FACILITY CONDITION ASSESSMENT

prepared for

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

Whitney Elementary School
1219 Whitney Avenue
Memphis, Tennessee 38127

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BV PROJECT #:
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DATE OF REPORT:
April 19, 2024

ON SITE DATE:
December 12-13, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	1219 Whitney Avenue, Memphis, Tennessee, 38127
Site Developed	1978 Renovated 2010 (HVAC upgrades)
Site Area	12.0 acres (estimated)
Parking Spaces	96 total spaces all in open lots; 3 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 12-13, 2023
Management Point of Contact	Shelby County Board of Education, Ms. Mary Taylor, Manager 901.416.5376 Taylorm15@scsk12.org
On-site Point of Contact (POC)	Tabitha White, Plant Manager
Assessment and Report Prepared By	Edmund Gabay
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Whitney Elementary School was originally constructed in 1978 and is a fully functioning elementary school managed by Shelby County Board of Education. There were HVAC upgrades in 2010 and 2011.

Architectural

The school building was originally constructed in 1978 and building envelope components appear to be original and in good condition. The EPDM roof was reported to be installed in 2020 and appears in good condition. The interior finishes such as vinyl tile flooring and acoustic tile ceiling are estimated to have been replaced in 2008 while repainting was performed around 2020. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have been replaced or upgraded recently as a result of major HVAC upgrades in 2010 and 2011.

Major HVAC system components consist of two 1500MBH and one 1000MBH boiler for heating and a 90-ton chiller. The chiller and boilers serve numerous fan coil units throughout the school by means of a dual temperature piping system. Three rooftop package units, installed in 2011, serve the cafeteria and kitchen. Auxiliary cooling is provided by several split systems around the building. The HVAC is generally in good working condition with no major expenditures anticipated in the short term having been installed for the most part in 2010 and 2011.

Electrical infrastructure consists of 120/208V, 1200AMP 3 phase main switchboards and several 120/208V 200AMP panels in the main electrical room and several 200AMP panels throughout the facility with metal conduit and BX wiring. The electrical infrastructure is generally in good working condition and is original for the most part. Isolated electrical panels and a diesel generator with automatic transfer switch were replaced in 2002. Interior lighting consists mainly of 2 x 4 fluorescent fixtures with T-8 lamps. Near term replacement of the generator is anticipated due to lack of maintenance. The facility wiring should also be inspected for the presence of aluminum wiring owing to the date of construction.

The plumbing system appears to be adequate to serve the facilities. Some equipment and fixtures appear to have been upgraded over the years not including the trough style sinks and urinals. The water heater was replaced in 1990 and near-term lifecycle replacement is anticipated. POC reports that there are numerous incidents of clogging and drain line backups requiring calls for service. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated close to the middle of the reserve term.

Fire protection consists of a hard-wired fire alarm system estimated to be installed in 2010. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building does not have an automatic sprinkler system.

Site

The parking lot paving has been replaced around 2000 after the original construction but is currently showing signs of wear and weathering including widespread areas of alligator cracking. Near term lifecycle replacement is recommended. Concrete sidewalk pavement shows signs of widespread surface degradation and is due for near term lifecycle replacement. There are no playground structures on the school property, however, there is a playground in the neighboring public park. Temporary classroom buildings on the school property are vacant and scheduled for demolition and removal.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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 | Whitney Elementary School(1978)

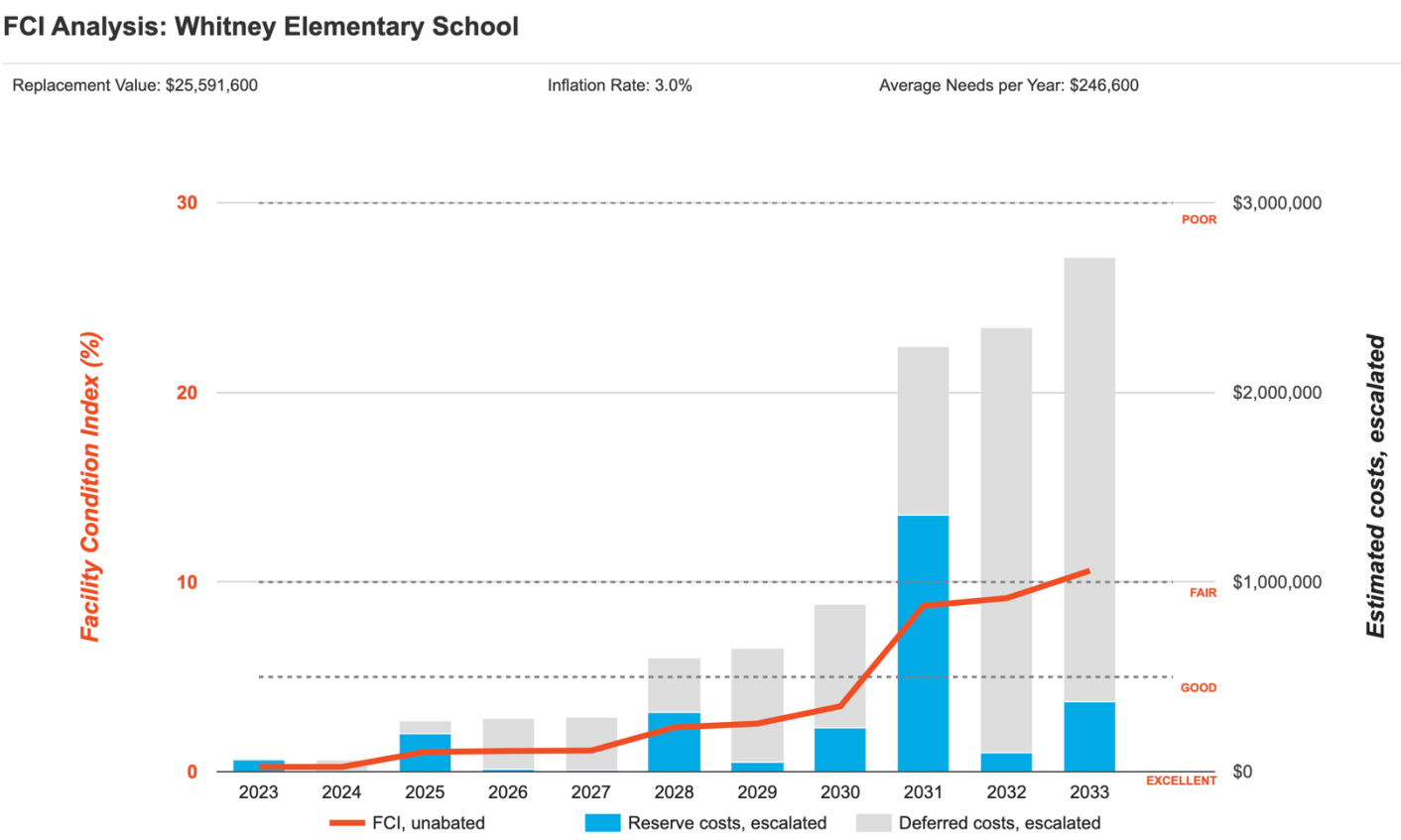
Replacement Value	*Total SF*	*Cost/SF*
$ 25,591,600	*63,979*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 65,400	**0.3 %**
3-Year	$ 279,400	1.1 %
5-Year	$ 598,300	2.3 %
10-Year	$ 2,712,200	10.6 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$274,200	-	$314,800	$588,900
Roofing	-	-	-	-	$1,244,200	$1,244,200
Interiors	-	-	-	$1,125,800	$558,200	$1,683,900
Plumbing	-	$5,500	$14,400	$2,900	$1,240,800	$1,263,500
HVAC	-	-	$2,800	$171,200	$954,700	$1,128,600
Fire Protection	-	-	$4,600	-	-	$4,600
Electrical	-	-	-	$404,500	$723,200	$1,127,700
Fire Alarm & Electronic Systems	-	-	-	$261,100	$182,400	$443,500
Equipment & Furnishings	$21,500	-	$18,500	$125,400	$141,000	$306,400
Site Pavement	$36,400	$196,200	$16,700	$19,400	$48,400	$317,000
Site Development	-	-	-	$3,800	$70,900	$74,700
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS (3% inflation)	**$65,400**	**$201,700**	**$331,200**	**$2,113,900**	**$5,478,500**	**$8,190,700**

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

Immediate Needs

Facility/Building	Total Items	Total Cost
Whitney Elementary School	4	$65,400
Total	**4**	**$65,400**

Whitney Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7170205	Whitney Elementary School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	$21,500
7170277	Whitney Elementary School	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	$22,000
7170224	Whitney Elementary School	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Failed	Performance/Integrity	$14,400
7186525	Whitney Elementary School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (4 items)							**$65,400**

Key Findings

Sidewalk in Failed condition.

Concrete, Large Areas
Whitney Elementary School Site

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $72,900

$$$$

Widespread surface degradation and isolated areas of cracking - AssetCALC ID: 7170233

Parking Lots in Failed condition.

Pavement, Asphalt
Whitney Elementary School Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $14,400

$$$$

Striping is worn out - AssetCALC ID: 7170224

Parking Lots in Failed condition.

Pavement, Asphalt
Whitney Elementary School Site

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $22,000

$$$$

Widespread cracking is evident - AssetCALC ID: 7170277

Parking Lots in Poor condition.

Pavement, Asphalt
Whitney Elementary School Site

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $112,000

$$$$

Widespread surface degradation - AssetCALC ID: 7170251

Backflow Preventer in Poor condition.

Domestic Water
Whitney Elementary School Rear wing boiler room

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,200

**$$**$$

Fluctuating water pressure. Leaking pressure relief valve - AssetCALC ID: 7170225

Foodservice Equipment in Failed condition.

Dishwasher Commercial
Whitney Elementary School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $21,500

**$$$**$

Equipment is reported out of service - AssetCALC ID: 7170205

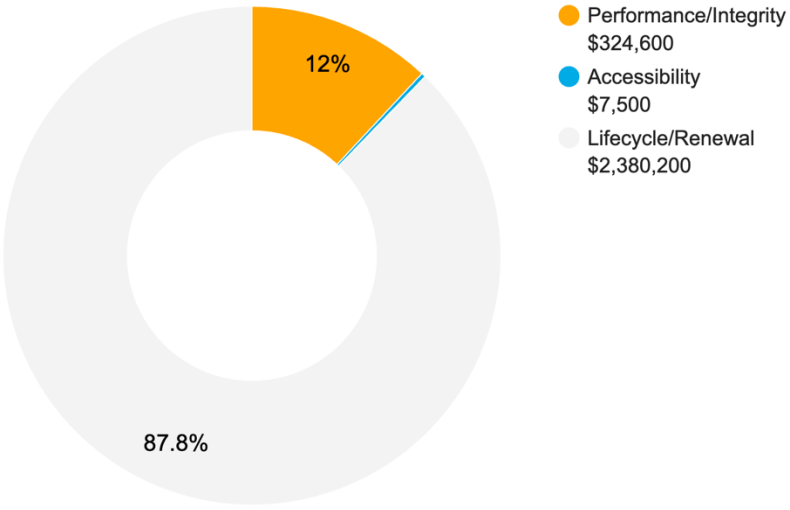
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $2,712,300

2. Elementary School

Elementary School: Systems Summary

Constructed/Renovated	1978/2010 (HVAC)	
Building/Group Size	63,979 SF	
Number of Stories	1 story above grade with partial below-grade basement level	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU, Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Flat construction with single-ply EPDM membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil terminal units Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboards and panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel 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
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D. .	
Key Issues and Findings	Fluctuating water pressure. Leaking pressure relief valve. Dishwasher reported out of service	

3. Site Summary

Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, metal halide	Fair
Ancillary Structures	Prefabricated modular buildings (Vacant and scheduled for removal)	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes	

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. 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 // are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The campus was originally constructed in 1978, had substantial HVAC equipment upgrades in 2010 and some improvements appear to have been implemented at that time. During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. 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.

7. 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.

8. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Whitney Elementary School, 1219 Whitney Avenue, Memphis, Tennessee, 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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Project Manager

Reviewed by: _____

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9. 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

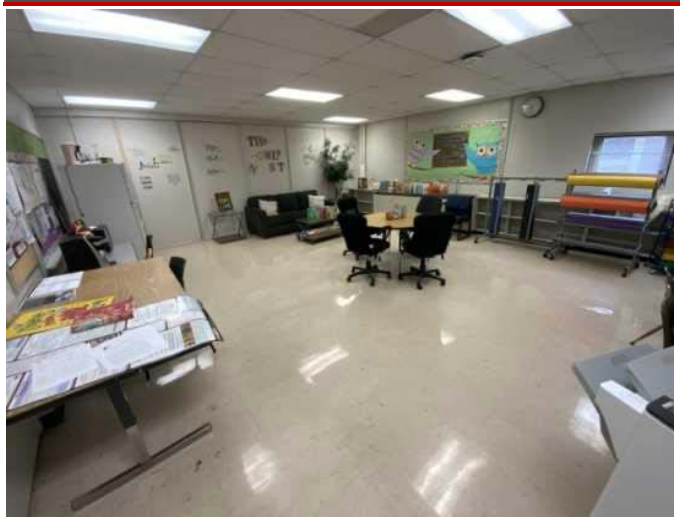
3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - EPDM ROOFING

6 - TYPICAL CLASSROOM

Photographic Overview



7 - TEACHER LOUNGE

8 - TYPICAL COMMON HALL

9 - LIBRARY

10 - OFFICE

11 - GYMNASIUM

12 - ELECTRIC WATER HEATER

Photographic Overview

13 - PLUMBING SYSTEM PIPING

14 - BOILER ROOM

15 - BOILER

16 - AIR COOLED CHILLER

17 - SPLIT SYSTEM HEAT PUMP

18 - TYPICAL CIRCULATION PUMP

Photographic Overview

19 - DUAL TEMPERATURE PIPING

20 - PACKAGED UNIT

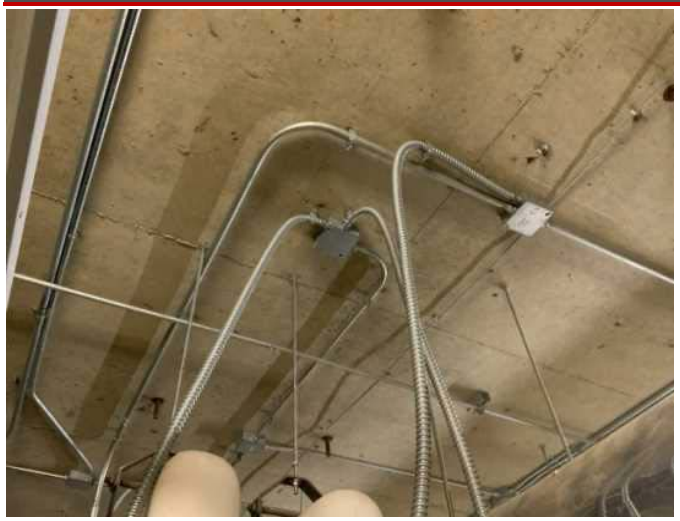
21 - TYPICAL FAN COIL UNIT

22 - ELECTRICAL ROOM

23 - GENERATOR

24 - SWITCHBOARD

Photographic Overview



25 - ELECTRICAL SYSTEM WIRING

26 - SECURITY/SURVEILLANCE SYSTEM

27 - FIRE ALARM PANEL

28 - FIRE ALARM SYSTEM COMPONENTS

29 - PARKING LOT

30 - SIGNAGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-049.354	Whitney Elementary School
Source	**On-Site Date**
Google	December 12-13, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Whitney Elementary School
Name of person completing form:	Tabitha White
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	5 months
Date Completed:	December 11, 2023
Phone Number:	901-691-9900
Method of Completion:	DURING - verbally completed during assessment

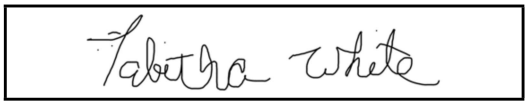
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1978	Renovated:	
2	Building size in SF	63,979 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2020	New rubber roof
		Interiors		
		HVAC	2010	New boiler 2010, Chiller 2011
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None reported		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New PA system		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Bathroom off back hall way has clogging toiet		

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

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

Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Whitney Elementary School

BV Project Number: 163745.23R000-049.354

Facility History & Interview

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

Whitney Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking		Inadequate maneuvering space to access curb ramp		
Exterior Accessible Route				X
Building Entrances			Door hardware not lever or pull style	
Interior Accessible Route			Many door handles not lever style	
Elevators	**NA**			
Public Restrooms		Public bathrooms not accessible		
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*

Whitney Elementary School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

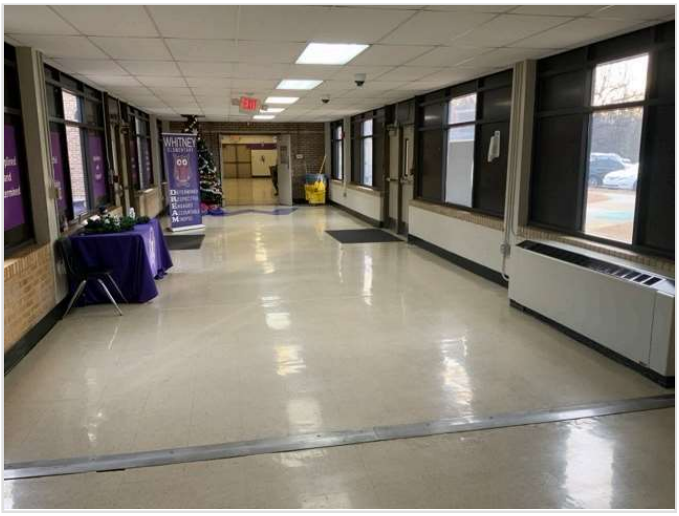
ACCESSIBLE PATH

CURB CUT

ACCESSIBLE ENTRANCE

DOOR HARDWARE

Whitney Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Whitney Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	1,400 SF	15	7166395
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	14,500 SF	22	7166403
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	4,300 SF	17	7166380
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	1,400 SF	22	7166392
B2010	Building Exterior	Fair	Exterior Walls, Concrete	1,400 SF	22	7166399
B2020	Building Exterior	Fair	Glazing, any type by SF	4,300 SF	5	7166406
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	29	15	7166404
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	12	7166389
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	63,979 SF	19	7166405
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	5	15	7166391
Interiors						
C1010	Common Halls	Fair	Interior Wall, Brick	6,400 SF	22	7170221
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	84	15	7170260
C1030	Common Halls	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	1	15	7170265
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	60,800 SF	10	7170236
C1090	Common Halls	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	360	8	7170275
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	115,200 SF	7	7170264
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,400 SF	15	7170291
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	57,600 SF	8	7170288
C2030	Restrooms	Fair	Flooring, Quarry Tile	3,200 SF	22	7170255
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,200 SF	21	7170228
C2050	Restrooms	Fair	Ceiling Finishes, Gypsum Board/Plaster	3,200 SF	10	7170290

Component Condition Report | Whitney Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	11	7170244
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	7170256
D2010	Rear wing boiler room	Poor	Backflow Preventer, Domestic Water	1	2	7170225
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	35	11	7170266
D2010	Common Halls	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	11	7170259
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	11	7170248
D2010	Common Halls	Good	Sink/Lavatory, Trough Style, Solid Surface	3	27	7170279
D2010	Common Halls	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	12	7170209
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	11	7170232
D2010	Restrooms	Fair	Urinal, Standard	15	11	7170293
D2010	Common Halls	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	11	7170215
D2010	Boiler room	Fair	Water Heater, Electric, Commercial (12 kW)	1	5	7166407
D2010	Common Halls	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	6	7170283
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	63,979 SF	15	7166387
HVAC						
D3020	Rear wing boiler room	Fair	Unit Heater, Electric	1	8	7170292
D3020	Basement Boiler Room	Good	Boiler, Gas, HVAC [Boiler #1]	1	23	7170276
D3020	Basement Boiler Room	Good	Boiler, Gas, HVAC	1	23	7170229
D3020	Rear wing boiler room	Fair	Unit Heater, Electric	1	8	7170218
D3020	Rear wing boiler room	Good	Boiler, Gas, HVAC	1	23	7170282
D3020	Kitchen	Fair	Unit Heater, Electric	2	8	7170212
D3030	Courtyard	Fair	Split System, Condensing Unit/Heat Pump	1	6	7170239
D3030	Utility closet	Fair	Split System, Fan Coil Unit, DX	1	6	7166388
D3030	Building exterior	Good	Chiller, Air-Cooled	1	13	7166383

Component Condition Report | Whitney Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	7166401
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	12	7170211
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	12	7170234
D3050	Lower roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7166386
D3050	Basement Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	12	7170271
D3050	Basement Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	13	7170270
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	30	13	7170219
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	63,979 SF	15	7170226
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7166384
D3050	Rear wing boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	9	7170208
D3050	Rear wing boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	9	7170217
D3050	Kitchen and Cafeteria	Fair	HVAC System, Ductwork, Low Density	63,979 SF	11	7170278
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7166393
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	9	7166381
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	7166402
D3060	Lower roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	2	9	7166390
D3060	Lower roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	2	9	7166397
D3060	Lower roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	9	7166396
D3060	Lower roof	Good	Exhaust Fan, Centrifugal, 36"Damper	1	22	7166398
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	5	7170250
Electrical						
D5010	Rear wing boiler room	Fair	Automatic Transfer Switch, ATS	1	9	7170216
D5010	Rear wing boiler room	Fair	Generator, Diesel	1	9	7170223
D5020	Rear wing boiler room	Fair	Distribution Panel, 120/240 V	1	11	7170269

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Rear wing boiler room	Fair	Distribution Panel, 120/240 V	1	11	7170247
D5020	Rear wing boiler room	Fair	Distribution Panel, 120/208 V	1	11	7170262
D5020	Basement Boiler Room	Fair	Switchboard, 120/208 V	1	15	7170253
D5020	Basement Boiler Room	Fair	Switchboard, 120/208 V [Main #2]	1	15	7170289
D5020	Basement Boiler Room	Fair	Switchboard, 120/208 V	1	15	7170242
D5020	Rear wing boiler room	Fair	Switchboard, 120/208 V	1	15	7170238
D5020	Rear wing boiler room	Fair	Switchboard, 120/208 V	1	15	7170249
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	63,979 SF	15	7170258
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	63,979 SF	8	7170222
D5040	Building exterior	Fair	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing	11	8	7166394
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	63,979 SF	12	7166385
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7170210
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	63,979 SF	8	7170206
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	9	7170272
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	7170257
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	12	7170284
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7170254
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7170231
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7170237
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7170205
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7170227
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	7170286
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	7170287

Component Condition Report | Whitney Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	7170207
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	11	7170241
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	7170213
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7170220
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	10	7170281
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	11	7170252
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	11	7170214
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	12	7170268
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7170274
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	7170243
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7170273
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	7170246
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	8	7170245
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	7170235
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	9	7170230
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	13	7170240
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7170267
Pedestrian Plazas & Walkways						
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	4,000 SF	0	7170277
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,000 SF	0	7170224
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,000 SF	2	7170251
G2030	Site	Failed	Sidewalk, Concrete, Large Areas	8,100 SF	2	7170233
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	15	7166400
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	8	7166382

Component Condition Report | Whitney Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	1,800	SF	19	7170263
G2060	Site	Good	Park Bench, Metal Powder-Coated	7		17	7170280
G2060	Site	Good	Picnic Table, Metal Powder-Coated	10		17	7170261
Accessibility							
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1		0	7186525

Appendix F:
Replacement Reserves

Replacement Reserves Report

Whitney Elementary School

1/15/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Whitney Elementary School	$65,400	$0	$201,677	$12,239	$6,303	$312,656	$51,583	$233,922	$1,355,612	$102,686	$370,115	$345,031	$261,567	$293,119	$8,471	$2,753,492	$8,986	$461,640	$0	$1,281,408	$64,839	**$8,190,746**
Grand Total	**$65,400**	**$0**	**$201,677**	**$12,239**	**$6,303**	**$312,656**	**$51,583**	**$233,922**	**$1,355,612**	**$102,686**	**$370,115**	**$345,031**	**$261,567**	**$293,119**	**$8,471**	**$2,753,492**	**$8,986**	**$461,640**	**$0**	**$1,281,408**	**$64,839**	**$8,190,746**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7166380	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	28	17	4300	SF	$22.00	$94,600																		$94,600					**$94,600**
B2010	Building Exterior	7166395	Exterior Walls, Glass Block, Replace	40	25	15	1400	SF	$50.00	$70,000																$70,000							**$70,000**
B2020	Building Exterior	7166406	Glazing, any type by SF, Replace	30	25	5	4300	SF	$55.00	$236,500						$236,500																	**$236,500**
B2050	Building Exterior	7166389	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	12	EA	$1,300.00	$15,600													$15,600										**$15,600**
B2050	Building Exterior	7166404	Exterior Door, Steel, Standard, Replace	40	25	15	29	EA	$600.00	$17,400																$17,400							**$17,400**
B3010	Roof	7166405	Roofing, Single-Ply Membrane, EPDM, Replace	20	1	19	63979	SF	$11.00	$703,769																				$703,769		**$703,769**
B3060	Roof	7166391	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	5	EA	$1,300.00	$6,500																$6,500							**$6,500**
C1030	Throughout building	7170260	Interior Door, Wood, Solid-Core, Replace	40	25	15	84	EA	$700.00	$58,800																$58,800							**$58,800**
C1030	Common Halls	7170265	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	25	15	1	EA	$950.00	$950																$950							**$950**
C1070	Throughout building	7170236	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	60800	SF	$3.50	$212,800											$212,800												**$212,800**
C1090	Common Halls	7170275	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	360	EA	$500.00	$180,000									$180,000														**$180,000**
C2010	Restrooms	7170291	Wall Finishes, Ceramic Tile, Replace	40	25	15	6400	SF	$18.00	$115,200																$115,200							**$115,200**
C2010	Throughout building	7170264	Wall Finishes, any surface, Prep & Paint	10	3	7	115200	SF	$1.50	$172,800								$172,800										$172,800					**$345,600**
C2030	Throughout building	7170288	Flooring, Vinyl Tile (VCT), Replace	15	7	8	57600	SF	$5.00	$288,000									$288,000														**$288,000**
C2050	Restrooms	7170290	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	40	10	3200	SF	$8.00	$25,600											$25,600												**$25,600**
D2010	Boiler room	7166407	Water Heater, Electric, Commercial (12 kW), Replace	20	15	5	1	EA	$12,400.00	$12,400						$12,400																	**$12,400**
D2010	Rear wing boiler room	7170225	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$5,200.00	$5,200			$5,200																				**$5,200**
D2010	Throughout building	7166387	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	63979	SF	$11.00	$703,769																$703,769							**$703,769**
D2010	Common Halls	7170283	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	$1,200.00	$2,400							$2,400																**$2,400**
D2010	Kitchen	7170248	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	19	11	1	EA	$2,500.00	$2,500												$2,500											**$2,500**
D2010	Kitchen	7170232	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	19	11	1	EA	$2,500.00	$2,500												$2,500											**$2,500**
D2010	Kitchen	7170256	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	$1,500.00	$1,500												$1,500											**$1,500**
D2010	Restrooms	7170266	Toilet, Commercial Water Closet, Replace	30	19	11	35	EA	$1,300.00	$45,500												$45,500											**$45,500**
D2010	Restrooms	7170244	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	9	EA	$1,500.00	$13,500												$13,500											**$13,500**
D2010	Common Halls	7170215	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	19	11	3	EA	$5,100.00	$15,300												$15,300											**$15,300**
D2010	Common Halls	7170259	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	3	EA	$1,500.00	$4,500												$4,500											**$4,500**
D2010	Restrooms	7170293	Urinal, Standard, Replace	30	19	11	15	EA	$1,100.00	$16,500												$16,500											**$16,500**
D2010	Common Halls	7170209	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	2	EA	$1,200.00	$2,400													$2,400										**$2,400**
D3020	Rear wing boiler room	7170218	Unit Heater, Electric, Replace	20	12	8	1	EA	$1,800.00	$1,800									$1,800														**$1,800**
D3020	Rear wing boiler room	7170292	Unit Heater, Electric, Replace	20	12	8	1	EA	$1,800.00	$1,800									$1,800														**$1,800**
D3020	Kitchen	7170212	Unit Heater, Electric, Replace	20	12	8	2	EA	$1,800.00	$3,600									$3,600														**$3,600**
D3030	Building exterior	7166383	Chiller, Air-Cooled, Replace	25	12	13	1	EA	$120,000.00	$120,000														$120,000									**$120,000**
D3030	Roof	7166401	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400																**$3,400**
D3030	Utility closet	7166388	Split System, Fan Coil Unit, DX, Replace	15	9	6	1	EA	$3,000.00	$3,000							$3,000																**$3,000**
D3030	Courtyard	7170239	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$4,000.00	$4,000							$4,000																**$4,000**
D3030	Building exterior	7170211	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	$4,000.00	$4,000													$4,000										**$4,000**
D3030	Building exterior	7170234	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	$3,400.00	$3,400													$3,400										**$3,400**
D3050	Rear wing boiler room	7170208	Pump, Distribution, HVAC Heating Water, Replace	25	16	9	1	EA	$6,800.00	$6,800										$6,800													**$6,800**
D3050	Rear wing boiler room	7170217	Pump, Distribution, HVAC Heating Water, Replace	25	16	9	1	EA	$6,800.00	$6,800										$6,800													**$6,800**
D3050	Basement Boiler Room	7170271	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	$6,500.00	$6,500													$6,500										**$6,500**
D3050	Basement Boiler Room	7170270	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	$6,500.00	$6,500														$6,500									**$6,500**
D3050	Throughout building	7170226	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	63979	SF	$5.00	$319,895																$319,895							**$319,895**
D3050	Lower roof	7166386	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$20,000.00	$20,000									$20,000														**$20,000**
D3050	Building exterior	7166384	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$30,000.00	$30,000									$30,000														**$30,000**
D3050	Building exterior	7166393	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$30,000.00	$30,000									$30,000														**$30,000**
D3050	Kitchen and Cafeteria	7170278	HVAC System, Ductwork, Low Density, Replace	30	19	11	63979	SF	$2.00	$127,958												$127,958											**$127,958**

Replacement Reserves Report

Whitney Elementary School

1/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Throughout building	7170219	Fan Coil Unit, Hydronic Terminal, Replace	20	7	13	30	EA	$1,670.00	$50,100														$50,100								**$50,100**
D3060	Roof	7166402	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	7166381	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Lower roof	7166396	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	2	EA	$1,400.00	$2,800										$2,800												**$2,800**
D3060	Lower roof	7166397	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	16	9	2	EA	$4,000.00	$8,000										$8,000												**$8,000**
D3060	Lower roof	7166390	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	16	9	2	EA	$5,600.00	$11,200										$11,200												**$11,200**
D4010	Kitchen	7170250	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	10	LF	$400.00	$4,000						$4,000																**$4,000**
D5010	Rear wing boiler room	7170223	Generator, Diesel, Replace	25	16	9	1	EA	$20,000.00	$20,000										$20,000												**$20,000**
D5010	Rear wing boiler room	7170216	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$8,500.00	$8,500										$8,500												**$8,500**
D5020	Basement Boiler Room	7170253	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$50,000.00	$50,000																$50,000						**$50,000**
D5020	Basement Boiler Room	7170289	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$66,000.00	$66,000																$66,000						**$66,000**
D5020	Basement Boiler Room	7170242	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$50,000.00	$50,000																$50,000						**$50,000**
D5020	Rear wing boiler room	7170249	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$66,000.00	$66,000																$66,000						**$66,000**
D5020	Rear wing boiler room	7170238	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$66,000.00	$66,000																$66,000						**$66,000**
D5020	Rear wing boiler room	7170247	Distribution Panel, 120/240 V, Replace	30	19	11	1	EA	$2,500.00	$2,500													$2,500									**$2,500**
D5020	Rear wing boiler room	7170269	Distribution Panel, 120/240 V, Replace	30	19	11	1	EA	$2,500.00	$2,500													$2,500									**$2,500**
D5020	Rear wing boiler room	7170262	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	$2,000.00	$2,000													$2,000									**$2,000**
D5030	Throughout building	7170258	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	63979	SF	$2.50	$159,948																$159,948						**$159,948**
D5040	Building exterior	7166394	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing, Replace	20	12	8	11	EA	$190.00	$2,090									$2,090													**$2,090**
D5040	Throughout building	7170222	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	63979	SF	$4.50	$287,906									$287,906													**$287,906**
D7030	Throughout building	7166385	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	63979	SF	$2.00	$127,958													$127,958									**$127,958**
D7050	Office	7170210	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Throughout building	7170206	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	63979	SF	$3.00	$191,937									$191,937													**$191,937**
E1030	Kitchen	7170205	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	$21,500.00	$21,500	$21,500										$21,500										$21,500	**$64,500**
E1030	Kitchen	7170254	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	$5,600.00	$5,600				$5,600										$5,600								**$11,200**
E1030	Kitchen	7170237	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	$5,600.00	$5,600				$5,600										$5,600								**$11,200**
E1030	Kitchen	7170227	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Kitchen	7170267	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	$6,400.00	$6,400							$6,400															**$6,400**
E1030	Kitchen	7170246	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	7170274	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	7170220	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	7170231	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	$6,700.00	$6,700								$6,700														**$6,700**
E1030	Kitchen	7170257	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	7170287	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	7170273	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	7170245	Foodservice Equipment, Steam Kettle, Replace	20	12	8	1	EA	$30,000.00	$30,000									$30,000													**$30,000**
E1030	Kitchen	7170272	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	6	9	1	EA	$6,400.00	$6,400										$6,400												**$6,400**
E1030	Kitchen	7170230	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	6	9	1	EA	$6,800.00	$6,800										$6,800												**$6,800**
E1030	Kitchen	7170281	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	5	10	1	EA	$1,100.00	$1,100											$1,100											**$1,100**
E1030	Kitchen	7170214	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	4	11	1	EA	$1,100.00	$1,100												$1,100										**$1,100**
E1030	Kitchen	7170252	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	4	11	1	EA	$5,700.00	$5,700												$5,700										**$5,700**
E1030	Kitchen	7170241	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	4	11	1	EA	$5,700.00	$5,700												$5,700										**$5,700**
E1030	Kitchen	7170207	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									**$4,600**
E1030	Kitchen	7170268	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	3	12	1	EA	$6,800.00	$6,800													$6,800									**$6,800**
E1030	Kitchen	7170284	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	3	12	1	EA	$6,800.00	$6,800													$6,800									**$6,800**
E1030	Kitchen	7170213	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	$2,700.00	$2,700													$2,700									**$2,700**
E1030	Kitchen	7170243	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	$2,700.00	$2,700													$2,700									**$2,700**
E1030	Kitchen	7170235	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
E1030	Kitchen	7170240	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	2	13	1	EA	$6,400.00	$6,400														$6,400								**$6,400**
E1030	Kitchen	7170286	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
G2020	Site	7170224	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	32000	SF	$0.45	$14,400	$14,400					$14,400					$14,400					$14,400					$14,400	**$72,000**

Replacement Reserves Report

Whitney Elementary School

1/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Site	7170277	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	4000	SF	$5.50	$22,000	$22,000																					**$22,000**
G2020	Site	7170251	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	32000	SF	$3.50	$112,000			$112,000																			**$112,000**
G2030	Site	7170233	Sidewalk, Concrete, Large Areas, Replace	50	48	2	8100	SF	$9.00	$72,900			$72,900																			**$72,900**
G2060	Site	7170261	Picnic Table, Metal Powder-Coated, Replace	20	3	17	10	EA	$700.00	$7,000																	$7,000					**$7,000**
G2060	Site	7170280	Park Bench, Metal Powder-Coated, Replace	20	3	17	7	EA	$700.00	$4,900																	$4,900					**$4,900**
G2060	Site	7166382	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	$3,000.00	$3,000									$3,000													**$3,000**
G2060	Site	7166400	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G2060	Site	7170263	Dumpster Pad, Concrete, Replace/Install	50	31	19	1800	SF	$15.00	$27,000																				$27,000		**$27,000**
Y1090	Whitney Elementary School	7186525	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$65,400**	**$0**	**$190,100**	**$11,200**	**$5,600**	**$269,700**	**$43,200**	**$190,200**	**$1,070,133**	**$78,700**	**$275,400**	**$249,258**	**$183,458**	**$199,600**	**$5,600**	**$1,767,362**	**$5,600**	**$279,300**	**$0**	**$730,769**	**$35,900**	**$5,656,479**
Totals, Escalated (3.0% inflation, compounded annually)											**$65,400**	**$0**	**$201,677**	**$12,239**	**$6,303**	**$312,656**	**$51,583**	**$233,922**	**$1,355,612**	**$102,686**	**$370,115**	**$345,031**	**$261,567**	**$293,119**	**$8,471**	**$2,753,492**	**$8,986**	**$461,640**	**$0**	**$1,281,408**	**$64,839**	**$8,190,746**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7166407	D2010	**Water Heater**	Electric, Commercial (12 kW)	30 GAL	Whitney Elementary School	Boiler room	RUDD	PE30-2 A	0790803923	1990		
2	7170225	D2010	**Backflow Preventer**	Domestic Water	3 IN	Whitney Elementary School	Rear wing boiler room	Watts Regulator	20QQPP	No dataplate	1978		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7170229	D3020	**Boiler**	Gas, HVAC	1500 MBH	Whitney Elementary School	Basement Boiler Room	Cleaver-Brooks	No dataplate	16010150110064	2016		
2	7170282	D3020	**Boiler**	Gas, HVAC	1000 MBH	Whitney Elementary School	Rear wing boiler room	Cleaver-Brooks	AS- 6 0 3 1 4 5	16010100D10044	2016		
3	7170276	D3020	**Boiler** [Boiler #1]	Gas, HVAC	1500 MBH	Whitney Elementary School	Basement Boiler Room	Cleaver-Brooks	No dataplate	16010150 110063	2016		
4	7170292	D3020	**Unit Heater**	Electric	5 KW	Whitney Elementary School	Rear wing boiler room	McQuay	669010400	0707012941	2007		
5	7170218	D3020	**Unit Heater**	Electric	5 KW	Whitney Elementary School	Rear wing boiler room	McQuay	669010400	0707012942	2007		
6	7170212	D3020	**Unit Heater**	Electric	5 KW	Whitney Elementary School	Kitchen	No dataplate	No dataplate	No dataplate	2000		2
7	7166383	D3030	**Chiller**	Air-Cooled	90 TON	Whitney Elementary School	Building exterior	McQuay	AGZ090CHHNN-ER10	STNU110100027	2011		
8	7170239	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Whitney Elementary School	Courtyard	Mitsubishi Electric	PUZ-A24NHA4	041001584	2010		
9	7166401	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Whitney Elementary School	Roof	Lennox	Illegible	Illegible	2010		
10	7170211	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Whitney Elementary School	Building exterior	Mitsubishi Electric	PUZ-A36NHA4	102000231A	2020		

11	7170234	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Whitney Elementary School	Building exterior	Mitsubishi Electric	PUZ-A24NHA4	QYU00096A		2020	
12	7166388	D3030	**Split System**	Fan Coil Unit, DX	2 TON	Whitney Elementary School	Utility closet	Lennox	CBX26UH - 024 - 230-1	6010M11516		2010	
13	7170271	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Whitney Elementary School	Basement Boiler Room	Marathon Electric	213TTDC6026AA	No dataplate		2010	
14	7170270	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Whitney Elementary School	Basement Boiler Room	Emerson Electric	D7E2D	K11-AD79-M		2011	
15	7170208	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Whitney Elementary School	Rear wing boiler room	A. O. Smith	E397	7-850120-01-0J		2000	
16	7170217	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Whitney Elementary School	Rear wing boiler room	A. O. Smith	E397	327106M		2000	
17	7170219	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Whitney Elementary School	Throughout building					2016	30
18	7166386	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 - 10 TON	Whitney Elementary School	Lower roof	Lennox	LGH120H4BM2Y	561100632		2011	
19	7166384	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Whitney Elementary School	Building exterior	Lennox	LGH180H4BM2Y	5611B01411		2011	
20	7166393	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Whitney Elementary School	Building exterior	Lennox	LGH180H4BM2Y	5611B01410		2011	
21	7166381	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	Whitney Elementary School	Roof	No dataplate	No dataplate	No dataplate		2000	
22	7166396	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	800 CFM	Whitney Elementary School	Lower roof	No dataplate	No dataplate	No dataplate		2000	2
23	7166402	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000 CFM	Whitney Elementary School	Roof	Illegible	Illegible	Illegible		2000	
24	7166397	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5500 CFM	Whitney Elementary School	Lower roof	No dataplate	No dataplate	No dataplate		2000	2
25	7166390	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	8600 CFM	Whitney Elementary School	Lower roof	No dataplate	No dataplate	No dataplate		2000	2

26	7166398	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	9000 CFM	Whitney Elementary School	Lower roof	Flo Aire	No dataplate	No dataplate	2020		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7170250	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Whitney Elementary School	Kitchen	Ansul	R-102	R 308447	2000		10

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7170223	D5010	**Generator**	Diesel	30 KW	Whitney Elementary School	Rear wing boiler room	Onan	30SK L29762A	890250758	2002		
2	7170216	D5010	**Automatic Transfer Switch**	ATS	125 AMP	Whitney Elementary School	Rear wing boiler room	Onan	OTCU 125G 2G	E890241536	2002		
3	7170253	D5020	**Switchboard**	120/208 V	800 AMP	Whitney Elementary School	Basement Boiler Room	General Electric	DR SWBD 55710	No dataplate	1978		
4	7170242	D5020	**Switchboard**	120/208 V	800 AMP	Whitney Elementary School	Basement Boiler Room	Siemens	EC-I	No dataplate	1992		
5	7170238	D5020	**Switchboard**	120/208 V	1200 AMP	Whitney Elementary School	Rear wing boiler room	General Electric	No dataplate	No dataplate	1978		
6	7170249	D5020	**Switchboard**	120/208 V	1200 AMP	Whitney Elementary School	Rear wing boiler room	General Electric	No dataplate	No dataplate	1978		
7	7170289	D5020	**Switchboard** [Main #2]	120/208 V	1200 AMP	Whitney Elementary School	Basement Boiler Room	General Electric	No dataplate	No dataplate	1978		
8	7170262	D5020	**Distribution Panel**	120/208 V	225 AMP	Whitney Elementary School	Rear wing boiler room	General Electric	No dataplate	No dataplate	1978		
9	7170269	D5020	**Distribution Panel**	120/240 V	200 AMP	Whitney Elementary School	Rear wing boiler room	General Electric	No dataplate	No dataplate	1999		
10	7170247	D5020	**Distribution Panel**	120/240 V	200 AMP	Whitney Elementary School	Rear wing boiler room	No dataplate	No dataplate	No dataplate	1999		
11	7166394	D5040	**Special Fixture w/ Lamp**	High Pressure Sodium (HPS), Warehouse/Manufacturing	250 W	Whitney Elementary School	Building exterior				1978		11

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7170210	D7050	**Fire Alarm Panel**	Fully Addressable		Whitney Elementary School	Office	Honeywell	NFW2-100	No dataplate	2010		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7170254	E1030	**Foodservice Equipment**	Convection Oven, Single		Whitney Elementary School	Kitchen	Blodgett	No dataplate	No dataplate	2000		
2	7170237	E1030	**Foodservice Equipment**	Convection Oven, Single		Whitney Elementary School	Kitchen	Blodgett	No dataplate	No dataplate	2000		
3	7170227	E1030	**Foodservice Equipment**	Convection Oven, Single		Whitney Elementary School	Kitchen	ACCUTEMP	N61201D06000200	34437	2010		
4	7170274	E1030	**Foodservice Equipment**	Convection Oven, Single		Whitney Elementary School	Kitchen	Garland	No dataplate	No dataplate	2019		
5	7170205	E1030	**Foodservice Equipment**	Dishwasher Commercial		Whitney Elementary School	Kitchen	Champion	KL44	77670	2000		
6	7170257	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	10	Whitney Elementary School	Kitchen	Greenheck	GHSD-11.5-S	H-318207	2015		
7	7170287	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	10	Whitney Elementary School	Kitchen	Greenheck	No dataplate	No dataplate	2015		
8	7170220	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Whitney Elementary School	Kitchen	FWE	UHS-12	123232701	2012		
9	7170273	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Whitney Elementary School	Kitchen	FWE	UHS-12	123232607	2012		
10	7170241	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Whitney Elementary School	Kitchen	Duke Manufacturing	305P M	06193389	2019		
11	7170252	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Whitney Elementary School	Kitchen	Duke Manufacturing	305P M	06193403	2019		
12	7170284	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In		Whitney Elementary School	Kitchen	MasterBuilt	MBF8003CR	MBF8003GRAUS10032006180040007	2020		

13	7170268	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	Whitney Elementary School	Kitchen	Migali Industries	C3F	C-3F00317122600920011	2020
14	7170230	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	Whitney Elementary School	Kitchen	Migali	C-3R	C-3RUSB100317021700920016	2017
15	7170231	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Whitney Elementary School	Kitchen	Koolaire	Inaccessible	Inaccessible	2015
16	7170246	E1030	**Foodservice Equipment**	Range, 2-Burner	Whitney Elementary School	Kitchen	Garland	M4S	1010100100687	2010
17	7170286	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Whitney Elementary School	Kitchen	MasterBilt	Inaccessible	Inaccessible	2021
18	7170213	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Whitney Elementary School	Kitchen	Beverage-Air Corporation	SMF58	No dataplate	2020
19	7170243	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Whitney Elementary School	Kitchen	Beverage-Air Corporation	SMF58	No dataplate	2020
20	7170235	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Whitney Elementary School	Kitchen		ER1A-FS	L00111H	2021
21	7170207	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Whitney Elementary School	Kitchen	MasterBuilt	MBF8005GR	MBF8005GRAUS170320082900C40011	2020
22	7170272	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Whitney Elementary School	Kitchen	Migali Industries	C-3R	C-3RUSB100317021700920017	2017
23	7170240	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Whitney Elementary School	Kitchen	Hoshizaki	Inaccessible	Inaccessible	2021
24	7170267	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Whitney Elementary School	Kitchen	MasterBuilt	108070 QZ01	BR803 SMS/0	2010
25	7170281	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door	Whitney Elementary School	Kitchen	Delfield	SCFT-50-NUP	1906150002589	2019
26	7170214	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door	Whitney Elementary School	Kitchen	Delfield	SCFT-50-NUP	1906150002593	2019
27	7170245	E1030	**Foodservice Equipment**	Steam Kettle	Whitney Elementary School	Kitchen	Groen	DET/P-20. 1993-11	32595	1993