

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



White Station Middle School
5465 Mason Road
Memphis Tennessee 38120

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October 24, 2024

ON SITE DATE:

October 14–15, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	5465 Mason Road, Memphis Tennessee 38120
Site Developed	2007
Site Area	14 acres (estimated)
Parking Spaces	209 total spaces all in open lots; 7 of which are marked as accessible
Building Area	144,411 SF
Number of Stories	2 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 14-15, 2024
Management Point of Contact	Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Don Hughes 901-848-8559 phone
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The original 144,411 square foot school was built in 2007. There is no information on renovations.

Architectural

The primary roof is modified bitumen roofing. The secondary roof is a metal standing seam. Both roofing systems were installed in 2007. Maintenance should continue to inspect the roofs periodically and discard wind-blown debris. The exterior walls are brick. The window frames are aluminum. The interior flooring is mainly VCT with some carpet and ceramic tile. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A majority of the HVAC system components are within their expected useful life. Heating and cooling in all areas is conducted by a boiler, cooling tower, that re-heat coil units throughout the facility. This equipment technology is up to date and functions without issue. Several of the exterior split-system condensers are past their expected useful life and should be evaluated for replacement.

A 3000-amp main switchboard provides electrical service to the building. The facility lighting utilizes fluorescent and LED technology in troffers and CFL in ceiling mounted light fixtures. The building uses a propane fueled 57 KW generator as an emergency back-up system.

The domestic water service within the building ranges from fair to poor condition. Domestic hot water is supplied by multiple commercial natural gas and electric water heaters. The plumbing fixtures in the restrooms are in good working order.

The fire protection system consists of a hard-wired fire alarm system. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building is equipped with a wet fire suppression system. The commercial kitchen exhaust hood is equipped with an automatic extinguishing system.

The school is protected by security systems with a general surveillance system with surface-mounted cameras located in hallways and on exterior walls. The system includes a metal detector and a full-body walkthrough.

The commercial kitchen contains a variety of food service equipment. The kitchen exhaust hood was reported as not functioning properly. Future lifecycle replacements are anticipated and appear in the cost tables.

Site

The school is situated in a residential neighborhood. The asphalt parking areas and driveways are in poor condition. There is a fenced-in sports field. A concrete sidewalk runs along the front elevation to the parking areas. The grass areas are in fair condition. Site lighting consists of wall packs and pole-mounted lighting; and is adequate for the building's needs. Landscaping consists of grassy areas with trees and shrubs surrounding the school.

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:

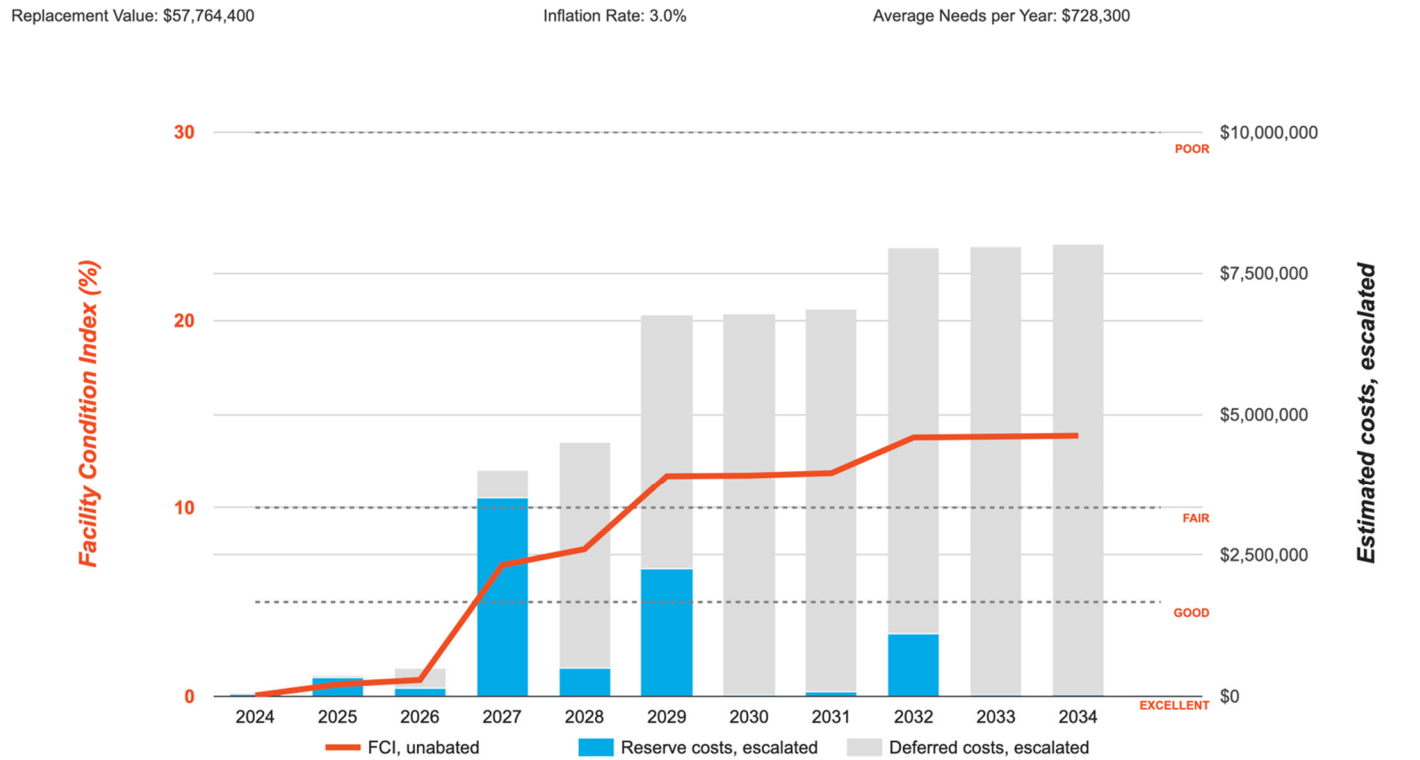
FCI Analysis | White Station Middle School(2007)

Replacement Value \$ 57,764,400	Total SF 144,411	Cost/SF \$ 400	
		Est Reserve Cost	FCI
Current		\$ 33,600	0.1 %
3-Year		\$ 4,015,800	7.0 %
5-Year		\$ 6,761,000	11.7 %
10-Year		\$ 8,010,700	13.9 %

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 Middle School



Immediate Needs

Facility/Building	Total Items	Total Cost
White Station Middle School	5	\$33,600
Total	5	\$33,600

White Station Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8454334	White Station Middle School	Utility Rooms/Areas	D2010	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	Poor	Performance/Integrity	\$12,400
8454419	White Station Middle School	Utility Rooms/Areas B119	D2010	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	Poor	Performance/Integrity	\$12,400
8456885	White Station Middle School	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$2,300
8456837	White Station Middle School	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$2,300
8454345	White Station Middle School	Mechanical Room E112	D3030	Packaged Terminal Air Conditioner, PTAC, 18001 to 24000 BTUH, Replace	Poor	Performance/Integrity	\$4,200
Total (5 items)							\$33,600

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
White Station Middle School Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$299,100

\$\$\$\$

Parking lots have significant wear including cracking, potholes and areas of repair that are also failing. - AssetCALC ID: 8454410



Water Heater in Poor condition.

Electric, Commercial (12 kW), 30 to 80 GAL
White Station Middle School Utility
Rooms/Areas B119

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

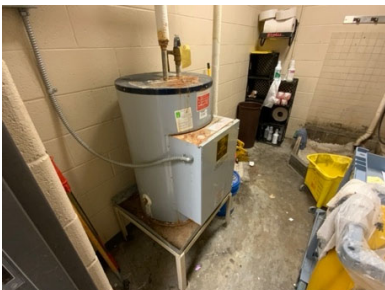
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Unit has significant corrosion and leaking at multiple locations. Power is off. - AssetCALC ID: 8454419



Water Heater in Poor condition.

Electric, Commercial (12 kW), 30 to 80 GAL
White Station Middle School Utility
Rooms/Areas

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

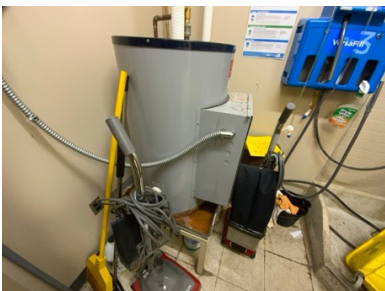
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Unit is not functional, significant leaking. Power is off. - AssetCALC ID: 8454334



Water Heater in Poor condition.

Electric, Commercial (12 kW), 30 to 80 GAL
White Station Middle School Utility
Rooms/Areas A122

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Unit has significant corrosion and leaking at base. - AssetCALC ID: 8454329



Water Heater in Poor condition.

Electric, Commercial (12 kW)
White Station Middle School Utility
Rooms/Areas G210

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Unit has significant corrosion and leaking at base. - AssetCALC ID: 8456844



Packaged Terminal Air Conditioner in Poor condition.

PTAC, 18001 to 24000 BTUH
White Station Middle School Mechanical Room
E112

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,200

\$\$\$\$

Unit reported as not functioning. Power is off. - AssetCALC ID: 8454345



Split System in Poor condition.

Condensing Unit/Heat Pump
White Station Middle School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Unit not functioning, power is off. Disconnect has wasp infestation. - AssetCALC ID: 8456837



Split System in Poor condition.

Condensing Unit/Heat Pump
White Station Middle School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Unit not functioning, power is off. - AssetCALC ID: 8456885

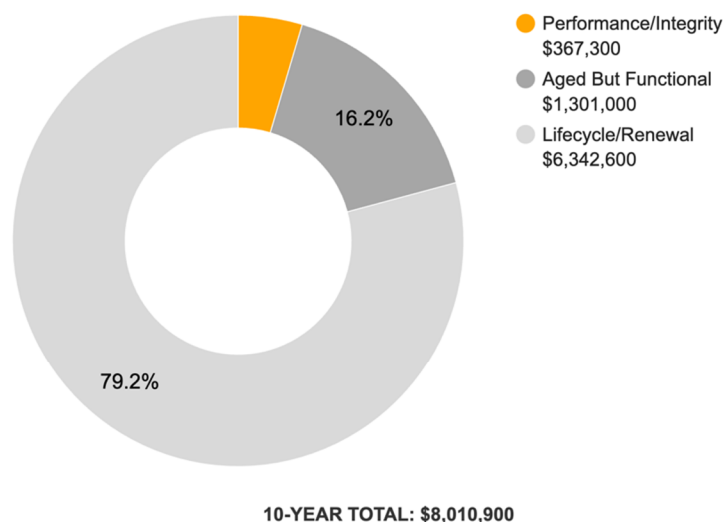
Plan Types

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)



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with metal finish	Fair
Interiors	Walls: CMU Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger – 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper and galvanized iron supply and cast-iron waste and venting Hot Water: Commercial gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Cooling tower with boilers, re-heat coils above ceiling Non-Central System: Package units, split-system heat pumps Supplemental components: Ductless split-system, suspended unit heaters, make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and kitchen hood system	Fair

Systems Summary		
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, and incandescent Emergency Power: Natural gas generator with automatic transfer switch	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
Site Pavement	Asphalt lots with pavement and adjacent concrete sidewalks, curbs, ramps, limited areas of concrete aprons	Poor
Site Development	Building mounted signage Dumpster enclosures Sports field with fencing Limited Park trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED, metal halide	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Significant corrosion and leakage found in multiple water heaters, pavement has moderate cracking and significant potholes throughout	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$1,600	-	\$2,200	\$3,800
Facade	-	-	\$104,100	-	\$1,087,100	\$1,191,200
Roofing	-	-	\$1,162,000	-	\$5,700	\$1,167,700
Interiors	-	-	\$1,510,800	\$576,400	\$2,070,700	\$4,157,800
Conveying	-	-	\$15,300	-	\$118,100	\$133,400
Plumbing	\$24,800	\$25,500	\$68,000	\$46,200	\$229,200	\$393,700
HVAC	\$8,800	\$42,600	\$692,900	\$202,300	\$1,207,700	\$2,154,300
Fire Protection	-	-	-	\$195,700	\$5,500	\$201,300
Electrical	-	-	\$856,600	\$91,200	\$340,000	\$1,287,900
Fire Alarm & Electronic Systems	-	-	\$678,900	\$28,200	\$1,062,600	\$1,769,700
Equipment & Furnishings	-	\$55,400	\$898,600	\$42,200	\$150,300	\$1,146,600
Site Development	-	-	\$6,100	\$20,300	-	\$26,300
Site Pavement	-	\$348,900	-	\$47,300	\$118,400	\$514,500
Site Utilities	-	-	\$260,100	-	-	\$260,100
TOTALS (3% inflation)	\$33,600	\$472,500	\$6,254,900	\$1,249,700	\$6,397,600	\$14,408,300

3. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property, and the roof.

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 2007. 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 Middle School, 5465 Mason Road Memphis, Tennessee 38120, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Christopher Monteleone
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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



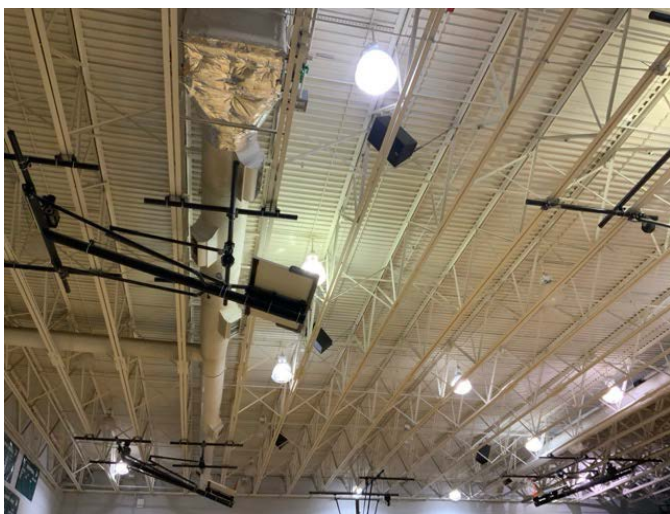
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - BUILDING FACADE

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



8 - SECONDARY ROOF OVERVIEW



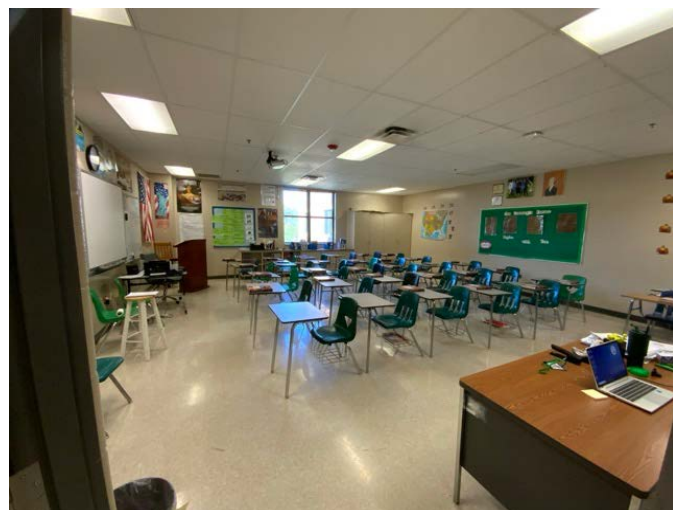
9 - PERIMETER ELEMENTS & DRAINAGE



10 - RECEPTION AREA



11 - CAFETERIA



12 - CLASSROOM

Photographic Overview



13 - OFFICES



14 - LIBRARY



15 - THEATER



16 - HALLWAY



17 - RESTROOM FIXTURES



18 - ELEVATOR MACHINERY

Photographic Overview



19 - CAB FINISHES



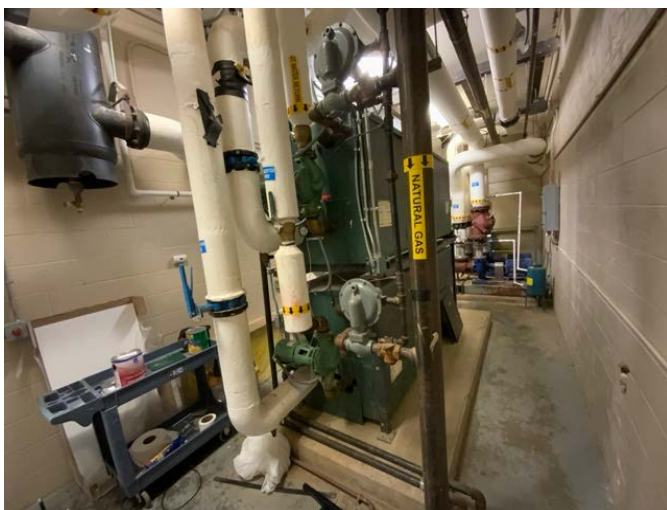
20 - ELEVATOR PANEL



21 - DOMESTIC WATER PIPING



22 - DOMESTIC HOT WATER SUPPLY



23 - MAIN MECHANICAL ROOM



24 - BOILERS & PUMPS

Photographic Overview



25 - ROOFTOP MECHANICAL EQUIPMENT



26 - FIRE PROTECTION ROOM



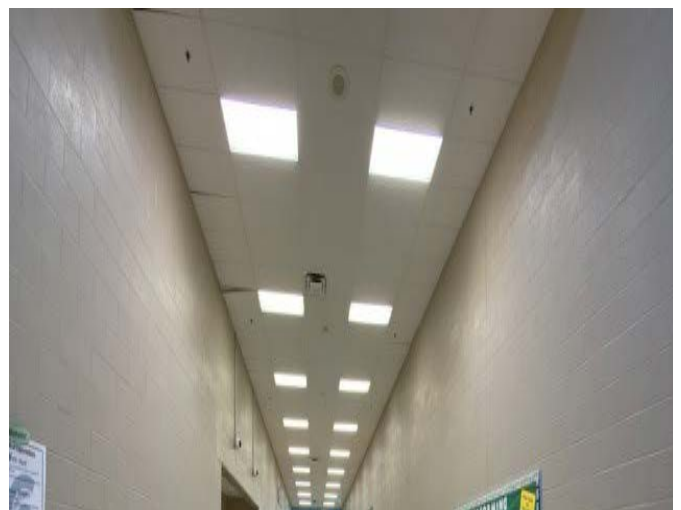
27 - MAIN ELECTRICAL ROOM



28 - SECONDARY ELECTRICAL ROOM



29 - EMERGENCY GENERATOR



30 - INTERIOR LIGHTING

Photographic Overview



31 - FIRE ALARM PANEL



32 - COMMERCIAL KITCHEN



33 - MAIN PARKING AREA



34 - SECONDARY PARKING AREA



35 - SIDEWALKS & LANDSCAPING

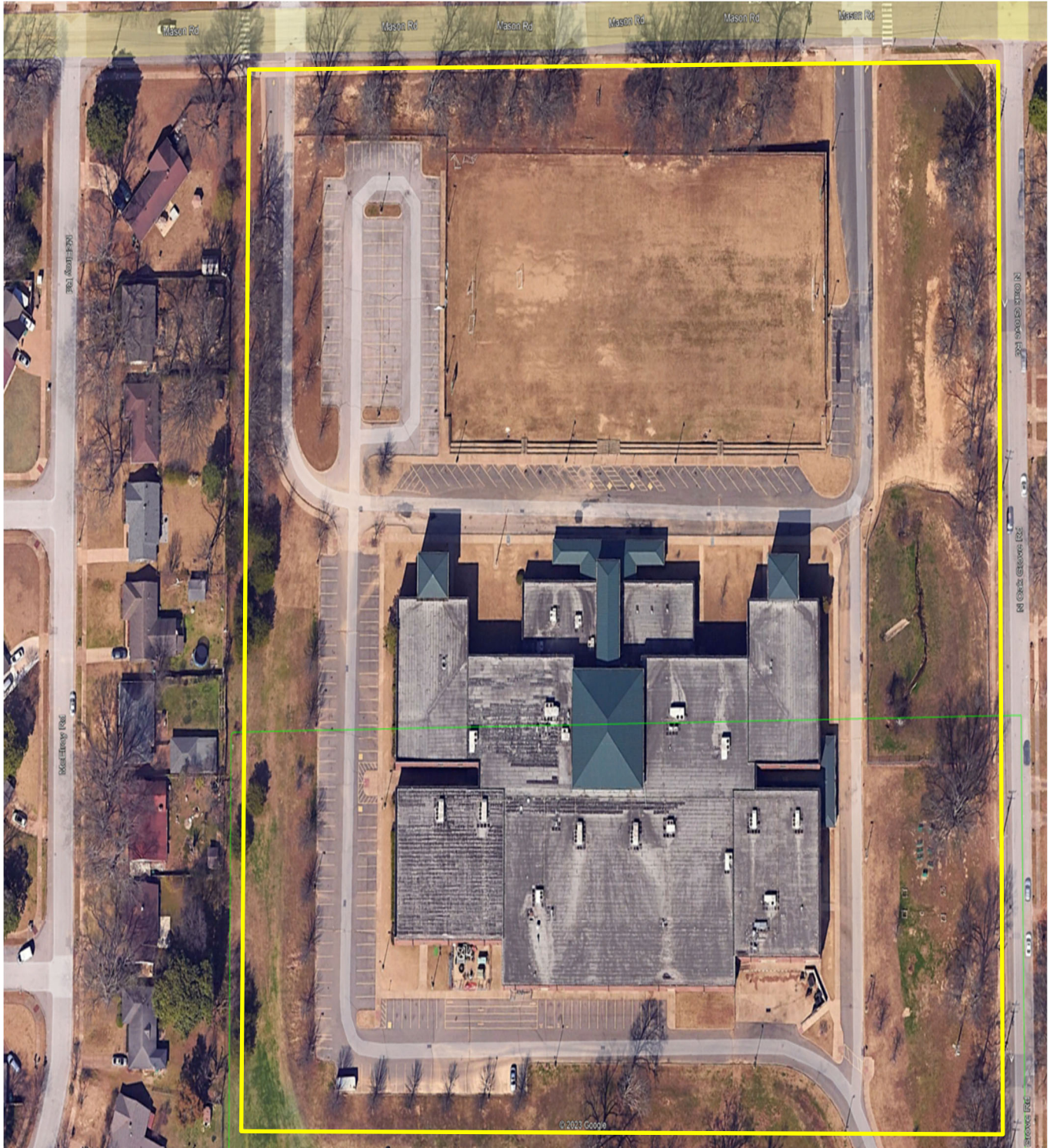


36 - SPORTS FIELDS

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-195.354

Source

Google

Project Name

White Station Middle School

On-Site Date

October 16, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: White Station Middle School

Name of person completing form: Don Hughs

Title / Association w/ property: Facilities

Length of time associated w/ property: One year

Date Completed: 10/8/2024

Phone Number: 901-848-9559

Method of Completion: INTERVIEW - verbally completed during interview

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 2007	Renovated	
2	Building size in SF	144,411	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	N/A		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	N/A		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	N/A		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: White Station Middle School

BV Project Number: 163745.23R000-194.354

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

White Station Middle School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

White Station Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



SECONDARY ENTRANCE

White Station Middle School: Photographic Overview



ACCESSIBLE INTERIOR PATH



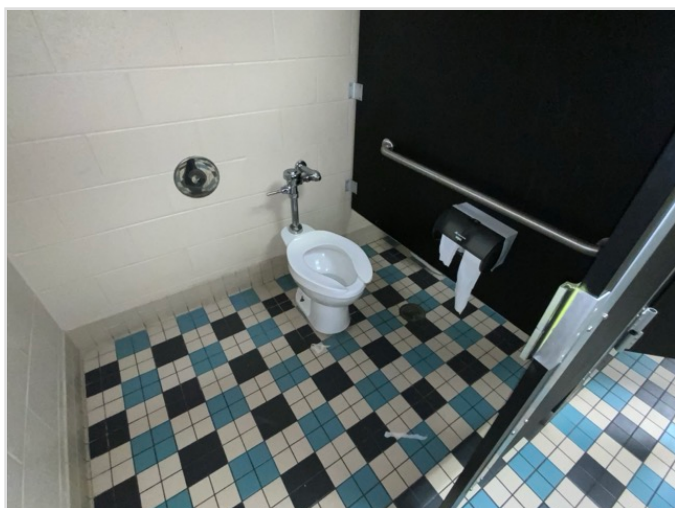
DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Gymnasium	Good	Balcony Structure, Concrete	3,500 SF	58	8454348
B1010	Site	Good	Loading Dock, Concrete	500 SF	58	8454401
B1080	Gymnasium	Fair	Stairs, Metal, Interior, Refinish	1,000 SF	3	8454332
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	51,200 SF	3	8454403
B2020	Lobby	Fair	Storefront, Glazing & Framing	92 SF	13	8456835
B2020	Building Exterior	Fair	Glazing, any type by SF	12,800 SF	13	8454427
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	14	23	8454443
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	24	13	8454354
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	99,930 SF	5	8454382
B3010	Roof	Fair	Roofing, Metal	11,977 SF	23	8454339
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	360 LF	3	8454368
B3060	Roof	Fair	Roof Hatch, Metal	3	13	8456873
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	24	23	8454425
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	86	23	8454424
C1030	Throughout Building	Fair	Door Hardware, School, per Door	110	13	8454411
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	130,000 SF	8	8454353
C1090	Building Exterior	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	648 LF	3	8456877
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	216,600 SF	4	8454361
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	7,300 SF	23	8454448
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	14,400 SF	4	8454378

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Fair	Flooring, Wood, Strip	14,400 SF	13	8454391
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	108,300 SF	5	8454442
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	14,400 SF	5	8456880
Conveying						
D1010	Common Area	Fair	Elevator Cab Finishes, Standard	1	3	8454374
D1010	Common Area	Fair	Elevator Controls, Automatic, 1 Car	1	3	8454415
D1010	Mechanical Room A162	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	13	8454349
Plumbing						
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	10	9	8454333
D2010	Utility Rooms/Areas F211	Good	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	16	8456887
D2010	Fire Riser Room	Fair	Backflow Preventer, Domestic Water	1	13	8454397
D2010	Utility Rooms/Areas G210	Poor	Water Heater, Electric, Commercial (12 kW)	1	1	8456844
D2010	Kitchen	Fair	Backflow Preventer, Domestic Water	1	13	8454362
D2010	Mechanical Room E112	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	8454364
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	8	18	8454385
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	3	8454429
D2010	Kitchen	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	7	8456883
D2010	Utility Rooms/Areas A141	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	7	8454438
D2010	Utility Rooms/Areas	Poor	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	0	8454334
D2010	Utility Rooms/Areas A122	Poor	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	1	8454329
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	28	13	8454351
D2010	Mechanical Room E112	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	8454356
D2010	Utility Rooms/Areas B119	Poor	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	0	8454419
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	144,411 SF	23	8456863
D2010	Fire Riser Room	Fair	Backflow Preventer, Domestic Water	1	13	8454379

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Urinal, Standard	18	13	8454437
D2010	Mechanical Room E112	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	8454366
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	30	13	8454376
HVAC						
D3020	Lobby	Fair	Unit Heater, Electric	6	3	8454330
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	13	8454327
D3020	Fire Riser Room	Fair	Unit Heater, Natural Gas	1	3	8454431
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	23	8454389
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	13	8454406
D3020	Boiler Room	Fair	Heat Exchanger, Plate & Frame, HVAC	1	18	8454347
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-G212]	1	2	8456868
D3030	Building Exterior South	Fair	Cooling Tower, (Typical) Open Circuit	1	8	8456876
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-F230]	1	2	8456888
D3030	Mechanical Room A159	Fair	Split System, Fan Coil Unit, DX	1	2	8454446
D3030	Electrical Room D104	Fair	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON	1	3	8454445
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-120]	1	2	8456862
D3030	Electrical Room F230	Fair	Split System, Fan Coil Unit, DX	1	2	8456901
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump [AC-D103]	1	0	8456885
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-D104]	1	2	8456865
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8456836
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-A162]	1	2	8456847
D3030	Mechanical Room B144	Fair	Split System, Fan Coil Unit, DX	1	2	8454363
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-F230]	1	2	8456900
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-A159]	1	2	8456850
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump [AC-D112]	1	0	8456837

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-A142]	1	2	8456842
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	8456895
D3030	Mechanical Room E112	Poor	Packaged Terminal Air Conditioner, PTAC, 18001 to 24000 BTUH	1	0	8454345
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	8456856
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-164]	1	2	8456855
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [AC-B144]	1	2	8456867
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	8	8454447
D3050	Building Exterior South	Good	Pump, Distribution, HVAC Chilled or Condenser Water [Pump 2]	1	25	8456858
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-A109]	1	3	8456874
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	144,411 SF	23	8454444
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [MAU-A]	1	3	8456893
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [MAU-D]	1	3	8456869
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-A102]	1	3	8456840
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-E103]	1	3	8456879
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-E101A]	1	3	8456839
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM [MAU-G]	1	3	8456891
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A164]	1	3	8456871
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	8	8454439
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-F201]	1	3	8456853
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-A119]	1	3	8456897
D3050	Building Exterior South	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Pump 1]	1	8	8456899
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [MAU-F]	1	3	8456846
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-C101A]	1	3	8456890
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	5	8454433
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-C101B]	1	3	8456860

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-D101B]	1	3	8456859
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [MAU-D]	1	3	8456852
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-B148]	1	3	8456872
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-A105]	1	3	8456886
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	8456845
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-E101B]	1	3	8456881
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	144,411 SF	13	8456866
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-D101A]	1	3	8456848
D3060	Electrical Room	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	8454386
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	8	8456861
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	8456892
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	8456857
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	8	8456851
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	8454341
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	8	8456882
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	8	8456894
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	8	8456838
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	11	8454369
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	144,411 SF	8	8456878
D4010	Fire Riser Room	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	144,411 SF	23	8454404
Electrical						
D5010	Building Exterior South	Fair	Generator, Gas or Gasoline	1	8	8456896
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	8	8454435
D5020	Electrical Room F230	Fair	Secondary Transformer, Dry, Stepdown	1	13	8456870

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room F230	Fair	Secondary Transformer, Dry, Stepdown	1	13	8456875
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454423
D5020	Electrical Room F230	Fair	Distribution Panel, 277/480 V [DPF]	1	13	8456841
D5020	Electrical Room D104	Fair	Distribution Panel, 277/480 V	1	13	8454377
D5020	Utility Rooms/Areas G230	Fair	Distribution Panel, 277/480 V [DPG]	1	13	8456854
D5020	Electrical Room	Fair	Switchboard, 277/480 V [MSB]	1	23	8454331
D5020	Mechanical Room E112	Fair	Distribution Panel, 277/480 V	1	13	8454405
D5020	Mechanical Room A159	Fair	Distribution Panel, 277/480 V	1	13	8454359
D5020	Mechanical Room A159	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454428
D5020	Mechanical Room B144	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454399
D5020	Mechanical Room B144	Fair	Distribution Panel, 277/480 V	1	13	8454409
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	23	8454441
D5020	Mechanical Room B144	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454370
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [1MC]	1	13	8454414
D5020	Utility Rooms/Areas G230	Fair	Secondary Transformer, Dry, Stepdown	1	13	8456849
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [DPC]	1	13	8454336
D5020	Electrical Room D104	Fair	Distribution Panel, 277/480 V	1	13	8454388
D5020	Utility Rooms/Areas G230	Fair	Secondary Transformer, Dry, Stepdown	1	13	8456889
D5020	Electrical Room D104	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454340
D5020	Mechanical Room E112	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454380
D5020	Electrical Room D104	Fair	Secondary Transformer, Dry, Stepdown [2ELD]	1	13	8454402
D5020	Electrical Room D104	Fair	Secondary Transformer, Dry, Stepdown [ELD]	1	13	8454365
D5020	Mechanical Room A159	Fair	Secondary Transformer, Dry, Stepdown	1	13	8454418
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	144,411 SF	23	8454430
D5040	Electrical Room D104	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	3	8454344

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	48	3	8454400
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixture, any type Interior High Bay, w/ LED Replacement	36	3	8454338
D5040	Theater	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	2,500 SF	3	8454392
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	144,411 SF	3	8454342
D5040	Throughout Building	Fair	Exterior Light, any type, w/ LED Replacement	16	3	8454420
Fire Alarm & Electronic Systems						
D6060	Office Areas	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	144,411 SF	3	8456864
D7010	Site	Good	Entry Security, Metal Detector, Full Body Walkthrough	1	10	8454357
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	144,411 SF	11	8454396
D7050	Office Areas	Good	Fire Alarm Panel, Fully Addressable	1	10	8454373
D8010	Boiler Room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	144,411 SF	5	8456843
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	8454416
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	8454375
E1030	Building Exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	8454328
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	8454384
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	8454413
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	2	8454390
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8454371
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	8454393
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	8454387
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	8454440
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	8454355
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	13	8454381
E1030	Building Exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	8454426

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	8454360
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8454449
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	3	13	8454343
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8454436
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8454422
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8454398
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	8454367
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	8	8454358
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	8456884
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8456898
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	26	8454450
E1070	Theater	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	2	8454421
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	775 LF	3	8454383
E2010	Site	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	6	3	8454434
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,500	3	8454407
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	85,455 SF	2	8454352
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	85,455 SF	1	8454410
G2030	Site	Good	Sidewalk, Concrete, Large Areas	22,000 SF	33	8454337
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	8	8454350
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	8	8454432
G2050	Site	Good	Sports Apparatus, Scoreboard, Electronic Very Robust	1	21	8454412
G2050	Site	Good	Sports Apparatus, Scoreboard, Electronic Very Robust	1	21	8454335
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	8	8454372

Component Condition Report | White Station Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	37	3	8454346
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	200 LF	23	8454394
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	775 LF	23	8454395
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	35	3	8454408

Appendix F:

Replacement Reserves

Replacement Reserves Report

White Station Middle School

10/24/2024



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
White Station Middle School	\$33,600	\$333,609	\$138,887	\$3,509,762	\$491,059	\$2,254,124	\$19,821	\$77,795	\$1,099,581	\$24,399	\$28,155	\$405,334	\$126,343	\$3,089,448	\$656,918	\$69,797	\$22,305	\$154,301	\$169,733	\$5,962	\$1,697,523	\$14,408,460
Grand Total	\$33,600	\$333,609	\$138,887	\$3,509,762	\$491,059	\$2,254,124	\$19,821	\$77,795	\$1,099,581	\$24,399	\$28,155	\$405,334	\$126,343	\$3,089,448	\$656,918	\$69,797	\$22,305	\$154,301	\$169,733	\$5,962	\$1,697,523	\$14,408,460

Uniform 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			
B1080	Gymnasium		8454332	Stairs, Metal, Interior, Refinish		10	7	3	1000	SF	\$1.50	\$1,500				\$1,500									\$1,500									\$3,000		
B2010	Building Exterior		8454403	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace		20	17	3	51200	SF	\$1.86	\$95,232				\$95,232																			\$95,232	
B2020	Building Exterior		8454427	Glazing, any type by SF, Replace		30	17	13	12800	SF	\$55.00	\$704,000													\$704,000										\$704,000	
B2020	Lobby		8456835	Storefront, Glazing & Framing, Replace		30	17	13	92	SF	\$55.00	\$5,060													\$5,060										\$5,060	
B2050	Building Exterior		8454354	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	17	13	24	EA	\$1,300.00	\$31,200													\$31,200										\$31,200	
B3010	Roof		8454382	Roofing, Modified Bitumen, Replace		20	15	5	99930	SF	\$10.00	\$999,300					\$999,300																		\$999,300	
B3020	Roof		8454368	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	17	3	360	LF	\$9.00	\$3,240				\$3,240																			\$3,240	
B3060	Roof		8456873	Roof Hatch, Metal, Replace		30	17	13	3	EA	\$1,300.00	\$3,900													\$3,900										\$3,900	
C1030	Throughout Building		8454411	Door Hardware, School, per Door, Replace		30	17	13	110	EA	\$400.00	\$44,000													\$44,000										\$44,000	
C1070	Throughout Building		8454353	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	17	8	130000	SF	\$3.50	\$455,000								\$455,000															\$455,000	
C1090	Building Exterior		8456877	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	17	3	648	LF	\$500.00	\$324,000				\$324,000																			\$324,000	
C2010	Throughout Building		8454361	Wall Finishes, any surface, Prep & Paint		10	6	4	216600	SF	\$1.50	\$324,900				\$324,900										\$324,900										\$649,800
C2030	Gymnasium		8454391	Flooring, Wood, Strip, Replace		30	17	13	14400	SF	\$15.00	\$216,000													\$216,000										\$216,000	
C2030	Throughout Building		8454442	Flooring, Vinyl Tile (VCT), Replace		15	10	5	108300	SF	\$5.00	\$541,500					\$541,500																	\$541,500	\$1,083,000	
C2030	Auditorium		8454378	Flooring, Carpet, Commercial Standard, Replace		10	6	4	14400	SF	\$7.50	\$108,000				\$108,000									\$108,000										\$216,000	
C2050	Gymnasium		8456880	Ceiling Finishes, exposed irregular elements, Prep & Paint		10	5	5	14400	SF	\$2.50	\$36,000					\$36,000										\$36,000									\$72,000
D1010	Common Area		8454415	Elevator Controls, Automatic, 1 Car, Replace		20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																			\$5,000	
D1010	Common Area		8454374	Elevator Cab Finishes, Standard, Replace		15	12	3	1	EA	\$9,000.00	\$9,000				\$9,000																\$9,000			\$18,000	
D1010	Mechanical Room A162		8454349	Passenger Elevator, Hydraulic, 3 Floors, Renovate		30	17	13	1	EA	\$70,000.00	\$70,000													\$70,000										\$70,000	
D2010	Utility Rooms/Areas		8454334	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL., Replace		20	20	0	1	EA	\$12,400.00	\$12,400	\$12,400																				\$12,400		\$24,800	
D2010	Utility Rooms/Areas B119		8454419	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL., Replace		20	20	0	1	EA	\$12,400.00	\$12,400	\$12,400																				\$12,400		\$24,800	
D2010	Utility Rooms/Areas G210		8456844	Water Heater, Electric, Commercial (12 kW), Replace		20	19	1	1	EA	\$12,400.00	\$12,400		\$12,400																					\$12,400	
D2010	Utility Rooms/Areas A122		8454329	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL., Replace		20	19	1	1	EA	\$12,400.00	\$12,400		\$12,400																					\$12,400	
D2010	Boiler Room		8454429	Water Heater, Gas, Commercial (125 MBH), Replace		20	17	3	1	EA	\$12,400.00	\$12,400				\$12,400																			\$12,400	
D2010	Mechanical Room E112		8454366	Water Heater, Gas, Commercial (200 MBH), Replace		20	17	3	1	EA	\$16,600.00	\$16,600				\$16,600																			\$16,600	
D2010	Mechanical Room E112		8454364	Water Heater, Gas, Commercial (200 MBH), Replace		20	17	3	1	EA	\$16,600.00	\$16,600				\$16,600																			\$16,600	
D2010	Mechanical Room E112		8454356	Water Heater, Gas, Commercial (200 MBH), Replace		20	17	3	1	EA	\$16,600.00	\$16,600				\$16,600																			\$16,600	
D2010	Kitchen		8456883	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL., Replace		20	13	7	1	EA	\$12,400.00	\$12,400						\$12,400																	\$12,400	
D2010	Utility Rooms/Areas A141		8454438	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL., Replace		20	13	7	1	EA	\$12,400.00	\$12,400						\$12,400																	\$12,400	
D2010	Utility Rooms/Areas F211		8456887	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL., Replace		20	4	16	1	EA	\$12,400.00	\$12,400																\$12,400							\$12,400	
D2010	Fire Riser Room		8454397	Backflow Preventer, Domestic Water, Replace		30	17	13	1	EA	\$3,200.00	\$3,200													\$3,200										\$3,200	
D2010	Kitchen		8454362	Backflow Preventer, Domestic Water, Replace		30	17	13	1	EA	\$5,200.00	\$5,200													\$5,200										\$5,200	
D2010	Fire Riser Room		8454379	Backflow Preventer, Domestic Water, Replace		30	17	13	1	EA	\$6,600.00	\$6,600													\$6,600										\$6,600	
D2010	Throughout Building		8454333	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	6	9	10	EA	\$1,200.00	\$12,000									\$12,000														\$12,000	
D2010	Throughout Building		8454351	Sink/Lavatory, Vanity Top, Enameled Steel, Replace		30	17	13	28	EA	\$1,100.00	\$30,800													\$30,800										\$30,800	
D2010	Throughout Building		8454376	Toilet, Commercial Water Closet, Replace		30	17	13	30	EA	\$1,300.00	\$39,000													\$39,000										\$39,000	
D2010	Throughout Building		8454437	Urinal, Standard, Replace		30	17	13	18	EA	\$1,100.00	\$19,800													\$19,800										\$19,800	
D2010	Utility Rooms/Areas		8454385	Sink/Lavatory, Service Sink, Floor, Replace		35	17	18	8	EA	\$800.00	\$6,400																			\$6,400				\$6,400	
D3020	Boiler Room		8454327	Boiler, Gas, HVAC, Replace		30	17	13	1	EA	\$50,800.00	\$50,800													\$50,800										\$50,800	
D3020	Boiler Room		8454406	Boiler, Gas, HVAC, Replace		30	17	13	1	EA	\$50,800.00	\$50,800													\$50,800										\$50,800	
D3020	Boiler Room		8454347	Heat Exchanger, Plate & Frame, HVAC, Replace		35	17	18	1	EA	\$65,000.00	\$65,000																			\$65,000				\$65,000	
D3020	Lobby		8454330	Unit Heater, Electric, Replace		20	17	3	6	EA	\$1,800.00	\$10,800				\$10,800																			\$10,800	
D3020	Fire Riser Room		8454431	Unit Heater, Natural Gas, Replace		20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																			\$5,000	
D3030	Building Exterior South		8456876	Cooling Tower, (Typical) Open Circuit, Replace		25	17	8	1	EA	\$46,700.00	\$46,700							\$46,700																\$46,700	
D3030	Roof		8456885	Split System, Condensing Unit/Heat Pump, Replace		15	15	0	1	EA	\$2,300.00	\$2,300	\$2,300														\$2,300								\$4,600	
D3030	Roof		8456837	Split System, Condensing Unit/Heat Pump, Replace		15	15	0	1	EA	\$2,300.00	\$2,300	\$2,300														\$2,300								\$4,600	

Replacement Reserves Report

White Station Middle School

10/24/2024



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3030	Mechanical Room E112	8454345	Packaged Terminal Air Conditioner, PTAC, 18001 to 24000 BTUH, Replace	15	15	0	1	EA	\$4,200.00	\$4,200	\$4,200															\$4,200						\$8,400	
D3030	Roof	8456888	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$3,800			\$3,800															\$3,800				\$7,600	
D3030	Mechanical Room A159	8454446	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	\$2,100.00	\$2,100			\$2,100															\$2,100				\$4,200	
D3030	Roof	8456862	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,300.00	\$2,300			\$2,300															\$2,300				\$4,600	
D3030	Electrical Room F230	8456901	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	\$2,100.00	\$2,100			\$2,100															\$2,100				\$4,200	
D3030	Roof	8456865	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$3,800			\$3,800															\$3,800				\$7,600	
D3030	Roof	8456847	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,300.00	\$2,300			\$2,300															\$2,300				\$4,600	
D3030	Roof	8456900	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$3,800			\$3,800															\$3,800				\$7,600	
D3030	Roof	8456850	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$3,800			\$3,800															\$3,800				\$7,600	
D3030	Roof	8456842	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,300.00	\$2,300			\$2,300															\$2,300				\$4,600	
D3030	Roof	8456856	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,300.00	\$2,300			\$2,300															\$2,300				\$4,600	
D3030	Roof	8456855	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400															\$3,400				\$6,800	
D3030	Roof	8456867	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$3,800			\$3,800															\$3,800				\$7,600	
D3030	Mechanical Room B144	8454363	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	\$2,100.00	\$2,100			\$2,100															\$2,100				\$4,200	
D3030	Roof	8456868	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,300.00	\$2,300			\$2,300															\$2,300				\$4,600	
D3030	Electrical Room D104	8454445	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON, Replace	10	7	3	1	EA	\$2,900.00	\$2,900				\$2,900										\$2,900								\$5,800	
D3030	Roof	8456836	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$3,400.00	\$3,400					\$3,400															\$3,400			\$6,800
D3030	Roof	8456895	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$3,400.00	\$3,400							\$3,400																\$3,400
D3050	Boiler Room	8454433	Supplemental Components, Air Separator, HVAC, Replace	15	10	5	1	EA	\$3,900.00	\$3,900						\$3,900															\$3,900		\$7,800
D3050	Boiler Room	8454447	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$46,200.00	\$46,200										\$46,200													\$46,200
D3050	Boiler Room	8454439	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$46,200.00	\$46,200										\$46,200													\$46,200
D3050	Building Exterior South	8456899	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	\$6,800.00	\$6,800										\$6,800													\$6,800
D3050	Roof	8456874	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000
D3050	Roof	8456893	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$40,000.00	\$40,000				\$40,000																			\$40,000
D3050	Roof	8456869	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$40,000.00	\$40,000				\$40,000																			\$40,000
D3050	Roof	8456840	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000
D3050	Roof	8456879	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																			\$20,000
D3050	Roof	8456839	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																			\$30,000
D3050	Roof	8456871	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																			\$30,000
D3050	Roof	8456853	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																			\$20,000
D3050	Roof	8456897	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000
D3050	Roof	8456846	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$40,000.00	\$40,000				\$40,000																			\$40,000
D3050	Roof	8456890	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$45,000.00	\$45,000				\$45,000																			\$45,000
D3050	Roof	8456860	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$45,000.00	\$45,000				\$45,000																			\$45,000
D3050	Roof	8456859	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$45,000.00	\$45,000				\$45,000																			\$45,000
D3050	Roof	8456852	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																			\$20,000
D3050	Roof	8456872	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																			\$30,000
D305																																	

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White Station Middle School																																
10/24/2024																																
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
D3060	Commercial Kitchen	8454341	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																	\$1,500	
D4010	Throughout Building	8456878	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	1444	11 SF	\$1.07	\$154,520									\$154,520												\$154,520	
D4010	Commercial Kitchen	8454369	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	10	LF	\$400.00	\$4,000												\$4,000									\$4,000	
D5010	Building Exterior South	8456896	Generator, Gas or Gasoline, Replace	25	17	8	1	EA	\$52,000.00	\$52,000									\$52,000												\$52,000	
D5010	Electrical Room	8454435	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	\$20,000.00	\$20,000									\$20,000												\$20,000	
D5020	Electrical Room F230	8456870	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$16,000.00	\$16,000														\$16,000							\$16,000	
D5020	Electrical Room F230	8456875	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,000.00	\$6,000														\$6,000							\$6,000	
D5020	Mechanical Room A159	8454428	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$20,000.00	\$20,000													\$20,000								\$20,000	
D5020	Mechanical Room B144	8454399	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,700.00	\$6,700														\$6,700							\$6,700	
D5020	Mechanical Room B144	8454370	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$20,000.00	\$20,000														\$20,000							\$20,000	
D5020	Utility Rooms/Areas G230	8456849	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,000.00	\$6,000														\$6,000							\$6,000	
D5020	Utility Rooms/Areas G230	8456889	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$16,000.00	\$16,000														\$16,000							\$16,000	
D5020	Electrical Room D104	8454340	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$20,000.00	\$20,000														\$20,000							\$20,000	
D5020	Mechanical Room E112	8454380	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$16,000.00	\$16,000														\$16,000							\$16,000	
D5020	Electrical Room D104	8454402	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,700.00	\$6,700														\$6,700							\$6,700	
D5020	Electrical Room D104	8454365	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,000.00	\$6,000														\$6,000							\$6,000	
D5020	Mechanical Room A159	8454418	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,000.00	\$6,000														\$6,000							\$6,000	
D5020	Electrical Room	8454423	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$16,000.00	\$16,000														\$16,000							\$16,000	
D5020	Electrical Room F230	8456841	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5020	Electrical Room D104	8454377	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$5,300.00	\$5,300														\$5,300							\$5,300	
D5020	Utility Rooms/Areas G230	8456854	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5020	Mechanical Room E112	8454405	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5020	Mechanical Room A159	8454359	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5020	Mechanical Room B144	8454409	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5020	Electrical Room	8454414	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$5,300.00	\$5,300														\$5,300							\$5,300	
D5020	Electrical Room	8454336	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5020	Electrical Room D104	8454388	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$7,000.00	\$7,000														\$7,000							\$7,000	
D5040	Electrical Room D104	8454344	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	17	3	1	EA	\$4,680.00	\$4,680				\$4,680																	\$4,680	
D5040	Throughout Building	8454342	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	1444	11 SF	\$4.50	\$649,850				\$649,850																		\$649,850
D5040	Throughout Building	8454400	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	48	EA	\$220.00	\$10,560				\$10,560										\$10,560								\$21,120
D5040	Gymnasium	8454338	High Intensity Discharge (HID) Fixture, any type Interior High Bay, w/ LED Replacement, Replace	20	17	3	36	EA	\$1,040.00	\$37,440				\$37,440																		\$37,440
D5040	Throughout Building	8454420	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	16	EA	\$400.00	\$6,400				\$6,400																		\$6,400
D5040	Theater	8454392	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	17	3	2500	SF	\$30.00	\$75,000				\$75,000																		\$75,000
D6060	Office Areas	8456864	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	1444	11 SF	\$1.65	\$238,278				\$238,278																		\$238,278
D7010	Site	8454357	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	0	10	1	EA	\$5,950.00	\$5,950											\$5,950								\$5,950			\$11,900
D7030	Building Exterior	8454396	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	1444	11 SF	\$2.00	\$288,822												\$288,822										\$288,822
D7050	Office Areas	8454373	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$15,																						



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Uniformat 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
E1030	Kitchen	8454371	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600
E1030	Kitchen	8454436	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600
E1030	Kitchen	8454398	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	8454358	Foodservice Equipment, Mixer, Freestanding, Replace	25	17	8	1	EA	\$14,000.00	\$14,000									\$14,000													\$14,000
E1030	Kitchen	8456884	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	\$6,700.00	\$6,700										\$6,700												\$6,700
E1030	Building Exterior	8454328	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300													\$6,300									\$6,300
E1030	Building Exterior	8454426	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300													\$6,300									\$6,300
E1030	Kitchen	8454381	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	17	13	2	EA	\$2,500.00	\$5,000														\$5,000								\$5,000
E1030	Kitchen	8454343	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	17	13	3	EA	\$1,600.00	\$4,800														\$4,800								\$4,800
E1040	Lobby	8456898	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500										\$1,500					\$3,000
E1070	Theater	8454421	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	1000	SF	\$13.00	\$13,000			\$13,000																\$13,000			\$26,000
E2010	Classrooms General	8454383	Casework, Cabinetry, Standard, Replace	20	17	3	775	LF	\$300.00	\$232,500				\$232,500																		\$232,500
E2010	Site	8454434	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	17	3	6	EA	\$450.00	\$2,700				\$2,700																		\$2,700
E2010	Auditorium	8454407	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	17	3	1500	EA	\$350.00	\$525,000				\$525,000																		\$525,000
G2020	Site	8454410	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	85455	SF	\$3.50	\$299,093		\$299,093																				\$299,093
G2020	Site	8454352	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	85455	SF	\$0.45	\$38,455			\$38,455				\$38,455					\$38,455					\$38,455					\$153,819
G2050	Site	8454432	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	17	8	1	EA	\$3,000.00	\$3,000									\$3,000													\$3,000
G2050	Site	8454372	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	17	8	1	EA	\$3,000.00	\$3,000									\$3,000													\$3,000
G2050	Site	8454350	Sports Apparatus, Football, Goal Post, Replace	25	17	8	2	EA	\$5,000.00	\$10,000									\$10,000													\$10,000
G2060	Site	8454346	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	37	EA	\$150.00	\$5,550				\$5,550																		\$5,550
G4050	Site	8454408	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	35	EA	\$6,800.00	\$238,000				\$238,000																		\$238,000
Totals, Unescalated											\$33,600	\$323,893	\$130,915	\$3,211,930	\$436,300	\$1,944,428	\$16,600	\$63,255	\$868,020	\$18,700	\$20,950	\$292,822	\$88,615	\$2,103,764	\$434,300	\$44,800	\$13,900	\$93,355	\$99,700	\$3,400	\$939,878	\$11,183,122
Totals, Escalated (3.0% inflation, compounded annually)											\$33,600	\$333,609	\$138,887	\$3,509,762	\$491,059	\$2,254,124	\$19,821	\$77,795	\$1,099,581	\$24,399	\$28,155	\$405,334	\$126,343	\$3,089,448	\$656,918	\$69,797	\$22,305	\$154,301	\$169,733	\$5,962	\$1,697,523	\$14,408,460

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	8454415	D1010	Elevator Controls	Automatic, 1 Car	2500 LB	White Station Middle School	Common Area	Schindler Elevator Corporation	No dataplate	No dataplate	2007		
2	8454349	D1010	Passenger Elevator	Hydraulic, 3 Floors		White Station Middle School	Mechanical Room A162	Schindler	EOB-187P	7271C27G02	2007		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8456844	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	White Station Middle School	Utility Rooms/Areas G210	State Industries, Inc.	SSE40	115372-A07	2007		
2	8456887	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	40 GAL	White Station Middle School	Utility Rooms/Areas F211	State Industries, Inc.	PCE-40-20RTA 110	2032120477044	2020		
3	8456883	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	30 GAL	White Station Middle School	Kitchen	State Industries, Inc.	SS30	115422-A07	2007		
4	8454438	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	30 GAL	White Station Middle School	Utility Rooms/Areas A141	State Industries, Inc.	SSE 30	115375-A07	2007		
5	8454334	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	30 GAL	White Station Middle School	Utility Rooms/Areas	State Industries, Inc.	SSE 30	115420-A07	2007		
6	8454329	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	30 GAL	White Station Middle School	Utility Rooms/Areas A122	State Industries, Inc.	SSE 30	115413-A07	2007		
7	8454419	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL	40 GAL	White Station Middle School	Utility Rooms/Areas B119	State Industries, Inc.	SSE 30	115373-A07	2007		
8	8454429	D2010	Water Heater	Gas, Commercial (125 MBH)	95 GAL	White Station Middle School	Boiler Room	State Industries, Inc.	SDV100400NEA	A07M002482	2007		
9	8454364	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	White Station Middle School	Mechanical Room E112	State Industries, Inc.	SUF100199NE	A07M002811	2007		
10	8454356	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	White Station Middle School	Mechanical Room E112	State Industries, Inc.	SUF100199NE	A07M002481	2007		

11	8454366	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	White Station Middle School	Mechanical Room E112	State Industries, Inc.	SUF100199NE	A07M002480	2007		
12	8454397	D2010	Backflow Preventer	Domestic Water	1 IN	White Station Middle School	Fire Riser Room	Watts	909	433381	2007		
13	8454362	D2010	Backflow Preventer	Domestic Water	2 IN	White Station Middle School	Kitchen	Watts	909	Illegible	2007		
14	8454379	D2010	Backflow Preventer	Domestic Water	3 IN	White Station Middle School	Fire Riser Room	Watts	909	214551	2007		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8454327	D3020	Boiler	Gas, HVAC	1679 MBH	White Station Middle School	Boiler Room	Raypak Inc.	H9-2002A	0605251345	2007		
2	8454406	D3020	Boiler	Gas, HVAC	1679 MBH	White Station Middle School	Boiler Room	Raypak Inc.	H9-2002A	0605251346	2007		
3	8454347	D3020	Heat Exchanger	Plate & Frame, HVAC	483 GPM	White Station Middle School	Boiler Room	Polaris	S21A-IS-134	19999	2007		
4	8454330	D3020	Unit Heater	Electric	5 kW	White Station Middle School	Lobby	No dataplate	No dataplate	No dataplate	2007		6
5	8454431	D3020	Unit Heater	Natural Gas	60 MBH	White Station Middle School	Fire Riser Room	Steriling	SSUD-P1075A1N1AA210P6	E07753385001001	2007		
6	8454389	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	White Station Middle School	Boiler Room	John Wood	Inaccessible	Inaccessible	2007		
7	8456876	D3030	Cooling Tower	(Typical) Open Circuit	200 TON	White Station Middle School	Building Exterior South	Evapco	19-97	288477	2007		
8	8454445	D3030	Air Conditioner	Window/Thru-Wall, 1.5 to 2 TON	2 TON	White Station Middle School	Electrical Room D104	Inaccessible	Inaccessible	Inaccessible	2007		
9	8454345	D3030	Packaged Terminal Air Conditioner	PTAC, 18001 to 24000 BTUH	1.5 TON	White Station Middle School	Mechanical Room E112	McQuay	Inaccessible	Inaccessible	2007		
10	8456836	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	White Station Middle School	Roof	Daikin Industries	RZR18PVJU	A000724	2013		

11	8456895	D3030	Split System	Condensing Unit/Heat Pump	2 TON	White Station Middle School	Roof	McQuay	MLC020B KFCD	20484802-00274	2015
12	8456856	D3030	Split System	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	Mcquay	MLCC10BR KFDA	20481302 00357	2007
13	8454446	D3030	Split System	Fan Coil Unit, DX	1.5 TON	White Station Middle School	Mechanical Room A159	McQuay	Inaccessible	Inaccessible	2007
14	8456901	D3030	Split System	Fan Coil Unit, DX	1.5 TON	White Station Middle School	Electrical Room F230	McQuay	Inaccessible	Inaccessible	2007
15	8454363	D3030	Split System	Fan Coil Unit, DX	1.5 TON	White Station Middle School	Mechanical Room B144	McQuay	Inaccessible	Inaccessible	2007
16	8456862	D3030	Split System [AC-120]	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	McQuay	MLC010BR KFDA	20481302 00366	2005
17	8456855	D3030	Split System [AC-164]	Condensing Unit/Heat Pump	2 TON	White Station Middle School	Roof	Mcquay	MLC020B KFCD	20484802-00275	2007
18	8456842	D3030	Split System [AC-A142]	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	McQuay	MLC010BR KFDA	20481302 00348	2007
19	8456850	D3030	Split System [AC-A159]	Condensing Unit/Heat Pump	2.5 TON	White Station Middle School	Roof	McQuay	MLC030C KFCC	20482603 00118	2007
20	8456847	D3030	Split System [AC-A162]	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	Mcquay	MOC010BR KFDA	20481302 00353	2007
21	8456867	D3030	Split System [AC-B144]	Condensing Unit/Heat Pump	2.5 TON	White Station Middle School	Roof	McQuay	MLC030C KFCC	20483303 00144	2005
22	8456885	D3030	Split System [AC-D103]	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	McQuay	MLC010BR KFDA	20481302 00350	2007
23	8456865	D3030	Split System [AC-D104]	Condensing Unit/Heat Pump	2.5 TON	White Station Middle School	Roof	McQuay	MLC030C KFCC	20483303 00143	2007
24	8456837	D3030	Split System [AC-D112]	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	McQuay	MLC010BR KFDA	20481302 00349	2007
25	8456888	D3030	Split System [AC-F230]	Condensing Unit/Heat Pump	2.5 TON	White Station Middle School	Roof	McQuay	Inaccessible	Inaccessible	2005

26	8456900	D3030	Split System [AC-F230]	Condensing Unit/Heat Pump	2.5 TON	White Station Middle School	Roof	McQuay	MLC030C KFCC	20482603 00115	2007
27	8456868	D3030	Split System [AC-G212]	Condensing Unit/Heat Pump	1 TON	White Station Middle School	Roof	McQuay	MC010GR KFDA	20481302 00347	2007
28	8454447	D3050	Pump	Distribution, HVAC Heating Water	100 HP	White Station Middle School	Boiler Room	Pentair	4X5X9 5S	06-00030218-	2007
29	8454439	D3050	Pump	Distribution, HVAC Heating Water	100 HP	White Station Middle School	Boiler Room	Pentair	Illegible	Illegible	2007
30	8456899	D3050	Pump [Pump 1]	Distribution, HVAC Chilled or Condenser Water	10 HP	White Station Middle School	Building Exterior South	Pentair	Illegible	08-03175729-2	2007
31	8456858	D3050	Pump [Pump 2]	Distribution, HVAC Chilled or Condenser Water	10 HP	White Station Middle School	Building Exterior South	Pentair	4X5X9.5 3800 FM 1200 CL	24-2663892	2024
32	8456845	D3050	Make-Up Air Unit	MUA or MAU	2000 CFM	White Station Middle School	Roof	Greenheck	DG-112-120-DB	10507629	2007
33	8456891	D3050	Make-Up Air Unit [MAU-G]	MUA or MAU, 6001 to 12000 CFM	8000 CFM	White Station Middle School	Roof	AAON, Inc.	Illegible	Illegible	2007
34	8456871	D3050	Packaged Unit [AC-A164]	RTU, Pad or Roof-Mounted	13 TON	White Station Middle School	Roof	AAON, Inc.	RM-013-3-0-BA02-332	200606-AMGK26072	2007
35	8456893	D3050	Packaged Unit [MAU-A]	RTU, Pad or Roof-Mounted	20 TON	White Station Middle School	Roof	AAON, Inc.	RM-020-3-0-AB02-369	200607-AMGP26148	2007
36	8456869	D3050	Packaged Unit [MAU-D]	RTU, Pad or Roof-Mounted	20 TON	White Station Middle School	Roof	AAON, Inc.	RM-020-3-0-AB02-369	200607-AMGP26149	2007
37	8456852	D3050	Packaged Unit [MAU-D]	RTU, Pad or Roof-Mounted	10 TON	White Station Middle School	Roof	AAON, Inc.	RM-010-3-0-AB02-339	200606-AMGJ26071	2007
38	8456846	D3050	Packaged Unit [MAU-F]	RTU, Pad or Roof-Mounted	20 TON	White Station Middle School	Roof	AAON, Inc.	Illegible	Illegible	2007
39	8456840	D3050	Packaged Unit [RTU-A102]	RTU, Pad or Roof-Mounted	3 TON	White Station Middle School	Roof	AAON, Inc.	RM-A05-9-0-BA01-321	200606-AMCE26119	2007
40	8456886	D3050	Packaged Unit [RTU-A105]	RTU, Pad or Roof-Mounted	3 TON	White Station Middle School	Roof	AAON, Inc.	Illegible	200606-AMGC26121	2007

41	8456874	D3050	Packaged Unit [RTU-A109]	RTU, Pad or Roof-Mounted	5 TON	White Station Middle School	Roof	AAON, Inc.	Illegible	Illegible	2007
42	8456897	D3050	Packaged Unit [RTU-A119]	RTU, Pad or Roof-Mounted	3 TON	White Station Middle School	Roof	AAON, Inc.	Illegible	Illegible	2007
43	8456872	D3050	Packaged Unit [RTU-B148]	RTU, Pad or Roof-Mounted	13 TON	White Station Middle School	Roof	AAON, Inc.	RM-013-3-0-BA02-332	200606 AWGK26073	2007
44	8456890	D3050	Packaged Unit [RTU-C101A]	RTU, Pad or Roof-Mounted	25 TON	White Station Middle School	Roof	AAON, Inc.	RM-025-3-0-BB02-342	200606-AMGR26152	2007
45	8456860	D3050	Packaged Unit [RTU-C101B]	RTU, Pad or Roof-Mounted	25 TON	White Station Middle School	Roof	AAON, Inc.	RM 025-3-0-BB02-3420	200606-AMGR26153	2007
46	8456848	D3050	Packaged Unit [RTU-D101A]	RTU, Pad or Roof-Mounted	25 TON	White Station Middle School	Roof	AAON, Inc.	RMM-025-3-0-BB02-342	200606 AMGR26154	2007
47	8456859	D3050	Packaged Unit [RTU-D101B]	RTU, Pad or Roof-Mounted	25 TON	White Station Middle School	Roof	AAON, Inc.	RM-025-3-0-B302-342	200606-AMGR26155	2007
48	8456839	D3050	Packaged Unit [RTU-E101A]	RTU, Pad or Roof-Mounted	13 TON	White Station Middle School	Roof	AAON, Inc	RMM-013-3-0-BA02-342	200606-AMGK28074	2007
49	8456881	D3050	Packaged Unit [RTU-E101B]	RTU, Pad or Roof-Mounted	13 TON	White Station Middle School	Roof	AAON, Inc.	RM-013-3-0-8A02-342	200606 AMGK26075	2007
50	8456879	D3050	Packaged Unit [RTU-E103]	RTU, Pad or Roof-Mounted	10 TON	White Station Middle School	Roof	AAON, Inc.	Illegible	Illegible	2007
51	8456853	D3050	Packaged Unit [RTU-F201]	RTU, Pad or Roof-Mounted	8 TON	White Station Middle School	Roof	AAON, Inc.	Illegible	Illegible	2007
52	8456882	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	White Station Middle School	Roof	Penn Ventilator Company	Illegible	Illegible	2007
53	8456838	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	White Station Middle School	Roof	Penn Ventilator Company	Illegible	Illegible	2007
54	8456861	D3060	Exhaust Fan	Centrifugal, 16" Damper	1000 CFM	White Station Middle School	Roof	Greenheck	CUBE-121-4-X	06F05902	2007
55	8456851	D3060	Exhaust Fan	Centrifugal, 16" Damper	1000 CFM	White Station Middle School	Roof	Grease Master	S-121-B-X	06 F012772	2007

56	8456894	D3060	Exhaust Fan	Centrifugal, 24" Damper	2000 CFM	White Station Middle School	Roof	Greenheck	CUBE 240HP-15-6	06 F02588	2007
57	8454386	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	500 CFM	White Station Middle School	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2018
58	8456892	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	250 CFM	White Station Middle School	Roof	Penn Ventilator Company	Illegible	Illegible	2007
59	8456857	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	250 CFM	White Station Middle School	Roof	Penn Ventilator Company	Illegible	Illegible	2007
60	8454341	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		White Station Middle School	Commercial Kitchen	Mars Air Systems	72CH-2-0	0606PF72CH-2-L(F3)	2007

D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8454369	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		White Station Middle School	Commercial Kitchen	Ansul	Inaccessible	Inaccessible	2015		10

D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8456896	D5010	Generator	Gas or Gasoline	57 KW	White Station Middle School	Building Exterior South	Cummins	GGHG-5818137	D070043281	2007		
2	8454435	D5010	Automatic Transfer Switch	ATS	400 AMP	White Station Middle School	Electrical Room	Eaton	ATC-300	No dataplate	2007		
3	8456870	D5020	Secondary Transformer	Dry, Stepdown	112 KVA	White Station Middle School	Electrical Room F230	Power quality	Inaccessible	Inaccessible	2007		
4	8456875	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	White Station Middle School	Electrical Room F230	Power Quality	DY0-60-015-480 120/208-115-ES-TP1	C 39003-1	2007		
5	8454423	D5020	Secondary Transformer	Dry, Stepdown	112 KVA	White Station Middle School	Electrical Room	Power Quality	DY0-60-112-480 120/208-115-N2-TP1	No dataplate	2007		
6	8454428	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	White Station Middle School	Mechanical Room A159	Power Quality	Inaccessible	Inaccessible	2007		
7	8454399	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	White Station Middle School	Mechanical Room B144	Power Quality	DY0-60-030-480 120/208-115-TP1	C 39004-2	2007		

8	8454370	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	White Station Middle School	Mechanical Room B144	Power Quality	Inaccessible	Inaccessible	2007
9	8456849	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	White Station Middle School	Utility Rooms/Areas G230	Power Quality	DYE 60-015-480 120/208-115-ES-TP1	C 39003-3	2007
10	8456889	D5020	Secondary Transformer	Dry, Stepdown	112 KVA	White Station Middle School	Utility Rooms/Areas G230	Power Quality	Inaccessible	Inaccessible	2007
11	8454340	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	White Station Middle School	Electrical Room D104	Power Quality	DYR-60-150-480: 120/208-115-N1-TP1	C 39007-1	2007
12	8454380	D5020	Secondary Transformer	Dry, Stepdown	112 KVA	White Station Middle School	Mechanical Room E112	Power Quality	DY0-60-112-480 120/208-115-N2-TP1	C 39006-1	2007
13	8454418	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	White Station Middle School	Mechanical Room A159	Power Quality	0 DY0-60-015-483 120/208-115-ES-TP1	C 39003-2	2007
14	8454402	D5020	Secondary Transformer [2ELD]	Dry, Stepdown	45 KVA	White Station Middle School	Electrical Room D104	Power Quality	DY0-60-030-480 120/208-115-TP1	C 39004-1	2007
15	8454365	D5020	Secondary Transformer [ELD]	Dry, Stepdown	15 KVA	White Station Middle School	Electrical Room D104	Power Quality	DY8-68-015-488 128/288-115-ES-TP1	C 39003-4	2007
16	8454441	D5020	Switchboard	277/480 V	2000 AMP	White Station Middle School	Electrical Room	Square D	21459676-001	No dataplate	2007
17	8454331	D5020	Switchboard [MSB]	277/480 V	3000 AMP	White Station Middle School	Electrical Room	Square D	21459676-001	No dataplate	2007
18	8454377	D5020	Distribution Panel	277/480 V	400 AMP	White Station Middle School	Electrical Room D104	Square D	NF	No dataplate	2007
19	8454405	D5020	Distribution Panel	277/480 V	600 AMP	White Station Middle School	Mechanical Room E112	Square D	HCM	No dataplate	2007
20	8454359	D5020	Distribution Panel	277/480 V	600 AMP	White Station Middle School	Mechanical Room A159	Square D	HCM	No dataplate	2007
21	8454409	D5020	Distribution Panel	277/480 V	600 AMP	White Station Middle School	Mechanical Room B144	Square D	HCM	No dataplate	2007
22	8454388	D5020	Distribution Panel	277/480 V	600 AMP	White Station Middle School	Electrical Room D104	Square D	HCP	No dataplate	2007

23	8454414	D5020	Distribution Panel [1MC]	277/480 V	400 AMP	White Station Middle School	Electrical Room	Square D	NF	No dataplate	2007		
24	8454336	D5020	Distribution Panel [DPC]	277/480 V	600 AMP	White Station Middle School	Electrical Room	Square D	HCP	No dataplate	2007		
25	8456841	D5020	Distribution Panel [DPF]	277/480 V	600 AMP	White Station Middle School	Electrical Room F230	Square D	HCM	No dataplate	2007		
26	8456854	D5020	Distribution Panel [DPG]	277/480 V	600 AMP	White Station Middle School	Utility Rooms/Areas G230	Square D	HCM	No dataplate	2007		
27	8454400	D5040	Emergency & Exit Lighting	Exit Sign, LED		White Station Middle School	Throughout Building				2015		48
28	8454338	D5040	High Intensity Discharge (HID) Fixture	any type Interior High Bay, w/ LED Replacement	250 WATT	White Station Middle School	Gymnasium				2007		36
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8454373	D7050	Fire Alarm Panel	Fully Addressable		White Station Middle School	Office Areas	Honeywell	NFS-320	No dataplate	2019		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8454343	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		White Station Middle School	Kitchen				2007		3
2	8454381	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		White Station Middle School	Kitchen				2007		2
3	8454384	E1030	Foodservice Equipment	Convection Oven, Double		White Station Middle School	Kitchen	Duke Manufacturing	E101-G	20-JGJD-C136	2007		
4	8454360	E1030	Foodservice Equipment	Convection Oven, Double		White Station Middle School	Kitchen	Duke Manufacturing	E101-G	20-JGJD-C110	2007		
5	8454371	E1030	Foodservice Equipment	Dairy Cooler/Wells		White Station Middle School	Kitchen	MasterBuilt	No dataplate	No dataplate	2015		
6	8454436	E1030	Foodservice Equipment	Dairy Cooler/Wells		White Station Middle School	Kitchen	MasterBuilt	No dataplate	No dataplate	2015		

7	8454398	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	White Station Middle School	Kitchen	Greenheck	GHEW-15.75-5	10505342	2015
8	8454449	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	White Station Middle School	Kitchen	Bevles	HT8874W12	674490706004	2002
9	8454422	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	White Station Middle School	Kitchen	Bevles	HT8874W12	674490706001	2007
10	8454413	E1030	Foodservice Equipment	Icemaker, Freestanding	White Station Middle School	Kitchen	Scotsman	CME506AS-1H	06091320010960	2007
11	8456884	E1030	Foodservice Equipment	Icemaker, Freestanding	White Station Middle School	Kitchen	Ice-O-Matic	Inaccessible	Inaccessible	2018
12	8454358	E1030	Foodservice Equipment	Mixer, Freestanding	White Station Middle School	Kitchen	Berkel	No dataplate	No dataplate	2007
13	8454390	E1030	Foodservice Equipment	Range, 2-Burner	White Station Middle School	Kitchen	Garland	Inaccessible	Inaccessible	2007
14	8454355	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	White Station Middle School	Kitchen	Contential	1R-PT	14751043	2014
15	8454375	E1030	Foodservice Equipment	Steamer, Freestanding	White Station Middle School	Kitchen	ACCUTEMP	E64803E14000200	50539	2016
16	8454367	E1030	Foodservice Equipment	Steamer, Freestanding	White Station Middle School	Kitchen	ACCUTEMP	E64803E14000200	50388	2016
17	8454328	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	White Station Middle School	Building Exterior	RDI	86025-11610R	D01021A	2021
18	8454426	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	White Station Middle School	Building Exterior	RDI	850-1810B	D01021C	2021
19	8454393	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	White Station Middle School	Kitchen	BOHN	AM-090 E	D010210	2007
20	8454387	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	White Station Middle School	Kitchen	BOHN	Inaccessible	Inaccessible	2007
21	8454416	E1030	Foodservice Equipment	Walk-In, Freezer	White Station Middle School	Kitchen	Tyler	7400536 SPL	07 136468 D2	2007

22	8454440	E1030	Foodservice Equipment	Walk-In, Refrigerator	White Station Middle School	Kitchen	Tyler	7400536 SPL	07 136468 D1	2007
23	8456898	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	White Station Middle School	Lobby				2020