,400.00	\$3,400											\$3,400									\$3,400		
D3030	Building exterior	7162482	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$5,200.00	\$5,200											\$5,200									\$5,200		
D3030	Building exterior	7162468	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$5,200.00	\$5,200											\$5,200									\$5,200		
D3030	Building exterior	7162519	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$3,400.00	\$3,400											\$3,400									\$3,400		
D3050	Throughout building	7162526	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	24	16	38900	SF	\$5.00	\$194,500											\$194,500									\$194,500		
D3050	Building exterior	7162495	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$15,000.00	\$15,000											\$15,000									\$15,000		
D3050	Throughout building	7162477	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	28	EA	\$2,530.00	\$70,840																					\$70,840	
D4010	Throughout building	7162475	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	40	24	16	9000	SF	\$3.00	\$27,000											\$27,000									\$27,000		
D4010	Kitchen	7166695	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	10	LF	\$400.00	\$4,000											\$4,000									\$4,000		
D5020	Basement Electrical Room	7162518	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$7,600.00	\$7,600											\$7,600									\$7,600		
D5020	Basement Electrical Room	7162473	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$16,000											\$16,000									\$16,000		
D5020	Basement Electrical Room	7162512	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$3,000.00	\$3,000											\$3,000									\$3,000		
D5020	Basement Electrical Room	7162505	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$6,000											\$6,000									\$6,000		
D5020	Basement Electrical Room	7162500	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$6,000											\$6,000									\$6,000		
D5020	Basement Electrical Room	7162525	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$2,000											\$2,000									\$2,000		
D5020	Kitchen	7166684	Distribution Panel, 120/208 V, Replace	30	19	11	1																									

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Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate				
E1030	Kitchen	7166670	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700				
E1030	Kitchen	7166665	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700				
E1030	Kitchen	7166706	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	\$4,700.00	\$4,700						\$4,700															\$4,700				
E1030	Kitchen	7166686	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600				
E1030	Kitchen	7166698	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700						\$2,700															\$2,700				
E1030	Kitchen	7166680	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$4,500.00	\$4,500						\$4,500															\$4,500				
E1030	Kitchen	7166685	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700				
E1030	Kitchen	7177798	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	1	EA	\$15,000.00	\$15,000								\$15,000														\$15,000			
E1030	Kitchen	7177801	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	\$25,000.00	\$25,000								\$25,000														\$25,000			
E1030	Kitchen	7166689	Foodservice Equipment, Dishwasher Commercial, Replace	10	1	9	1	EA	\$21,500.00	\$21,500									\$21,500														\$21,500	\$43,000	
E1030	Kitchen	7166666	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	\$6,700.00	\$6,700									\$6,700														\$6,700		
E1030	Kitchen	7166677	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	\$5,700.00	\$5,700										\$5,700														\$5,700	
E1030	Kitchen	7162517	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$6,300.00	\$6,300																					\$6,300				
E1030	Kitchen	7166691	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	1	14	1	EA	\$6,400.00	\$6,400																					\$6,400				
G1070	South side	7162471	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	0	0	0	1000	SF	\$3.50	\$3,500	\$3,500																			\$3,500					
G2020	Site	7162484	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	4700	SF	\$5.50	\$25,850	\$25,850																				\$25,850				
G2020	Site	7162503	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	47000	SF	\$0.45	\$21,150	\$21,150						\$21,150															\$84,600			
G2020	Site	7162492	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	47000	SF	\$3.50	\$164,500	\$164,500																				\$164,500				
G2020	Site	7162483	Parking Lots, Pavement, Concrete, Replace	50	40	10	1200	SF	\$9.00	\$10,800										\$10,800														\$10,800	
G2030	Site	7162509	Sidewalk, Concrete, Large Areas, Replace	50	32	18	10300	SF	\$9.00	\$92,700																						\$92,700			
G2050	Site	7166702	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	2	EA	\$5,000.00	\$10,000								\$10,000															\$10,000		
G2050	Site	7166676	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	\$9,500.00	\$19,000										\$19,000															\$19,000
G2050	Site	7166704	Sports Apparatus, Football, Goal Post, Replace	25	15	10	2	EA	\$5,000.00	\$10,000										\$10,000															\$10,000
G2050	Site	7166703	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	\$20,000.00	\$20,000																						\$20,000			
G2050	Site	7162514	Play Structure, Multipurpose, Medium, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																						\$20,000			
G2050	Site	7162487	Playfield Surfaces, Rubber, Small Areas, Replace	20	1	19	3300	SF	\$26.00	\$85,800																						\$85,800			
G2060	Site	7162513	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	15	10	2	EA	\$750.00	\$1,500										\$1,500															\$1,500
G2060	Site	7162474	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	300	LF	\$21.00	\$6,300																						\$6,300			
G2060	Site	7162498	Fences & Gates, Fence, Metal Tube 6', Replace	40	24	16	200	LF	\$40.00	\$8,000																						\$8,000			
G2060	Site	7162472	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	\$3,000.00	\$3,000									\$3,000															\$3,000	
G2060	Site	7162527	Flagpole, Metal, Replace	30	19	11	1	EA	\$2,500.00	\$2,500																						\$2,500			
G4050	Site	7166674	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	1	19	5	EA	\$1,200.00	\$6,000																						\$6,000			
G4050	Building exterior	7162481	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	17	EA	\$600.00	\$10,200										\$10,200														\$10,200	
Totals, Unescalated																																			

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	7162478	D1010	Elevator Controls	Automatic, 1 Car		Westside Elementary School / Main Building	Machine room						1999	
2	7162479	D1010	Passenger Elevator	Hydraulic, 2 Floors	2000 LB	Westside Elementary School / Main Building	Machine room	Dover Elevators	590003.	25W869			1998	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate	Yr	Barcode	Qty
1	7162521	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Westside Elementary School / Main Building	Mechanical room	State Industries, Inc.	PEX 52 2PRT981	98206882			1999	
2	7162491	D2010	Backflow Preventer	Domestic Water	1 IN	Westside Elementary School / Main Building	Mechanical room	Watts Regulator	909000	120128			1999	
3	7162488	D2030	Pump	Sump	20 HP	Westside Elementary School / Main Building	Basement Electrical Room	Goulds Pumps	D10020N1	No dataplate		2022		2

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate	Yr	Barcode	Qty
1	7162522	D3020	Boiler	Gas, HVAC	969 MBH	Westside Elementary School / Main Building	Mechanical room	Lochinvar	KBX1000N	2217 129221539			2022	
2	7162493	D3020	Boiler	Gas, HVAC, 2501 to 5000 MBH	3500 MBH	Westside Elementary School / Main Building	Mechanical room	Lochinvar	PBN3500	2208 128390005			2022	
3	7162523	D3020	Unit Heater	Hydronic	8 MBH	Westside Elementary School / Main Building	Basement Electrical Room	No dataplate	No dataplate	No dataplate			1999	

4	7162494	D3020	Boiler Supplemental Components	Expansion Tank	150 GAL	Westside Elementary School / Main Building	Mechanical room	Wessels Company	No dataplate	No dataplate	2022
5	7162506	D3030	Chiller	Air-Cooled	26 TON	Westside Elementary School / Main Building	Building exterior	Daikin Industries	AGZ226ETSEMNOA	STNU211200267	2021
6	7162482	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Westside Elementary School / Main Building	Building exterior	Lennox	SSB048H4943Y	5821F05443	2021
7	7162486	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Westside Elementary School / Main Building	Building exterior	Lennox	16ACX-024-230A01	1921M33474	2021
8	7162468	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Westside Elementary School / Main Building	Building exterior	Lennox	SSB048H4S43Y	5821K04603	2021
9	7162519	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Westside Elementary School / Main Building	Building exterior	Lennox	EL16XC1-018-230A01	5821G04363	2021
10	7162502	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Westside Elementary School / Main Building	Mechanical room	WEG	016130T\$E254T-S	1059602710	2022
11	7162507	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Westside Elementary School / Main Building	Mechanical room	WEG	020180T3E256T-SS	1060121323	2022
12	7162501	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Westside Elementary School / Main Building	Mechanical room	WEG	020180T3E256T-SG	1060121322	2022
13	7162477	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Westside Elementary School / Main Building	Throughout building	No dataplate	No dataplate	No dataplate	2022
14	7170318	D3050	Fan Coil Unit	Hydronic Terminal	500 CFM	Westside Elementary School / Annex	Throughout building	No dataplate	No dataplate	No dataplate	2022

15	7162495	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Westside Elementary School / Main Building	Building exterior	Sterling	No dataplate	No dataplate	1999		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7166695	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Westside Elementary School / Main Building	Kitchen				1999		10
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162518	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Westside Elementary School / Main Building	Basement Electrical Room	Mirus	HARMONY - 1	153586	1999		
2	7162473	D5020	Secondary Transformer [T-RB]	Dry, Stepdown	112.5 KVA	Westside Elementary School / Main Building	Basement Electrical Room	General Electric	9T 23B3875	No dataplate	1999		
3	7162490	D5020	Distribution Panel	120/208 V	200 AMP	Westside Elementary School / Main Building	Basement Electrical Room	General Electric	AF64S	No dataplate	1999		
4	7162525	D5020	Distribution Panel	120/208 V	225 AMP	Westside Elementary School / Main Building	Basement Electrical Room	General Electric	Inaccessible	Inaccessible	1999		
5	7166684	D5020	Distribution Panel	120/208 V	200 AMP	Westside Elementary School / Main Building	Kitchen	General Electric	AQF3182MTX	162-DP20782	1999		
6	7162512	D5020	Distribution Panel [PNL LB]	277/480 V	200 AMP	Westside Elementary School / Main Building	Basement Electrical Room	General Electric	AEF3421MTX AXB4	162-DP20782	1999		
7	7166667	D5020	Distribution Panel [RC]	120/208 V	200 AMP	Westside Elementary School / Main Building	Kitchen	General Electric	AF3864T8X ARF3364MBX AX03B4	162-DF20782	1999		
8	7162500	D5020	Distribution Panel [Section 1]	120/208 V	200 AMP	Westside Elementary School / Main Building	Basement Electrical Room	General Electric	AUF 3424MTX AXB4P2	162-DP24828	1999		

9	7166701	D5020	Distribution Panel [Section -1 120/208 V PNL RC]	200 AMP	Westside Elementary School / Main Building	Kitchen	General Electric	A0F3424CTX	162-DP20782	1999
10	7162505	D5020	Distribution Panel [SECTION- 120/208 V 1 PNL RB]	200 AMP	Westside Elementary School / Main Building	Basement Electrical Room	General Electric	AUF342401X	162-DP24828	1999
11	7166675	D5040	Special Fixture w/ Lamp	High Pressure Sodium (HPS), Warehouse/Manufacturing	250 W	Westside Elementary School / Main Building	Breezeways			1999 15
12	7162524	D5040	Special Fixture w/ Lamp	High Pressure Sodium (HPS), Warehouse/Manufacturing	250 W	Westside Elementary School / Main Building	Building exterior			2022 2

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162515	D7050	Fire Alarm Panel	Fully Addressable		Westside Elementary School / Main Building	Office	Simplex	4020	No dataplate	1999		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7166693	E1030	Foodservice Equipment	Convection Oven, Single		Westside Elementary School / Main Building	Kitchen	G. S. Blodgett Corp.	BDO-100-G-ES	091421CIB-0000000000000000000014	2014		
2	7166694	E1030	Foodservice Equipment	Convection Oven, Single		Westside Elementary School / Main Building	Kitchen	ACCUTEMP	N6120106000250	42359		2014	
3	7166679	E1030	Foodservice Equipment	Convection Oven, Single		Westside Elementary School / Main Building	Kitchen	ACCUTEMP	N61201E06000250	42359		2013	
4	7166692	E1030	Foodservice Equipment	Convection Oven, Single		Westside Elementary School / Main Building	Kitchen	G. S. Blodgett Corp.	BDO-100-G-ES	091421CIT-0000000000000000000014	2014		
5	7166686	E1030	Foodservice Equipment	Dairy Cooler/Wells		Westside Elementary School / Main Building	Kitchen	SECO PRODUCTS CORPORATION	ICE60	9/98		1998	

6	7166689	E1030	Foodservice Equipment	Dishwasher Commercial	Westside Elementary School / Main Building	Kitchen	CMA	EST-44	221382	2022
7	7166680	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	10	Westside Elementary School / Main Building	Kitchen	Aerolator	ARW	No dataplate
8	7166670	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Westside Elementary School / Main Building	Kitchen	FWE	UHS-12	123466108	2012
9	7166665	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Westside Elementary School / Main Building	Kitchen	FWE	UHS-12	123466204	2012
10	7166677	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Westside Elementary School / Main Building	Kitchen	Duke Manufacturing	DC - TEHF - 74 - PG - SW M	12210347	2021
11	7166666	E1030	Foodservice Equipment	Icemaker, Freestanding	Westside Elementary School / Main Building	Kitchen	Ice-O-Matic	CIM0320HA	18111280011519	2018
12	7166706	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Westside Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	1998
13	7166685	E1030	Foodservice Equipment	Range, 2-Burner	Westside Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2014
14	7166698	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Westside Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF58	No dataplate	2014
15	7166691	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Westside Elementary School / Main Building	Kitchen	MasterBuilt	MBF8508GR	MBF8508GRAUS10322110500C40006	2022
16	7162517	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Westside Elementary School / Main Building	Kitchen	Trenton Refrigeration	TEZA009H8-HT3D-B	229362583	2022

17	7162469	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Westside Elementary School / Main Building	Kitchen			1999	
18	7177801	E1030	Foodservice Equipment	Walk-In, Freezer	Westside Elementary School / Main Building	Kitchen	No dataplate	Inaccessible	Inaccessible	1999
19	7177798	E1030	Foodservice Equipment	Walk-In, Refrigerator	Westside Elementary School / Main Building	Kitchen	No dataplate	Inaccessible	Inaccessible	1999