

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



White Station Elementary
4840 Chickasaw Road
Memphis, Tennessee 38117

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BV PROJECT #:

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DATE OF REPORT:

May 13, 2024

ON SITE DATE:

April 1-2, 2024

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Significant/Systemic Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Building and Site Information

3. Property Space Use and Observed Areas

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification.....

8. Appendices

1

1

2

3

5

6

7

8

11

12

13

15

15

15

17

18



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	4840 Chickasaw Road, Memphis, TN 38117
Site Developed	1999
Site Area	5.11 acres (estimated)
Parking Spaces	72 total spaces all in open lots; 2 of which are accessible
Building Area	76,420 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 1-2, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Anthony Worthy
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The White Station Elementary School was constructed in 1999 and this facility serves grades PK-5 with an enrollment of 100%. The facility consists of classrooms, offices, multi-purpose room, cafeteria, library, and restrooms. Overall, the buildings show evidence of good construction and maintenance practices during the building's operations. Generally, the property appears to have been constructed within industry standards at the time of construction.

Architectural

This facility consists of steel framing with masonry block walls, brick and block façade with aluminum windows. The interior finishes consist of concrete, ceramic tile, quarry tile, laminate wood, VCT flooring with interior wall of CMU, brick, gypsum board, ceramic tile is all in fair condition. The roof consists of metal and single-ply EDPM roofing that are in good condition. Finishes throughout all the facilities have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Regular maintenance and inspection are highly recommended throughout the facility in a timely manner.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system and components have been well maintained throughout the facility and the building's MEPF portfolio is in fair to good condition. The HVAC system consists of a cooling tower, heat pump, gas boilers, furnace, fan coil units, recovery units and rooftop exhaust fans that are in fair condition. Gas boiler and gas water heaters supply hot water throughout the building. The building is equipped with a sprinkler system, kitchen suppression system, fire extinguishers, and fire alarm control panel with a full alarm system throughout the building. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Site

The facility is composed of moderate landscaping with parking and pedestrian walkways that are in fair condition. The facility site is in fair condition and well maintained. The parking lot striping is in fair condition. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

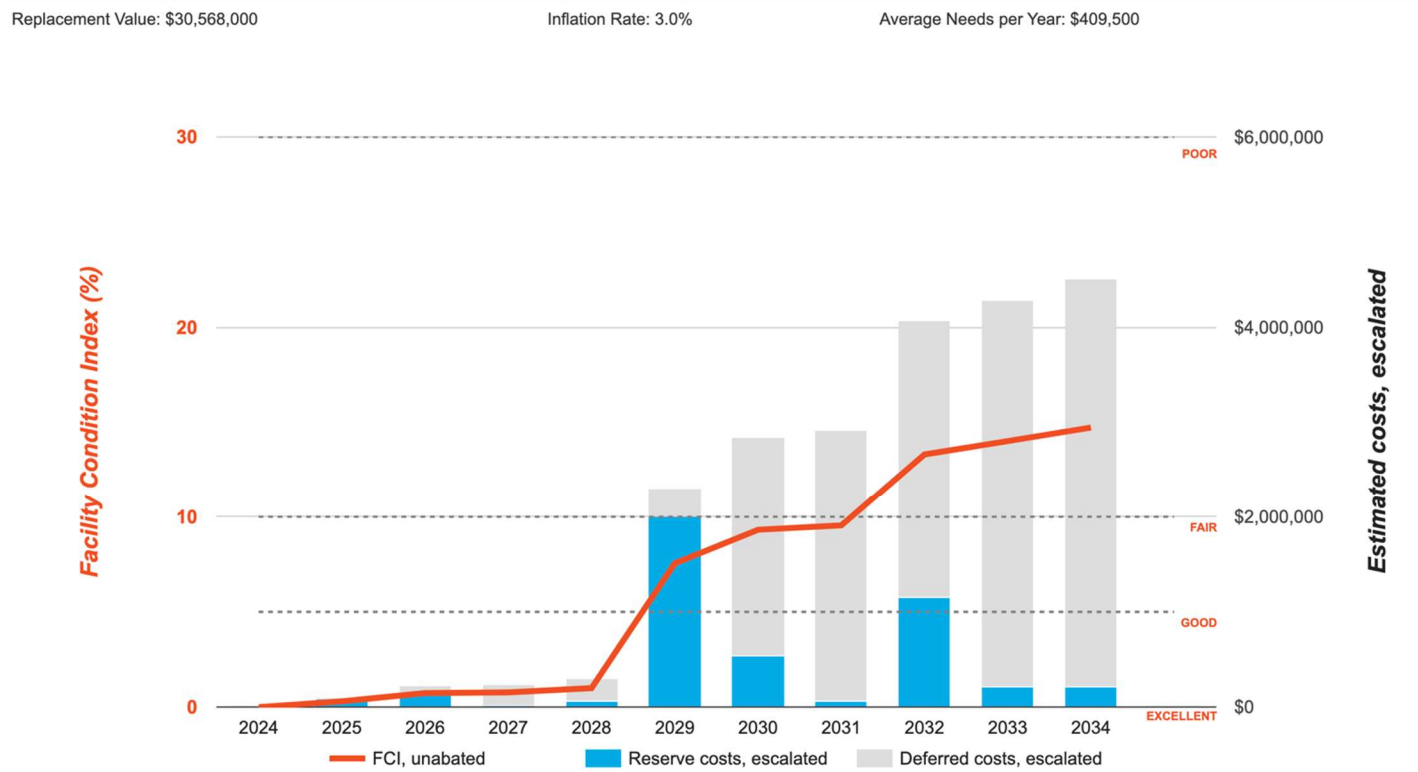
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis White Station Elementary(1999)			
Replacement Value	Total SF	Cost/SF	
\$ 30,568,000	76,420	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 236,600		0.8 %
5-Year	\$ 2,308,100		7.6 %
10-Year	\$ 4,504,000		14.7 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: White Station Elementary



Immediate Needs

There are no immediate needs to report.

Key Findings

**Boiler Supplemental Components in Poor condition.**

Shot Feed Tank
White Station Elementary Mechanical room

Uniformat Code: D3020
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Bad valve cap, causing overspill - AssetCALC ID: 7511973

**Cooling Tower in Poor condition.**

(Typical) Open Circuit , 251 to 300 TON
White Station Elementary Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$67,300

\$\$\$\$

As per the plant manager the cooling tower has been down and waiting on a decision to replace or repair. - AssetCALC ID: 7512017

**Parking Lots in Poor condition.**

Pavement, Asphalt
White Station Elementary Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$81,400

\$\$\$\$

Existing asphalt parking lot surface has large spider cracking and potholes with damaged area - AssetCALC ID: 7512016

**Foodservice Equipment in Failed condition.**

Dishwasher Commercial
White Station Elementary Kitchen

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Kitchen dishwasher is out of service - AssetCALC ID: 7511965

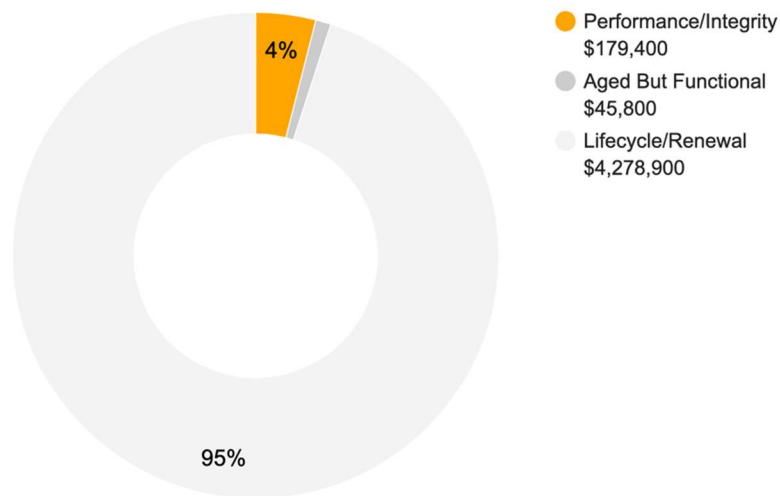
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,504,100

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel framing with masonry bearing walls and metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Barrel construction with metal finish	Good
Interiors	Walls: Painted gypsum board, glazed CMU, brick, ceramic tile Floors: VCT, faux wood plank, ceramic tile, quarry tile, sealed coated concrete Ceilings: Painted gypsum board, fiberglass ACT, and ACT, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding fan coil. Non-Central System: Packaged units, Split-system heat pumps, Furnaces with split-system condensing units. Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
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
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building-mounted, Property entrance signage; chain link, wrought iron fencing.	Fair
Landscaping and Topography	Moderate landscaping features include lawns, trees, bushes, and planters. Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED,	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Heavy asphalt wear, severe alligator cracking and potholes, Cooling tower not functional,	

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	-	-	-	-	-	-
Facade	-	-	\$102,200	\$200,700	\$135,900	\$438,800
Roofing	-	-	\$378,700	\$7,700	\$1,271,900	\$1,658,400
Interiors	-	-	\$183,900	\$743,800	\$901,000	\$1,828,600
Plumbing	-	-	\$164,000	\$4,800	\$1,441,500	\$1,610,300
HVAC	-	\$116,600	\$1,045,300	\$168,200	\$541,600	\$1,871,700
Fire Protection	-	-	\$4,500	\$108,500	\$72,300	\$185,300
Electrical	-	-	\$168,500	\$456,200	\$456,000	\$1,080,700
Fire Alarm & Electronic Systems	-	-	-	\$217,300	-	\$217,300
Equipment & Furnishings	-	\$22,100	\$21,400	\$73,300	\$143,900	\$260,900
Site Pavement	-	\$86,300	\$11,400	\$75,200	\$33,200	\$206,200
Site Development	-	-	\$2,900	\$114,800	\$11,000	\$128,600
Site Utilities	-	-	-	\$25,300	\$76,200	\$101,600
TOTALS (3% inflation)	-	\$225,100	\$2,082,900	\$2,196,000	\$5,084,400	\$9,588,400

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1999. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of White Station Elementary, 4840 Chickasaw Road, Memphis, TN 38117, 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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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - SIGNAGE



6 - SIGNAGE

Photographic Overview



7 - GLAZING, BRICK/ CMU EXTERIOR WALLS



8 - METAL EXTERIOR WALLS



9 - STOREFRONT



10 - EXTERIOR DOOR



11 - EXTERIOR STEEL DOOR



12 - SINGLE-PLY MEMBRANE, EPDM ROOFING

Photographic Overview



13 - METAL ROOFING



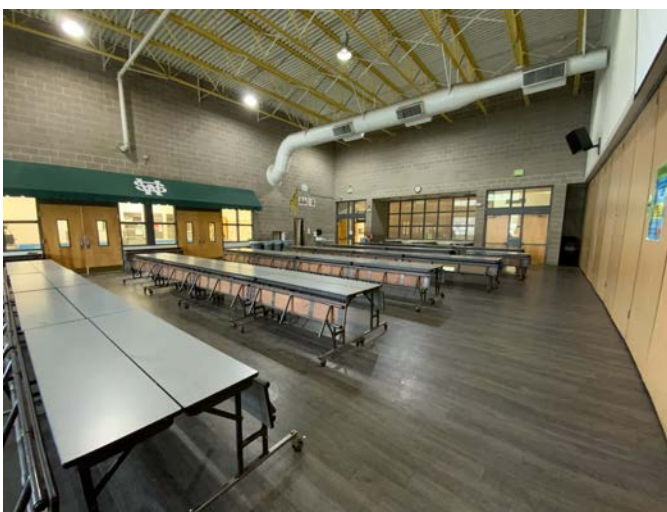
14 - CLASSROOM



15 - HALLWAY



16 - RESTROOM



17 - CAFETERIA



18 - MULTI-PURPOSE ROOM

Photographic Overview



19 - WATER HEATERS



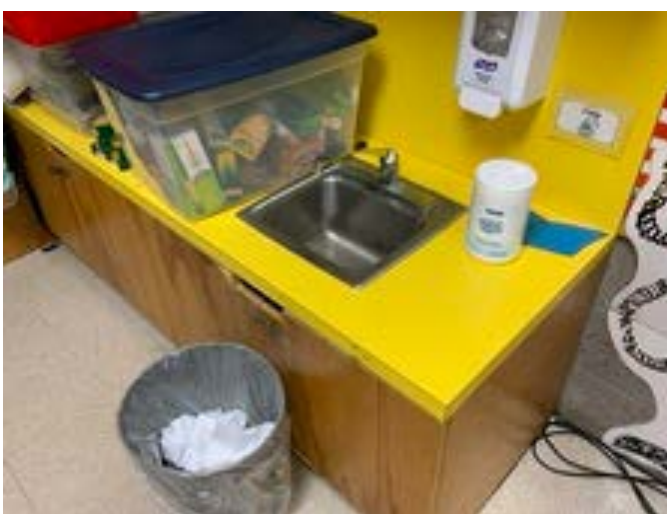
20 - DRINKING FOUNTAIN



21 - SERVICE SINK, FLOOR



22 - URINAL



23 - VANITY TOP, STAINLESS STEEL



24 - WALL-HUNG, VITREOUS CHINA

Photographic Overview



25 - TOILET



26 - BOILER



27 - UNIT HEATER



28 - COOLING TOWER



29 - CHILLER



30 - SPLIT SYSTEM

Photographic Overview



31 - AIR HANDLER



32 - FURNACE



33 - FAN COIL UNIT



34 - EXHAUST FAN



35 - EXHAUST FAN



36 - AIR CURTAIN

Photographic Overview



37 - SWITCHBOARD



38 - SECONDARY TRANSFORMER



39 - DISTRIBUTION PANEL



40 - MOTOR CONTROL CENTER



41 - INTERIOR LIGHTING SYSTEM



42 - FIRE SUPPRESSION RISERS

Photographic Overview



43 - FIRE SPRINKLER



44 - FIRE EXTINGUISHER



45 - EMERGENCY LIGHTING



46 - EMERGENCY EXIT SIGN



47 - FIRE ALARM PANEL



48 - DEFIBRILLATOR

Photographic Overview



49 - COMMERCIAL KITCHEN



50 - FOOD WARMER



51 - WALK-IN REFRIGERATOR



52 - ICE MAKER



53 - RANGE/ OVEN



54 - KITCHEN EXHAUST HOOD

Photographic Overview



55 - REFRIGERATOR



56 - CONVECTION OVEN



57 - DAIRY COOLER



58 - FLAGPOLE



59 - POLE LIGHT FIXTURE W/ LAMPS

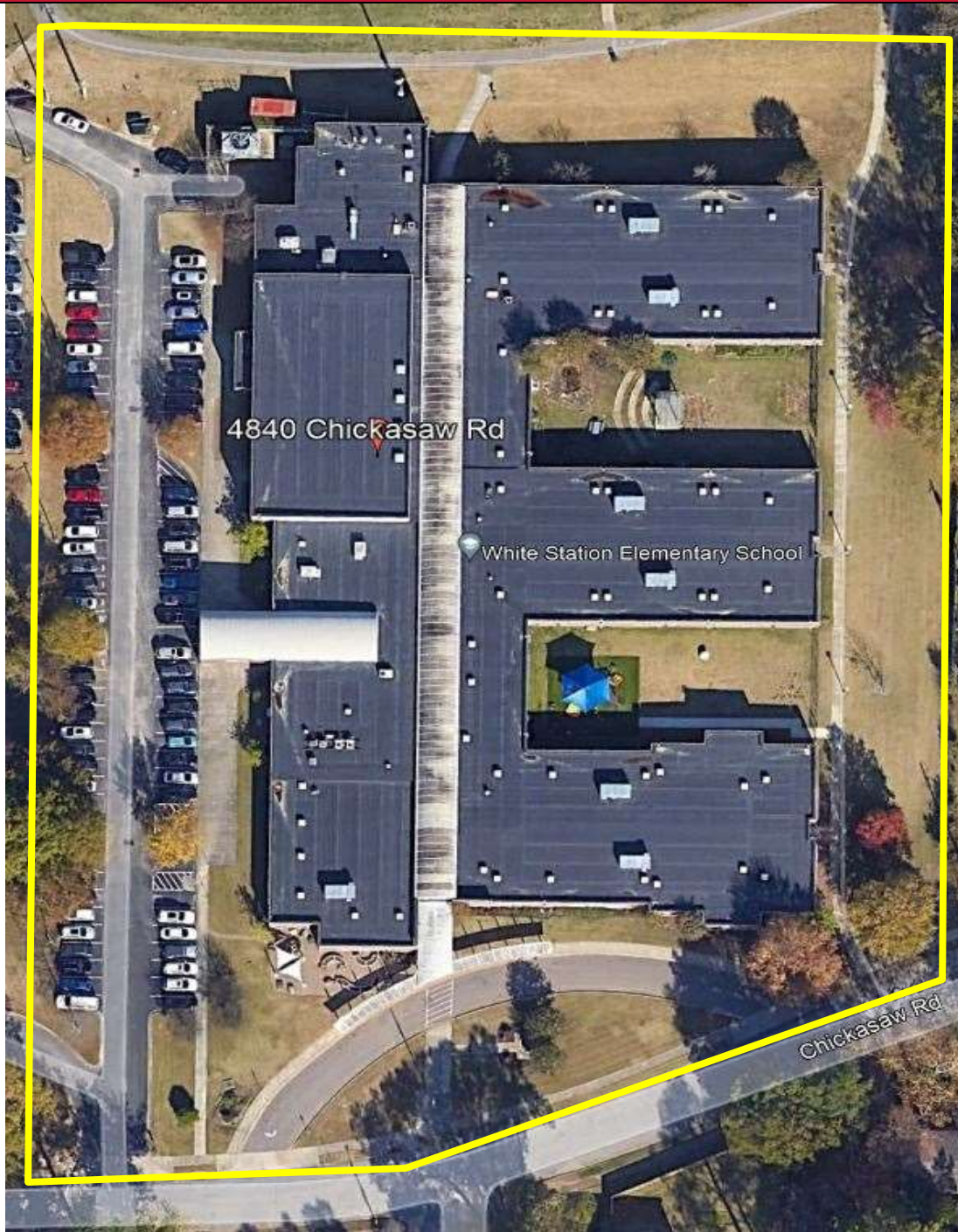




60 - EXTERIOR FIXTURE W/ LAMP

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-192.354	White Station Elementary School	
	Source	On-Site Date	
	Google Earth	April 1-2, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	White Station Elementary
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: White Station Elementary

BV Project Number: 163745.23R000-192.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			X	
3	Has building ownership/management reported any ADA complaints or litigation?			X	

White Station Elementary: Accessibility Issues				
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Accessible parking not located near the front entrance	<input type="checkbox"/>
Exterior Route				<input checked="" type="checkbox"/>
Building Entrances				<input checked="" type="checkbox"/>
Interior Route				<input checked="" type="checkbox"/>
Public Restrooms				<input checked="" type="checkbox"/>

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

White Station Elementary Accessibility: Photographic Overview



Overview of accessible parking area



Close-up of stall



Primary path of travel



2nd path of travel

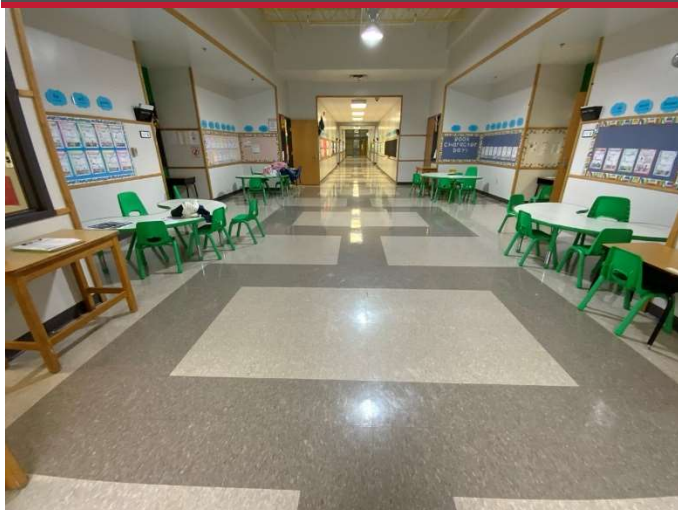


Main accessible entrance



Additional entrance

White Station Elementary Accessibility: Photographic Overview



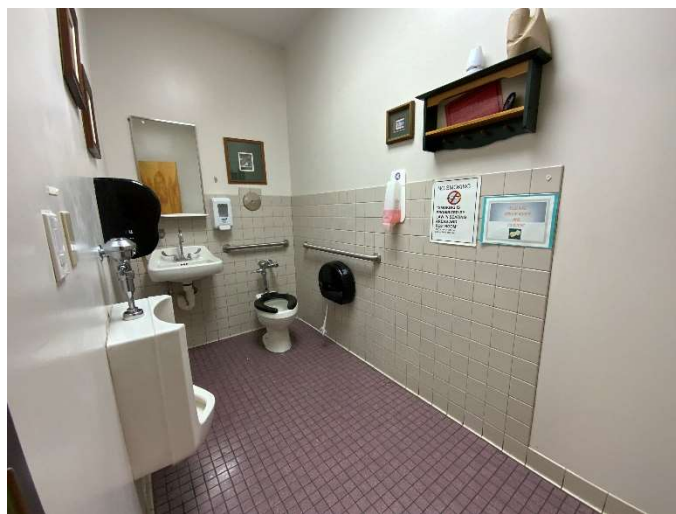
Accessible interior path



Door hardware



Drinking Fountains



Single-User Restroom



Restroom overview



Toilet stall overview

Appendix E:

Component Condition Report

Component Condition Report | White Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout building	Good	Structural Flooring, Concrete	6,171 SF	70	7512031
B1080	Site	Fair	Stairs, Concrete, Exterior	48 SF	25	7511987
B1080	Throughout building	Fair	Stairs, Concrete, Interior	48 SF	25	7512103
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	22,455 SF	25	7516185
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	29,445 SF	25	7516130
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	2,385 SF	20	7511962
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,122 SF	5	7512071
B2020	Building Exterior	Fair	Glazing, any type by SF	2,715 SF	10	7512046
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	15	7512032
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	5	7512079
B2080	Site	Fair	Awning, Metal, per SF of awning	1,448 SF	15	7512029
B2080	Site	Fair	Awning, Fabric, each and up to 32 SF per	2	4	7512083
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	70,668 SF	15	7512012
B3010	Roof	Fair	Roofing, Metal	3,002 SF	15	7511929
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	700 LF	7	7512042
B3060	Roof	Fair	Roof Skylight, per SF of glazing	6,534 SF	5	7511966
Interiors						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	70 LF	7	7512087
C1010	Throughout building	Fair	Interior Wall, Brick	7,980 SF	25	7512092
C1010	Throughout building	Fair	Interior Wall, Concrete Block (CMU)	7,986 SF	25	7511928
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	230	15	7512069
C1030	Throughout building	Fair	Interior Door, Wood, Partially Glazed, Fire-Rated at 90 Minutes or Over	38	15	7511959
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	15	7512093
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	15	7512108
C1030	Throughout building	Fair	Interior Door, Wood, Fire-Rated at 90 Minutes or Over	105	15	7512049
C1070	Kitchen	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	2,293 SF	8	7512038
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	56,895 SF	8	7514552
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	15	5	7511960
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8	8	7512089
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,457 SF	15	7512080
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	96,201 SF	5	7511946
C2030	Throughout building	Fair	Flooring, Laminate Faux Wood	6,500 SF	8	7512055
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	60,332 SF	8	7511971
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,065 SF	25	7512076
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,352 SF	15	7512082
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,528 SF	5	7514717

Component Condition Report | White Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout Building	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	9,170 SF	7	7514555
Plumbing						
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	5	7512066
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water	1	6	7512075
D2010	Throughout building	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	15	15	7512019
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	76,420 SF	15	7512068
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	10	7512101
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	22	7511941
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	5	7512011
D2010	Restrooms	Fair	Urinal, Standard	10	5	7511939
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	18	5	7512074
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	5	7512044
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (600 MBH)	1	16	7511949
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	20	5	7512067
D2010	Mechanical room	Fair	Storage Tank, Domestic Water	1	5	7512065
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7512111
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (600 MBH)	1	14	7511989
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	5	7512035
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	29	5	7511937
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [B-1]	1	5	7512014
D3020	Mechanical room	Fair	Unit Heater, Hydronic [UH-3]	1	6	7512099
D3020	Mechanical room	Poor	Boiler Supplemental Components, Shot Feed Tank	1	1	7511973
D3020	Mechanical room	Fair	Unit Heater, Hydronic	1	7	7511983
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	15	7511958
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [B-2]	1	5	7512057
D3020	Mechanical room	Fair	Unit Heater, Hydronic [UH-1]	1	6	7512027
D3030	Maintenance office, mechanical room	Fair	Split System, Fan Coil Unit, DX [FC-5]	1	5	7511993
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX [FC-4]	1	4	7512096
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	1	5	7511995
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	1	8	7511999
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	7512037
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7512070
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	7511950
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-4]	1	2	7511926
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-3]	1	2	7512094
D3030	Building exterior	Poor	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON [CT-1]	1	1	7512017
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-5]	1	2	7511978
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	1	4	7511943
D3030	A-133 mechanical room	Fair	Split System, Fan Coil Unit, DX [FC-7]	1	5	7512091

Component Condition Report | White Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	A-134 mechanical room	Fair	Split System, Fan Coil Unit, DX [FC-6]	1	5	7512025
D3030	Mechanical room	Fair	Chiller, Air-Cooled	1	12	7512006
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	7512056
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7511964
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-7]	1	2	7511931
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-7]	1	5	7512095
D3050	Gymnasium, mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	5	7512020
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-4]	1	5	7511990
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-4]	1	5	7512021
D3050	Roof	Fair	HVAC Steam Components, Humidifier & Control, 50 LB/HR	1	5	7511932
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7512001
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-3]	1	5	7511994
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	1	6	7512102
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-5]	1	5	7511984
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	5	7512053
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-6]	1	5	7512007
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7512090
D3050	Gymnasium, mechanical room	Fair	Fan Coil Unit, Hydronic Terminal	12	8	7511934
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-1]	1	5	7512077
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	13	8	7511957
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-2]	1	5	7512045
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7512018
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7511976
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-3]	1	5	7511972
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,448 SF	5	7512084
D3050	Mechanical room	Fair	HVAC System, Hydronic Piping, 2-Pipe	2,280 SF	15	7512050
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	5	7512104
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-5]	1	5	7512100
D3050	Roof	Fair	Air Handler, Exterior AHU [FACU-2]	1	5	7511979
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [F-8]	1	6	7512028
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [F-6]	1	7	7512036
D3060	Mechanical room	Fair	Exhaust Fan, Propeller, 1 HP Motor [F-14]	1	5	7512026
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-7]	1	6	7511981
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	7511927
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [F-5]	1	6	7512052
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-3]	1	6	7512061
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [F-12]	1	6	7511955
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [F-9]	1	6	7511944
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [F-1]	1	6	7511977
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	7	7512063

Component Condition Report | White Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-2]	1	6	7511974
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	7511933
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [F10]	1	7	7512004
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [F-11]	1	5	7512059
Fire Protection						
D4010	Sprinkler riser roof	Fair	Supplemental Components, Fire Riser, Wet	1	15	7512062
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	7	7512015
D4010	Sprinkler riser roof	Fair	Supplemental Components, Fire Riser, Wet	1	15	7511963
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	76,420 SF	8	7512098
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	24	5	7511936
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7512064
Electrical						
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7511997
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7511986
D5020	Main Office Electrical Room	Fair	Distribution Panel, 120/208 V [LD]	1	5	7511967
D5020	B Hallway Electrical Room	Fair	Distribution Panel, 120/240 V [PANEL HC]	1	5	7512030
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [K1]	1	5	7511982
D5020	B Hallway Electrical Room	Fair	Distribution Panel, 120/240 V [LC]	1	5	7512043
D5020	Mechanical room	Fair	Switchboard, 277/480 V [Switchboard MSB]	1	15	7512040
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [LE]	1	5	7512048
D5020	Main Office Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7512023
D5020	C Hallway Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7511954
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [LA]	1	5	7512058
D5020	C Hallway Electrical Room	Fair	Distribution Panel, 120/208 V [PANEL LB]	1	5	7512041
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [K2]	1	5	7511968
D5020	B Hallway Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7511952
D5020	C Hallway Electrical Room	Fair	Distribution Panel, 120/240 V [PANEL HB]	1	5	7511953
D5020	Main Office Electrical Room	Fair	Distribution Panel, 120/208 V [LD]	1	5	7511975
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7511998
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [LA2]	1	5	7512002
D5020	Mechanical room	Fair	Motor Control Center, w/ Main Breaker	1	5	7512085
D5020	B Hallway Electrical Room	Fair	Distribution Panel, 120/240 V [LC]	1	5	7512003
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [HA]	1	5	7512110
D5020	C Hallway Electrical Room	Fair	Distribution Panel, 120/208 V [LB]	1	5	7511992
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	76,420 SF	15	7512072
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	19	4	7511938
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	18	5	7512034
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	12	5	7511985
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	76,420 SF	6	7512024
Fire Alarm & Electronic Systems						

Component Condition Report | White Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	76,420 SF	9	7512009
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7511948
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	7511980
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7511956
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	14	7512107
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	16	7512047
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	10	7511947
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7511961
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	7511988
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7511951
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	9	7511940
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	7511996
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [HD-1]	1	7	7512054
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7512078
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	16	7512060
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7511935
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	5	7511930
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	1	7511965
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7512000
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7511945
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	7512010
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7512086
E1040	Main Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7511969
E1060	Kitchen	Good	Residential Appliances, Washer	1	10	7512039
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,247 SF	2	7512016
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,247 SF	3	7512022
G2030	Throughout building	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	18 LF	25	7511942
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,483 SF	8	7511970
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	8	7512097
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	8	7512109
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	5	7512105
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	1	14	7512106
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	62 LF	25	7512051
G2060	Main Lobby	Good	Park Bench, Wood/Composite/Fiberglass	4	14	7512073
G2060	Site	Good	Picnic Table, Metal Powder-Coated	4	14	7512088
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	8	7512005

Component Condition Report | White Station Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	58 LF	15	7512008
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	4	8	7512013
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	6	14	7511991
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	8	7512033
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	14	14	7512081

Appendix F:

Replacement Reserves

White Station Elementary

5/13/2024

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D3030	Mechanical room	7512006	Chiller, Air-Cooled, Replace	25	13	12	1	EA	\$240,000.00	\$240,000													\$240,000									\$240,000		
D3030	Roof	7511926	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$12,800.00	\$12,800			\$12,800															\$12,800					\$25,600	
D3030	Roof	7512094	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$12,800.00	\$12,800			\$12,800															\$12,800					\$25,600	
D3030	Roof	7511978	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$7,100.00	\$7,100			\$7,100															\$7,100					\$14,200	
D3030	Roof	7511964	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$5,200			\$5,200															\$5,200					\$10,400	
D3030	Roof	7511931	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$5,200			\$5,200															\$5,200					\$10,400	
D3030	Mechanical room	7512096	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	\$25,300.00	\$25,300					\$25,300															\$25,300				\$50,600
D3030	Mechanical room	7511943	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600															\$4,600				\$9,200
D3030	Maintenance office, mechanical room	7511993	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,800.00	\$3,800						\$3,800															\$3,800			\$7,600
D3030	A-133 mechanical room	7512091	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,000.00	\$3,000						\$3,000															\$3,000			\$6,000
D3030	A-134 mechanical room	7512025	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,800.00	\$3,800						\$3,800															\$3,800			\$7,600
D3030	Mechanical room	7511995	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600															\$4,600			\$9,200
D3030	Mechanical room	7511999	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600														\$4,600	
D3030	Roof	7512070	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$2,300.00	\$2,300										\$2,300													\$2,300	
D3030	Roof	7512037	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$7,100.00	\$7,100												\$7,100											\$7,100	
D3030	Roof	7511950	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$5,200.00	\$5,200												\$5,200											\$5,200	
D3030	Roof	7512056	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	\$7,100.00	\$7,100													\$7,100										\$7,100	
D3050	Mechanical room	7512018	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100					\$6,100																		\$6,100	
D3050	Mechanical room	7511976	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100					\$6,100																		\$6,100	
D3050	Mechanical room	7512090	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$13,600.00	\$13,600						\$13,600																	\$13,600	
D3050	Mechanical room	7512104	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$6,800.00	\$6,800						\$6,800																	\$6,800	
D3050	Mechanical room	7512053	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$13,600.00	\$13,600						\$13,600																	\$13,600	
D3050	Mechanical room	7512001	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	\$7,600.00	\$7,600							\$7,600																\$7,600	
D3050	Mechanical room	7512102	Supplemental Components, Air Separator, HVAC, Replace	15	9	6	1	EA	\$7,300.00	\$7,300							\$7,300																\$7,300	
D3050	Mechanical room	7512050	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	2280	SF	\$5.00	\$11,400																	\$11,400						\$11,400	
D3050	Roof	7511932	HVAC Steam Components, Humidifier & Control, 50 LB/HR, Replace	20	15	5	1	EA	\$5,000.00	\$5,000						\$5,000																	\$5,000	
D3050	Roof	7512021	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7511990	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7512095	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7511994	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$72,000.00	\$72,000						\$72,000																	\$72,000	
D3050	Roof	7511984	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7512007	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7512045	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7512077	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7512100	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$48,000.00	\$48,000						\$48,000																	\$48,000	
D3050	Roof	7511979	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$72,000.00	\$72,000						\$72,000																	\$72,000	
D3050	Roof	7511972	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$37,200.00	\$37,200						\$37,200																	\$37,200	
D3050	Throughout building	7512084	HVAC System, Ductwork, Medium Density, Replace	30	25	5	6448	SF	\$4.00	\$25,792						\$25,792																	\$25,792	
D3050	Gymnasium, mechanical room	7512020	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$87,000.00	\$87,000						\$87,000																	\$87,000	
D3050	Gymnasium, mechanical room	7511934	Fan Coil Unit, Hydronic Terminal, Replace	20	12	8	12	EA	\$1,670.00	\$20,040									\$20,040														\$20,040	
D3050	Throughout building	7511957	Fan Coil Unit, Hydronic Terminal, Replace	20	12	8	13	EA	\$4,880.00	\$63,440									\$63,440														\$63,440	
D3060	Mechanical room	7512026	Exhaust Fan, Propeller, 1 HP Motor, Replace	20	15	5	1	EA	\$1,800.00	\$1,800						\$1,800																	\$1,800	
D3060	Roof	7512059	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000																	\$3,000	
D3060	Roof	7512028	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	\$1,400.00	\$1,400							\$1,400																\$1,400	
D3060	Roof	7511981	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	\$1,200.00	\$1,200							\$1,200																\$1,200	
D3060	Roof	7512052	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	\$1,400.00	\$1,400							\$1,400																\$1,400	
D3060	Roof	7512061	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	\$1,200.00	\$1,200							\$1,200																\$1,200	
D3060	Roof	7511955	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	14	6	1	EA	\$4,000.00	\$4,000							\$4,000																\$4,000	
D3060	Roof	7511944	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	\$1,400.00	\$1,400							\$1,400																\$1,400	
D3060	Roof	7511977	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	\$1,400.00	\$1,400							\$1,400																\$1,400	
D3060	Roof	7511974	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	\$1,200.00	\$1,200							\$1,200																\$1,200	
D3060	Roof	7512036	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400															\$2,400	
D3060	Roof	7512063	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400															\$1,400	
D3060	Roof	7512004	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	13	7	1	EA	\$4,000.00	\$4,000								\$4,000															\$4,000	
D3060	Building exterior	7511927	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,500.00	\$1,500						\$1,500																	\$1,500	
D3060	Building exterior	7511933	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,500.00	\$1,500						\$1,500																	\$1,500	

Replacement Reserves Report																																	
White Station Elementary																																	
5/13/2024																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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	
D4010	Throughout building	7512098	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	76420	SF	\$1.07	\$81,769									\$81,769													\$81,769	
D4010	Sprinkler riser roof	7512062	Supplemental Components, Fire Riser, Wet, Replace	40	25	15	1	EA	\$25,500.00	\$25,500																\$25,500						\$25,500	
D4010	Sprinkler riser roof	7511963	Supplemental Components, Fire Riser, Wet, Replace	40	25	15	1	EA	\$17,000.00	\$17,000																\$17,000						\$17,000	
D4010	Kitchen	7512015	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	10	LF	\$400.00	\$4,000							\$4,000															\$4,000	
D4030	Throughout building	7511936	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	24	EA	\$150.00	\$3,600						\$3,600										\$3,600						\$7,200	
D4030	Kitchen	7512064	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300										\$300						\$600	
D5020	Mechanical room	7511986	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000	
D5020	Mechanical room	7511997	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000	
D5020	Main Office Electrical Room	7512023	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$16,000.00	\$16,000						\$16,000																\$16,000	
D5020	Mechanical room	7511998	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$16,000.00	\$16,000						\$16,000																\$16,000	
D5020	C Hallway Electrical Room	7511954	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000	
D5020	B Hallway Electrical Room	7511952	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000	
D5020	Mechanical room	7512040	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$90,000.00	\$90,000																\$90,000						\$90,000	
D5020	Mechanical room	7512085	Motor Control Center, w/ Main Breaker, Replace	30	25	5	1	EA	\$15,000.00	\$15,000						\$15,000																\$15,000	
D5020	C Hallway Electrical Room	7511992	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,000.00	\$2,000						\$2,000																\$2,000	
D5020	B Hallway Electrical Room	7512003	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$3,125.00	\$3,125						\$3,125																\$3,125	
D5020	Mechanical room	7512110	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
D5020	Mechanical room	7512002	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
D5020	B Hallway Electrical Room	7512030	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$3,750.00	\$3,750						\$3,750																\$3,750	
D5020	Mechanical room	7511982	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
D5020	Mechanical room	7512048	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
D5020	B Hallway Electrical Room	7512043	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$3,125.00	\$3,125						\$3,125																\$3,125	
D5020	Main Office Electrical Room	7511967	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000	
D5020	C Hallway Electrical Room	7512041	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,000.00	\$2,000						\$2,000																\$2,000	
D5020	Mechanical room	7512058	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
D5020	Mechanical room	7511968	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
D5020	C Hallway Electrical Room	7511953	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$3,750.00	\$3,750						\$3,750																\$3,750	
D5020	Main Office Electrical Room	7511975	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,000.00	\$7,000						\$7,000																	

Replacement Reserves Report																																			
White Station Elementary																																			
5/13/2024																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
E1060	Kitchen	7512039	Residential Appliances, Washer, Replace	15	5	10	1	EA	\$850.00	\$850											\$850											\$850			
G2020	Site	7512016	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	23247	SF	\$3.50	\$81,365			\$81,365																			\$81,365			
G2020	Site	7512022	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	23247	SF	\$0.45	\$10,461				\$10,461					\$10,461					\$10,461					\$10,461			\$41,845			
G2030	Site	7511970	Sidewalk, Brick/Masonry Pavers, Replace	30	22	8	1483	SF	\$33.00	\$48,939									\$48,939													\$48,939			
G2050	Site	7512097	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	17	8	1	EA	\$8,000.00	\$8,000									\$8,000													\$8,000			
G2050	Gymnasium	7512109	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	6	EA	\$9,500.00	\$57,000									\$57,000													\$57,000			
G2060	Site	7512106	Bike Rack, Fixed 6-10 Bikes, Replace	20	6	14	1	EA	\$800.00	\$800															\$800							\$800			
G2060	Main Lobby	7512073	Park Bench, Wood/Composite/Fiberglass, Replace	20	6	14	4	EA	\$600.00	\$2,400															\$2,400							\$2,400			
G2060	Site	7512088	Picnic Table, Metal Powder-Coated, Replace	20	6	14	4	EA	\$700.00	\$2,800															\$2,800							\$2,800			
G2060	Site	7512008	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	58	LF	\$21.00	\$1,218																\$1,218						\$1,218			
G2060	Site	7512105	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500			
G2060	Site	7512005	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	12	8	1	EA	\$25,000.00	\$25,000									\$25,000													\$25,000			
G2060	Site	7512013	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	4	EA	\$150.00	\$600									\$600													\$600			
G4050	Site	7512033	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	5	EA	\$4,000.00	\$20,000									\$20,000													\$20,000			
G4050	Site	7511991	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	6	14	6	EA	\$7,000.00	\$42,000															\$42,000							\$42,000			
G4050	Building exterior	7512081	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	14	EA	\$600.00	\$8,400															\$8,400							\$8,400			
Totals, Unescalated											\$0	\$90,320	\$124,465	\$10,461	\$60,780	\$1,727,920	\$452,600	\$55,983	\$911,034	\$164,340	\$162,375	\$33,800	\$247,100	\$10,461	\$108,780	\$2,606,192	\$74,500	\$66,025	\$18,741	\$35,500	\$67,670		\$7,029,046		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$93,030	\$132,044	\$11,431	\$68,408	\$2,003,132	\$540,428	\$68,852	\$1,154,070	\$214,426	\$218,218	\$46,787	\$352,306	\$15,363	\$164,540	\$4,060,361	\$119,551	\$109,129	\$31,906	\$62,249	\$122,220		\$9,588,451		

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512065	D2010	Storage Tank	Domestic Water	5000 GAL	White Station Elementary	Mechanical room	No dataplate	No dataplate	No dataplate	1999		
2	7512075	D2010	Pump	Circulation, Domestic Water	.75 HP	White Station Elementary	Mechanical room	Grundfos	UPS15-35SFC	59896772 P1			
3	7512066	D2010	Pump	Circulation/Booster, Domestic Water	25 HP	White Station Elementary	Mechanical room	Taco	Inaccessible	Inaccessible			
4	7511949	D2010	Water Heater	Gas, Commercial (600 MBH)	250 GAL	White Station Elementary	Mechanical room	Bradford White	D100L2503NA	LA33805120	2020		
5	7511989	D2010	Water Heater	Gas, Commercial (600 MBH)	250 GAL	White Station Elementary	Mechanical room	State Industries, Inc.	SBD-100-250NEA 118	1804108992912	2018		
6	7512011	D2010	Backflow Preventer	Domestic Water	2 IN	White Station Elementary	Mechanical room	Wilkins Zurn	975 XL	No dataplate	1999		
7	7512044	D2010	Backflow Preventer	Domestic Water	2 IN	White Station Elementary	Mechanical room	Wilkins Zurn	975 XL	No dataplate	1999		
8	7512035	D2010	Backflow Preventer	Domestic Water	2 IN	White Station Elementary	Mechanical room	Wilkins Zurn	975 XL	No dataplate	1999		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512014	D3020	Boiler [B-1]	Gas, HVAC	2500 MBH	White Station Elementary	Mechanical room	Raypak Inc.	H2-2500	9802146392	1999		
2	7512057	D3020	Boiler [B-2]	Gas, HVAC	2500 MBH	White Station Elementary	Mechanical room	Raypak Inc.	H2-2500	9802146391	1999		
3	7511983	D3020	Unit Heater	Hydronic	160 MBH	White Station Elementary	Mechanical room	Sterling	No dataplate	No dataplate			
4	7512027	D3020	Unit Heater [UH-1]	Hydronic	160 MBH	White Station Elementary	Mechanical room	Sterling	Inaccessible	Inaccessible			
5	7512099	D3020	Unit Heater [UH-3]	Hydronic	160 MBH	White Station Elementary	Mechanical room	Sterling	No dataplate	No dataplate			
6	7511958	D3020	Boiler Supplemental Components	Expansion Tank	30 GAL	White Station Elementary	Mechanical room	Taco	ST 42 VC	98-771	1999		
7	7512006	D3030	Chiller	Air-Cooled	200 TON	White Station Elementary	Mechanical room	Daikin Industries	C2612CNYY 2	5176007600	2011		
8	7512017	D3030	Cooling Tower [CT-1]	(Typical) Open Circuit , 251 to 300 TON	300 TON	White Station Elementary	Building exterior	Illegible	124204-001	NC4201 GS			
9	7512037	D3030	Split System	Condensing Unit/Heat Pump	5 TON	White Station Elementary	Roof	Daikin Industries	DX13SA0604AE	2012385007	2020		
10	7512070	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	White Station Elementary	Roof	GooGood oodman Manufacturing Companyd	GSX140181LC	1807076181	2018		
11	7511950	D3030	Split System	Condensing Unit/Heat Pump	4 TON	White Station Elementary	Roof	Allied	TSA048S4N44G	5820F04324	2020		
12	7512056	D3030	Split System	Condensing Unit/Heat Pump	5 TON	White Station Elementary	Roof	Daikin Industries	DX13SA0604AE	2101183012	2021		
13	7511964	D3030	Split System	Condensing Unit/Heat Pump	4 TON	White Station Elementary	Roof	Trane	TSC048A3R0AUL0000A0000000	280100438L			
14	7511995	D3030	Split System	Fan Coil Unit, DX	5 TON	White Station Elementary	Mechanical room	Magic Aire	No dataplate	No dataplate			
15	7511999	D3030	Split System	Fan Coil Unit, DX	5 TON	White Station Elementary	Mechanical room	Magic Aire	BVE20AJAAH2AB66B5AABABM	W170899024	2017		
16	7511943	D3030	Split System	Fan Coil Unit, DX	5 TON	White Station Elementary	Mechanical room	Magic Aire	No dataplate	No dataplate			
17	7512094	D3030	Split System [CU-3]	Condensing Unit/Heat Pump	6 TON	White Station Elementary	Roof	Lennox	LSA072C-1G	5698G 04361			
18	7511926	D3030	Split System [CU-4]	Condensing Unit/Heat Pump	7.5 TON	White Station Elementary	Roof	Lennox	LSA090C-1G	5698C 01632			
19	7511978	D3030	Split System [CU-5]	Condensing Unit/Heat Pump	5 TON	White Station Elementary	Roof	Illegible	Illegible	Illegible			
20	7511931	D3030	Split System [CU-7]	Condensing Unit/Heat Pump	4 TON	White Station Elementary	Roof	Illegible	Illegible	Illegible			
21	7512096	D3030	Split System [FC-4]	Fan Coil Unit, DX	21 TON	White Station Elementary	Mechanical room	Magic Aire	90-BVW/BVX CABINET	980653401			
22	7511993	D3030	Split System [FC-5]	Fan Coil Unit, DX	3 TON	White Station Elementary	Maintenance office, mechanical room	Magic Aire	36-BVW/BVX-A	980654351			

23	7512025	D3030	Split System [FC-6]	Fan Coil Unit, DX	3 TON	White Station Elementary	A-134 mechanical room	Magic Aire	36-BVW/BVX-A	980654337	
24	7512091	D3030	Split System [FC-7]	Fan Coil Unit, DX	2 TON	White Station Elementary	A-133 mechanical room	Magic Aire	24-BVW/BVX-A	980653367	
25	7512001	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	White Station Elementary	Mechanical room	Bell & Gossett	Illegible	Illegible	
26	7512090	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	White Station Elementary	Mechanical room	Taco	No dataplate	No dataplate	
27	7512018	D3050	Pump	Distribution, HVAC Heating Water	5 HP	White Station Elementary	Mechanical room	Taco	Illegible	No dataplate	
28	7511976	D3050	Pump	Distribution, HVAC Heating Water	5 HP	White Station Elementary	Mechanical room	Taco	Illegible	No dataplate	
29	7512053	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	25 HP	White Station Elementary	Mechanical room	Taco	FE4010E2K1G2L0A	No dataplate	
30	7512104	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water	10 HP	White Station Elementary	Mechanical room	Taco	No dataplate	No dataplate	
31	7511932	D3050	HVAC Steam Components	Humidifier & Control, 50 LB/HR		White Station Elementary	Roof	Illegible	Illegible	Illegible	
32	7512020	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	25000 CFM	White Station Elementary	Gymnasium, mechanical room	McQuay	CAH021FDAC	No dataplate	1999
33	7512045	D3050	Air Handler [AHU-2]	Exterior AHU	8000 CFM	White Station Elementary	Roof	AAON, Inc.	20555	98JKCM40	
34	7511972	D3050	Air Handler [AHU-3]	Exterior AHU	6000 CFM	White Station Elementary	Roof	AAON, Inc.	Illegible	Illegible	
35	7512021	D3050	Air Handler [AHU-4]	Exterior AHU	8000 CFM	White Station Elementary	Roof	AAON, Inc.	Illegible	Illegible	
36	7512100	D3050	Air Handler [AHU-5]	Exterior AHU	8000 CFM	White Station Elementary	Roof	AAON, Inc.	Illegible	Illegible	
37	7512077	D3050	Air Handler [FACU-1]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H00685	
38	7511979	D3050	Air Handler [FACU-2]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H06664	
39	7511994	D3050	Air Handler [FACU-3]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H06665	
40	7511990	D3050	Air Handler [FACU-4]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H00686	
41	7511984	D3050	Air Handler [FACU-5]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H03696	
42	7512007	D3050	Air Handler [FACU-6]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H08619	
43	7512095	D3050	Air Handler [FACU-7]	Exterior AHU	8000 CFM	White Station Elementary	Roof	Greenheck	ERT-52S	98H08620	
44	7511934	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	White Station Elementary	Gymnasium, mechanical room	Inaccessible	Inaccessible	Inaccessible	12
45	7511957	D3050	Fan Coil Unit	Hydronic Terminal	2400 CFM	White Station Elementary	Throughout building	Inaccessible	Inaccessible	Inaccessible	13
46	7512063	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	757 CFM	White Station Elementary	Roof	Cook	100 ACEH 100C15DH	223S838067-01/0005306.	
47	7511977	D3060	Exhaust Fan [F-1]	Roof or Wall-Mounted, 12" Damper	650 CFM	White Station Elementary	Roof	Greenheck	GB-90-4X-QD	98616371	
48	7512004	D3060	Exhaust Fan [F10]	Roof or Wall-Mounted, 28" Damper	8500 CFM	White Station Elementary	Roof	CaptiveAire Systems	PNU155RG LESS	WWF252122	
49	7512059	D3060	Exhaust Fan [F-11]	Roof or Wall-Mounted, 24" Damper	2548 CFM	White Station Elementary	Roof	CaptiveAire Systems	NRIPB-G12	67625-44	
50	7511955	D3060	Exhaust Fan [F-12]	Roof or Wall-Mounted, 28" Damper	8500 CFM	White Station Elementary	Roof	Greenheck	CUBE 240-10	98G16416	
51	7512026	D3060	Exhaust Fan [F-14]	Propeller, 1 HP Motor	10000 CFM	White Station Elementary	Mechanical room	Greenheck	SS1-20-428-B3-	98616646	
52	7511974	D3060	Exhaust Fan [F-2]	Roof or Wall-Mounted, 10" Damper	170 CFM	White Station Elementary	Roof	Greenheck	G-90-DCFX-0D	98C04744	
53	7512061	D3060	Exhaust Fan [F-3]	Roof or Wall-Mounted, 10" Damper	150 CFM	White Station Elementary	Roof	Greenheck	G-95-DGEX-QD	98623727	
54	7512052	D3060	Exhaust Fan [F-5]	Roof or Wall-Mounted, 12" Damper	750 CFM	White Station Elementary	Roof	Greenheck	GB-100-4X-QD-2A	98622385	
55	7512036	D3060	Exhaust Fan [F-6]	Roof or Wall-Mounted, 16" Damper	1100 CFM	White Station Elementary	Roof	Greenheck	CUBE-160-4	98H02518	

56	7511981	D3060	Exhaust Fan [F-7]	Roof or Wall-Mounted, 10" Damper	175 CFM	White Station Elementary	Roof	Greenheck	No dataplate	No dataplate			
57	7512028	D3060	Exhaust Fan [F-8]	Roof or Wall-Mounted, 12" Damper	650 CFM	White Station Elementary	Roof	Greenheck	GB-100-4X-QD-2A	98022388			
58	7511944	D3060	Exhaust Fan [F-9]	Roof or Wall-Mounted, 12" Damper	850 CFM	White Station Elementary	Roof	Greenheck	CUBE-120-4	98G15324			
59	7511927	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		White Station Elementary	Building exterior	Mars	36CH-0	9906PF36CH-L			
60	7511933	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		White Station Elementary	Building exterior	Mars	36CH-0	9906PF36CH-L			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512015	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		White Station Elementary	Kitchen						10
2	7511936	D4030	Fire Extinguisher	Type ABC, up to 20 LB		White Station Elementary	Throughout building						24
3	7512064	D4030	Fire Extinguisher	Wet Chemical/CO2		White Station Elementary	Kitchen						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7511997	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	White Station Elementary	Mechanical room	Square D	75T3HF	No dataplate	1999		
2	7511986	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	White Station Elementary	Mechanical room	Square D	75T3HF	No dataplate	1999		
3	7512023	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	White Station Elementary	Main Office Electrical Room	Square D	112T3HF	No dataplate	1999		
4	7511954	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	White Station Elementary	C Hallway Electrical Room	Square D	75T3HF	No dataplate	1999		
5	7511952	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	White Station Elementary	B Hallway Electrical Room	Square D	75T3HF	No dataplate	1999		
6	7511998	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	White Station Elementary	Mechanical room	Square D	112T3HF	No dataplate	1999		
7	7512040	D5020	Switchboard [Switchboard MSB]	277/480 V	2000 AMP	White Station Elementary	Mechanical room	Square D	11004439-0028	No dataplate	1999		
8	7512110	D5020	Distribution Panel [HA]	120/240 V	250 AMP	White Station Elementary	Mechanical room	Square D	12110044390030001	No dataplate	1999		
9	7511982	D5020	Distribution Panel [K1]	120/240 V	225 AMP	White Station Elementary	Mechanical room	Square D	NQ0D442M225CU	No dataplate	1999		
10	7511968	D5020	Distribution Panel [K2]	120/240 V	225 AMP	White Station Elementary	Mechanical room	Square D	NQ0D442M225CU	No dataplate	1999		
11	7512058	D5020	Distribution Panel [LA]	120/240 V	225 AMP	White Station Elementary	Mechanical room	Square D	NQ0DQ2	No dataplate	1999		
12	7512002	D5020	Distribution Panel [LA2]	120/240 V	225 AMP	White Station Elementary	Mechanical room	Square D	NQ0D454L225CU	No dataplate	1999		
13	7511992	D5020	Distribution Panel [LB]	120/208 V	225 AMP	White Station Elementary	C Hallway Electrical Room	Square D	NQ0D454L225CU	No dataplate	1999		
14	7512043	D5020	Distribution Panel [LC]	120/240 V	225 AMP	White Station Elementary	B Hallway Electrical Room	Square D	NQ0D454L225CU	No dataplate	1999		
15	7512003	D5020	Distribution Panel [LC]	120/240 V	225 AMP	White Station Elementary	B Hallway Electrical Room	Square D	NQ0DQ2	No dataplate	1999		
16	7511967	D5020	Distribution Panel [LD]	120/208 V	600 AMP	White Station Elementary	Main Office Electrical Room	Square D	NQ0D442L600TFL	No dataplate	1999		
17	7511975	D5020	Distribution Panel [LD]	120/208 V	600 AMP	White Station Elementary	Main Office Electrical Room	Square D	N00D442L600TFL	No dataplate	1999		
18	7512048	D5020	Distribution Panel [LE]	120/240 V	225 AMP	White Station Elementary	Mechanical room	Square D	NQ0D442M225CU	No dataplate	1999		
19	7511953	D5020	Distribution Panel [PANEL HB]	120/240 V	250 AMP	White Station Elementary	C Hallway Electrical Room	Square D	12110044390040001	No dataplate	1999		
20	7512030	D5020	Distribution Panel [PANEL HC]	120/240 V	250 AMP	White Station Elementary	B Hallway Electrical Room	Square D	12110044390060001	No dataplate	1999		
21	7512041	D5020	Distribution Panel [PANEL LB]	120/208 V	225 AMP	White Station Elementary	C Hallway Electrical Room	Square D	NQ0D454L225CU	No dataplate	1999		
22	7512085	D5020	Motor Control Center	w/ Main Breaker	800 AMP	White Station Elementary	Mechanical room	Square D	11004439-001	L-748430	1999		
23	7512034	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		White Station Elementary	Throughout building						18

24	7511938	D5040	Emergency & Exit Lighting	Exit Sign, LED		White Station Elementary	Throughout building						19
25	7511985	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		White Station Elementary	Throughout building						12
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7511948	D7050	Fire Alarm Panel	Fully Addressable		White Station Elementary	Main Office	Notifier	AFP-200	Inaccessible			
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512010	E1030	Foodservice Equipment	Convection Oven, Double		White Station Elementary	Kitchen	Yindu	ATC0-513NB	ATC0- 513 NBAUS 100322092000 C40100	2022		
2	7511940	E1030	Foodservice Equipment	Convection Oven, Single		White Station Elementary	Kitchen	Rational	LM100CG.AXXXX	G62SJ23073070668	2023		
3	7512086	E1030	Foodservice Equipment	Dairy Cooler/Wells		White Station Elementary	Kitchen	STANDEX	AR164WVS/0-A	1811 286198	2018		
4	7511965	E1030	Foodservice Equipment	Dishwasher Commercial		White Station Elementary	Kitchen	Hobart	FT900S	27-1089-622			
5	7511956	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		White Station Elementary	Kitchen	FWE	UHS-12P	165024802	2016		
6	7512107	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		White Station Elementary	Kitchen	FWE	PHU-12P	238893901	2023		
7	7511980	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		White Station Elementary	Kitchen	Salvajor Commercial	Model 150	160963	2016		
8	7511947	E1030	Foodservice Equipment	Icemaker, Freestanding		White Station Elementary	Kitchen	Ice-O-Matic	CIM0320HA	19031280012659	2019		
9	7511930	E1030	Foodservice Equipment	Mixer, Tabletop		White Station Elementary	Kitchen	Varimixer	W20	9901070064			
10	7511961	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		White Station Elementary	Kitchen	Duke	DC E305-25PG M	08151982	2015		
11	7511988	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		White Station Elementary	Kitchen	Duke	DC-TEHF-74PG-SW M	11199871	2019		
12	7511935	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		White Station Elementary	Kitchen	Aerwave	No dataplate	No dataplate	2015		
13	7511945	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		White Station Elementary	Kitchen				2015		
14	7511996	E1030	Foodservice Equipment	Range, 2-Burner		White Station Elementary	Kitchen	Arland	M4S				
15	7512078	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		White Station Elementary	Kitchen	Continental Refrigerator	1RE-PT	15561147	2015		
16	7511951	E1030	Foodservice Equipment	Steamer, Tabletop		White Station Elementary	Kitchen	Cleveland Range	22CET6.1	180423052161	2018		
17	7512000	E1030	Foodservice Equipment	Steamer, Tabletop		White Station Elementary	Kitchen	Cleveland Range	22CET6.1	180423052158	2018		
18	7512060	E1030	Foodservice Equipment	Walk-In, Freezer		White Station Elementary	Kitchen	STANDEX	DLF36098EE/964973/02	2002916254	2020		
19	7512047	E1030	Foodservice Equipment	Walk-In, Refrigerator		White Station Elementary	Kitchen	STANDEX	DLC36098EE/964973/01	2002916254	2020		
20	7512054	E1030	Foodservice Equipment [HD-1]	Exhaust Hood, 8 to 10 LF		White Station Elementary	Kitchen	CaptiveAire Systems	Illegible	Illegible			
21	7511969	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		White Station Elementary	Main Lobby						