FACILITY CONDITION ASSESSMENT

prepared for

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

Brewster Elementary
2605 Sam Cooper Boulevard
Memphis, Tennessee 38112

PREPARED BY:
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BV PROJECT #:
163745.23R000-071.354

DATE OF REPORT:
September 30, 2024

ON SITE DATE:
August 14, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	2605 Sam Cooper Boulevard, Memphis, Tennessee 38112
Site Developed	2006
Site Area	Nine acres (estimated)
Parking Spaces	168 total spaces all in open lots; 4 of which are accessible.
Building Area	95,220 SF
Number of Stories	Two above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 14, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Ms. Evans
Assessment and Report Prepared By	Chris McCartney
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Brewster Elementary School was constructed in 2006 and has not been renovated since.

Architectural

General maintenance practices have kept the building in fair condition, but most components are beginning to show wear and are approaching the end of their expected lifespan. No other significant problems were observed. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of brick walls with metal finished roofing. There is metal roof decking supported by open-web steel joists over a concrete slab and footing foundation system. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The gable metal finish roof does not show any failings or deficiencies at the time of assessment. The glazing of the facilities was observed to be free and clear of any major deficiencies. The raised rubber treads on the interior stairwells are damaged and deteriorating.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment of the building consists of boilers, unit heaters, hydronic fan coil cabinets and packaged units. The boilers are in newer condition and observed to be free of deficiencies. Electrical service equipment and systems are generally in fair condition and are anticipated for lifecycle replacement. Interior lighting consists mainly of fluorescent lighting. Plumbing systems consist of copper supply piping and PVC waste pipe. There are electric water heaters onsite. No other major issues were observed or reported. The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be in fair condition. However, the sidewalks are pocked and uneven. The asphalt parking lot is in poor condition, with large cracks, and signs of ponding and alligator cracking.

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 | Brewster Elementary(2006)

Replacement Value	*Total SF*	*Cost/SF*
$ 38,088,000	*95,220*	*$ 400*

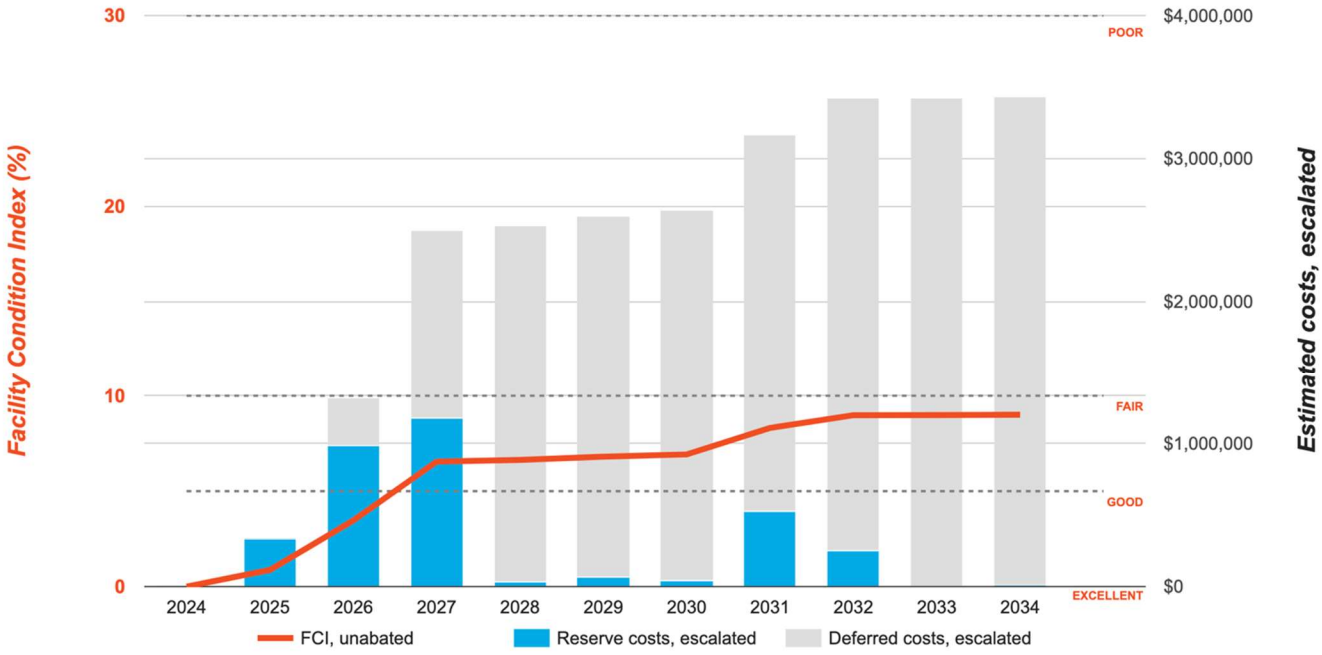
	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 2,494,300	**6.5 %**
5-Year	$ 2,593,400	**6.8 %**
10-Year	$ 3,431,900	**9.0 %**

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: Brewster Elementary

Replacement Value: $38,088,000 Inflation Rate: 3.0% Average Needs per Year: $312,000



Immediate Needs

There are no immediate needs to report.

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Brewster Elementary Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $320,300

$$$$

Large cracks, ponding observed - AssetCALC ID: 8026477

Stair Treads in Poor condition.

Raised Rubber Tile
Brewster Elementary Stairwells

Uniformat Code: B1080
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,600

$$$$

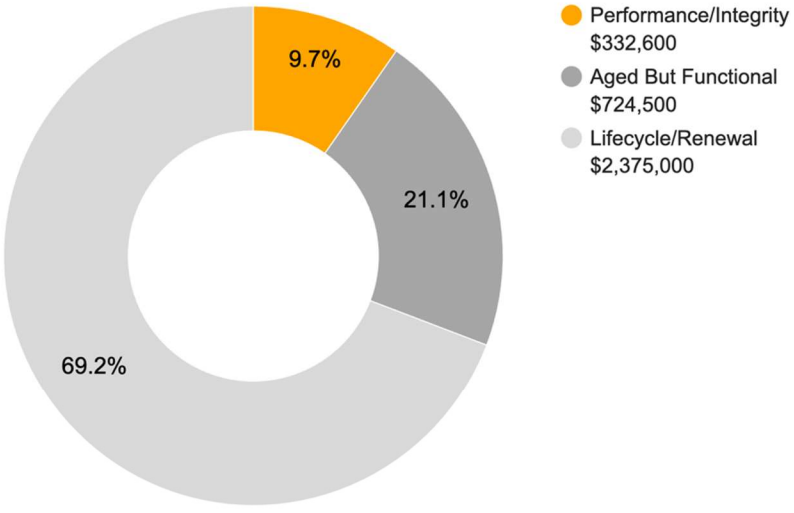
Deteriorated - AssetCALC ID: 8026454

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,432,100

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over concrete slab and footing foundation	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Gable construction with metal roofing	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and cabinet terminal units Supplemental components: Packaged units and exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Systems Summary

Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Parking lot and striping in poor condition. Rubber treads on stairs in poor condition and deteriorating rapidly.	

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	-	$2,700	-	-	$4,600	$7,200
Facade	-	-	-	-	$699,000	$699,000
Roofing	-	-	-	-	-	-
Interiors	-	$24,700	$793,500	$307,300	$1,150,000	$2,275,500
Conveying	-	-	$10,400	-	$94,700	$105,100
Plumbing	-	-	$39,300	$800	$301,200	$341,400
HVAC	-	$299,500	$69,800	$222,800	$857,300	$1,449,500
Fire Protection	-	-	-	-	-	-
Electrical	-	$454,600	-	$105,100	$135,200	$694,900
Fire Alarm & Electronic Systems	-	$15,900	$312,100	-	$511,100	$839,200
Equipment & Furnishings	-	-	$48,100	$138,800	$210,400	$397,300
Special Construction & Demo	-	-	-	-	$5,100	$5,100
Site Development	-	$95,700	-	$12,900	$453,300	$561,900
Site Pavement	-	$373,500	-	$50,600	$126,800	$550,900
Site Utilities	-	$53,500	-	-	-	$53,500
TOTALS (3% inflation)	**-**	**$1,320,000**	**$1,273,400**	**$838,500**	**$4,548,500**	**$7,980,400**

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2006. 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 Brewster Elementary, 2605 Sam Cooper Boulevard, Memphis, Tennessee 38112, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - BUILDING FACADE

6 - MAIN ENTRANCE

Photographic Overview

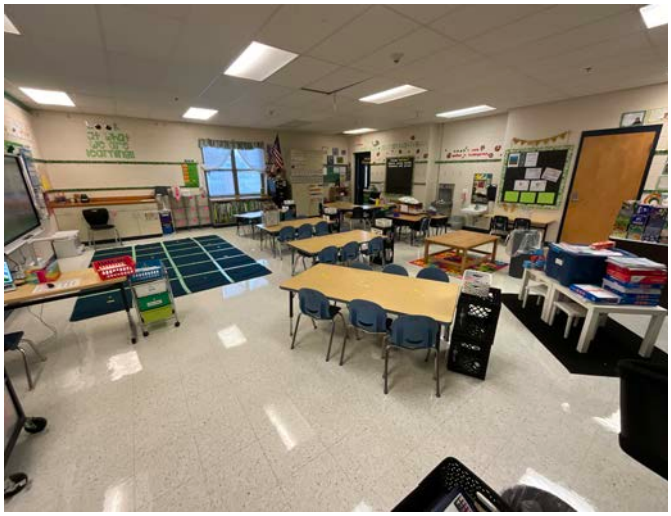
7 - PRIMARY ROOF OVERVIEW

8 - LIBRARY

9 - CLASSROOM

10 - HALLWAY

11 - MUSIC CLASSROOM

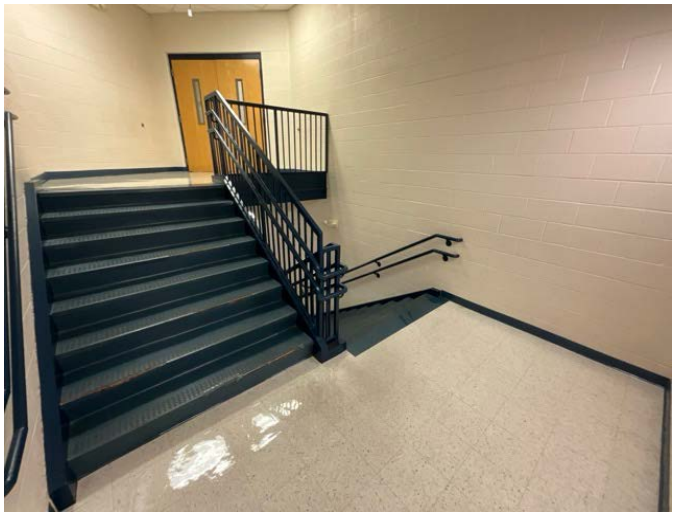


12 - CLASSROOM

Photographic Overview

13 - CAFETERIA

14 - GYMNASIUM



15 - HALLWAY

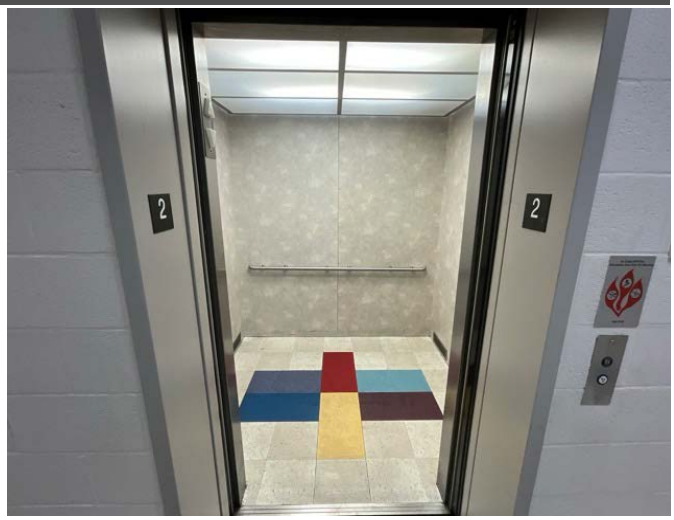
16 - RECEPTION AREA

17 - LOBBY

18 - OFFICES

Photographic Overview

19 - CAFETERIA



20 – ELEVATOR CAB FINISHES

21 – WATER HEATER

22 - DOMESTIC WATER PIPING

23 - MAIN MECHANICAL ROOM

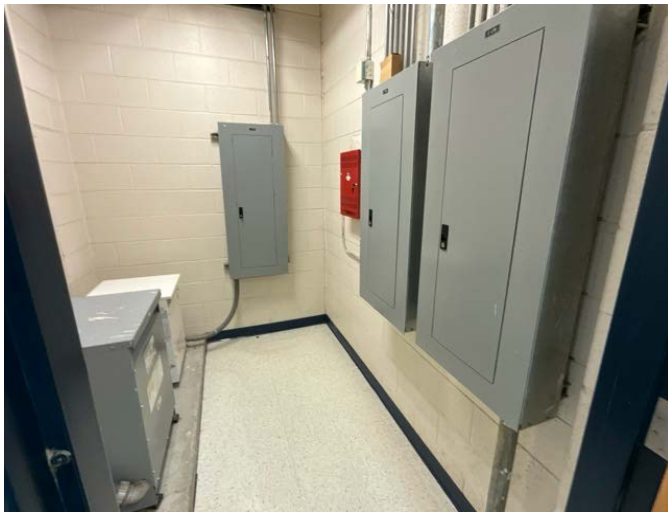
24 - SECONDARY MECHANICAL ROOM

Photographic Overview

25 - SECONDARY MECHANICAL ROOM

26 - FIRE SUPPRESSION

27 - MAIN ELECTRICAL ROOM



28 - SECONDARY ELECTRICAL ROOM

29 - THIRD ELECTRIC ROOM

30 - FIRE ALARM PANEL

Photographic Overview

31 - FIRE EXTINGUISHER AND ALARM DEVICE

32 - MAIN PARKING AREA

33 - SECONDARY PARKING AREA

34 - SIDEWALKS AND LANDSCAPING

35 - PLAYGROUND

36 - PROPERTY SIGNAGE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-071.354	Brewster Elementary
Source	**On-Site Date**
Google	August 14, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Brewster Elementary

Name of person completing form: Ms. Evans

Title / Association w/ property: Plant Mgr

Length of time associated w/ property: 8 years

Date Completed: 8/14/2024

Phone Number: 9014387765

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: 2006	Renovated:	
2	Building size in SF	**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).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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			
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			
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: Brewster Elementary

BV Project Number: 163745.23R000-071.354

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	

Brewster Elementary: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools				X
Other				

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

Brewster Elementary: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

CURB CUT

ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

Brewster Elementary: 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

Brewster Elementary: Photographic Overview

PLAYGROUND SURFACE

ACCESSIBLE ROUTE TO PLAYGROUND

Appendix E:
Component Condition Report

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1080	Stairwells	Poor	Stair Treads, Raised Rubber Tile	260	SF	1	8026454
B1080		Fair	Stairs, Metal or Pan-Filled, Interior	260	SF	32	8029521
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	24,800	SF	32	8026502
B2020	Building Exterior	Fair	Glazing, any type, by SF	8,300	SF	12	8026441
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14		12	8026511
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1		12	8026474
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	24		22	8026490
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1		20	8026507
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1		20	8026447
Roofing							
B3010	Roof	Fair	Roofing, Metal	93,860	SF	22	8026524
Interiors							
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	123		22	8029525
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	3		22	8029484
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	71,400	SF	7	8029514
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	31		2	8029528
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	190,400	SF	3	8029486
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,800	SF	3	8029526
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	71,400	SF	3	8029553
C2030	Commercial kitchen	Fair	Flooring, Quarry Tile	14,300	SF	31	8046077
C2030	Restroom	Fair	Flooring, Ceramic Tile	4,800	SF	21	8046078
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	23,800	SF	3	8029523

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	8026516
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	12	8026463
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	11	12	8029556
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	50	12	8029492
D2010	Mechanical Room	Good	Water Heater, Electric, Residential	1	12	8026531
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	24	3	8029505
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	50	12	8029535
D2010	Boiler Room	Fair	Water Heater, Electric, Residential	1	9	8026456
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (12 kW)	1	17	8026467
D2010	Mechanical Room	Good	Water Heater, Electric, Residential	1	12	8026530
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	8026480
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	2	8026473
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	12	8026532
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	12	8026535
D3030	Site Utility Areas	Fair	Split System, Condensing Unit/Heat Pump	1	3	8026492
D3030	Classroom W210	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029524
D3030	Classroom B103	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029536
D3030	Classroom A107	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029515
D3030	Classroom E212	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029560
D3030	Classroom E204	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029555
D3030	Classroom W208	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029531
D3030	Classroom B105 no access locked	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029502

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classroom E213	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029558
D3030	Classroom E208	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029499
D3030	Classroom A108	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029539
D3030	Classroom W204	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029496
D3030	Classroom W211	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029518
D3030	Classroom E210	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029507
D3030	Classroom W216	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029544
D3030	Classroom A105	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029538
D3030	Classroom E104	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029546
D3030	Classroom W111	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029557
D3030	Mechanical closet, second floor	Fair	Split System, Fan Coil Unit, DX	1	3	8029485
D3030	Classroom B106	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029522
D3030	Classroom A103	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029551
D3030	Classroom B100	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029540
D3030	Classroom A110	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029561
D3030	Classroom A100	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029559
D3030	Classroom E200 Strings	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029503
D3030	Classroom A109	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029527
D3030	Classroom B101	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029549
D3030	Classroom E202	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029498
D3030	Site Utility Areas	Fair	Split System, Condensing Unit/Heat Pump	1	3	8026479
D3030	Classroom A119	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029512
D3030	Site Utility Areas	Fair	Split System, Condensing Unit/Heat Pump	1	3	8026469
D3030	Classroom B104	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029533
D3030	Classroom W200	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029529

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classroom E206	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029511
D3030	Classroom A114 no access locked	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029510
D3030	Classroom W202	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029541
D3030	Classroom A112	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029506
D3030	Classroom W206	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029543
D3030	Classroom A104	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029520
D3030	Classroom W213	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029516
D3030	Classroom B108	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029513
D3030	Classroom A106 no access	Fair	Unit Ventilator, approx/nominal 2 Ton	1	2	8029552
D3030	Site General	Fair	Chiller, Water-Cooled	1	8	8026445
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8026459
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	7	8026482
D3050	Site Utility Areas	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	8026464
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8026450
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8026510
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	7	8026513
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8026533
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	95,220 SF	22	8026481
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	12	8026514
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8026497
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	12	8026499
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	7	8026460
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8026509
D3050	Mechanical Room	Fair	Make-Up Air Unit, MUA or MAU	1	5	8026442
D3050	Site Utility Areas	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8026449

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal	1		3	8026504
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		7	8026443
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		12	8026500
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		7	8026512
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	95,220	SF	12	8026475
Fire Protection							
D4010	Fire riser room	Fair	Supplemental Components, Fire Riser, Dry	1		22	8029519
D4010	Fire riser room	Fair	Fire Riser, Wet Standpipe, 4 IN	1		22	8029488
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	95,220	SF	22	8026506
Electrical							
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026486
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026470
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1		12	8026440
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1		12	8026455
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1		12	8026496
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026478
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026448
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026472
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1		12	8026519
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1		12	8026461
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1		12	8026462
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026525
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026536
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		12	8026526
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1		8	8026529

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	12	8026451
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	12	8026491
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	8	8026523
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	12	8026534
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	95,220 SF	22	8026528
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	95,220 SF	2	8026483
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	95,220 SF	3	8026493
D7050	Main faculty office	Fair	Fire Alarm Panel, Fully Addressable	1	2	8029554
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	8026465
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8026468
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	8026494
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	8	8026503
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	8026517
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	6	8026457
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	8026518
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	8026487
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	8026488
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	8026452
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	8026485
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	25 LF	8	8026471
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	6	8026515
E2010	Site	Fair	Artwork, Large Size/Value	1	12	8026501
Special Construction & Demo						

Component Condition Report | Brewster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	144	SF	12	8026458
Pedestrian Plazas & Walkways							
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	91,500	SF	1	8026477
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	91,500	SF	2	8026498
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,500	SF	32	8026489
Athletic, Recreational & Playfield Areas							
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,800	SF	2	8026484
G2050	Site	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	6,500	SF	12	8026520
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1		2	8026521
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2		13	8026453
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1		2	8026495
Sitework							
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		16	8026505
G2060	Site	Fair	Flagpole, Metal	1		12	8026527
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	6		8	8026508
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,800	LF	22	8026444
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	27	LF	22	8026476
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2		2	8026466
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12		2	8026522

Appendix F:
Replacement Reserves

Replacement Reserves Report

Brewster Elementary

9/30/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Brewster Elementary	$0	$332,536	$987,502	$1,174,277	$33,518	$65,615	$44,419	$528,692	$254,494	$848	$10,079	$0	$2,576,428	$570,085	$45,045	$0	$4,814	$113,344	$1,179,378	$4,559	$54,906	**$7,980,538**
Grand Total	**$0**	**$332,536**	**$987,502**	**$1,174,277**	**$33,518**	**$65,615**	**$44,419**	**$528,692**	**$254,494**	**$848**	**$10,079**	**$0**	**$2,576,428**	**$570,085**	**$45,045**	**$0**	**$4,814**	**$113,344**	**$1,179,378**	**$4,559**	**$54,906**	**$7,980,538**

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
B1080	Stairwells	8026454	Stair Treads, Raised Rubber Tile, Replace	18	17	1	260	SF	$10.00	$2,600		$2,600																		$2,600		**$5,200**
B2020	Building Exterior	8026441	Glazing, any type, by SF, Replace	30	18	12	8300	SF	$55.00	$456,500													$456,500									**$456,500**
B2050	Building Exterior	8026511	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	14	EA	$1,300.00	$18,200													$18,200									**$18,200**
B2050	Building Exterior	8026474	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	18	12	1	EA	$4,400.00	$4,400													$4,400									**$4,400**
B2050	Building Exterior	8026447	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	10	20	1	EA	$4,400.00	$4,400																					$4,400	**$4,400**
B2050	Building Exterior	8026507	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	10	20	1	EA	$4,400.00	$4,400																					$4,400	**$4,400**
C1070	Throughout Building	8029514	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	71400	SF	$3.50	$249,900								$249,900														**$249,900**
C1090	Restrooms	8029528	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	31	EA	$750.00	$23,250			$23,250																			**$23,250**
C2010	Throughout Building	8029486	Wall Finishes, any surface, Prep & Paint	10	7	3	190400	SF	$1.50	$285,600				$285,600										$285,600								**$571,200**
C2030	Throughout Building	8029553	Flooring, Vinyl Tile (VCT), Replace	15	12	3	71400	SF	$5.00	$357,000				$357,000															$357,000			**$714,000**
C2030	Classrooms General	8029526	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4800	SF	$7.50	$36,000				$36,000										$36,000								**$72,000**
C2050	Throughout Building	8029523	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	23800	SF	$2.00	$47,600				$47,600										$47,600								**$95,200**
D1010	Elevator Shafts/Utility	8026516	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	8026463	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	18	12	1	EA	$55,000.00	$55,000													$55,000									**$55,000**
D2010	Boiler Room	8026456	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	$650.00	$650										$650												**$650**
D2010	Mechanical Room	8026531	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	$900.00	$900													$900									**$900**
D2010	Mechanical Room	8026530	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	$900.00	$900													$900									**$900**
D2010	Mechanical Room	8026467	Water Heater, Electric, Commercial (12 kW), Replace	20	3	17	1	EA	$12,400.00	$12,400																		$12,400				**$12,400**
D2010	Throughout Building	8029505	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	24	EA	$1,500.00	$36,000				$36,000															$36,000			**$72,000**
D2010	Restrooms	8029556	Urinal, Standard, Replace	30	18	12	11	EA	$1,100.00	$12,100													$12,100									**$12,100**
D2010	Restrooms	8029492	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	50	EA	$1,500.00	$75,000													$75,000									**$75,000**
D2010	Restrooms	8029535	Toilet, Commercial Water Closet, Replace	30	18	12	50	EA	$1,300.00	$65,000													$65,000									**$65,000**
D3020	Boiler Room	8026532	Boiler, Gas, HVAC, Replace	30	18	12	1	EA	$50,800.00	$50,800													$50,800									**$50,800**
D3020	Boiler Room	8026535	Boiler, Gas, HVAC, Replace	30	18	12	1	EA	$50,800.00	$50,800													$50,800									**$50,800**
D3020	Boiler Room	8026473	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$1,100.00	$1,100			$1,100																			**$1,100**
D3030	Site General	8026445	Chiller, Water-Cooled, Replace	25	17	8	1	EA	$33,200.00	$33,200								$33,200														**$33,200**
D3030	Classroom W208	8029531	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B105 no access locked	8029502	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E213	8029558	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E208	8029499	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A108	8029539	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W204	8029496	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W211	8029518	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E210	8029507	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W216	8029544	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A105	8029538	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E104	8029546	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A103	8029551	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W210	8029524	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B103	8029536	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A107	8029515	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E212	8029560	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E204	8029555	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W111	8029557	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B106	8029522	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A109	8029527	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B101	8029549	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E202	8029498	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B100	8029540	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**

Replacement Reserves Report

Brewster Elementary

9/30/2024

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	Classroom A110	8029561	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A100	8029559	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E200 Strings	8029503	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B104	8029533	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W200	8029529	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom E206	8029511	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A114 no access locked	8029510	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W202	8029541	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A112	8029506	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W206	8029543	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A104	8029520	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom W213	8029516	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom B108	8029513	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A106 no access	8029552	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Classroom A119	8029512	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Site Utility Areas	8026469	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000															$4,000			**$8,000**
D3030	Site Utility Areas	8026492	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000															$4,000			**$8,000**
D3030	Mechanical closet, second floor	8029485	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$2,100.00	$2,100				$2,100															$2,100			**$4,200**
D3030	Site Utility Areas	8026479	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000															$4,000			**$8,000**
D3050	Boiler Room	8026513	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	$6,500.00	$6,500								$6,500														**$6,500**
D3050	Boiler Room	8026482	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	$6,500.00	$6,500								$6,500														**$6,500**
D3050	Boiler Room	8026460	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	$7,600.00	$7,600								$7,600														**$7,600**
D3050	Site Utility Areas	8026449	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$11,000				$11,000																		**$11,000**
D3050	Mechanical Room	8026504	Fan Coil Unit, Hydronic Terminal, Replace	20	17	3	1	EA	$1,670.00	$1,670				$1,670																		**$1,670**
D3050	Mechanical Room	8026442	Make-Up Air Unit, MUA or MAU, Replace	20	15	5	1	EA	$35,000.00	$35,000						$35,000																**$35,000**
D3050	Mechanical Room	8026450	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$22,000.00	$22,000								$22,000														**$22,000**
D3050	Mechanical Room	8026510	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Mechanical Room	8026533	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Mechanical Room	8026459	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$6,200.00	$6,200								$6,200														**$6,200**
D3050	Mechanical Room	8026497	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Mechanical Room	8026509	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Mechanical Room	8026443	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Mechanical Room	8026512	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Site Utility Areas	8026464	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$7,500.00	$7,500											$7,500											**$7,500**
D3050	Mechanical Room	8026514	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	18	12	1	EA	$40,000.00	$40,000												$40,000										**$40,000**
D3050	Mechanical Room	8026499	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	18	12	1	EA	$31,000.00	$31,000												$31,000										**$31,000**
D3050	Mechanical Room	8026500	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	18	12	1	EA	$31,000.00	$31,000												$31,000										**$31,000**
D3050	Throughout Building	8026475	HVAC System, Ductwork, Medium Density, Replace	30	18	12	95220	SF	$4.00	$380,880												$380,880										**$380,880**
D5020	Electrical Room	8026523	Switchboard, 120/208 V, Replace	40	32	8	1	EA	$80,000.00	$80,000								$80,000														**$80,000**
D5020	Electrical Room	8026534	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D5020	Electrical Room	8026440	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D5020	Electrical Room	8026455	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D5020	Electrical Room	8026496	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$10,000.00	$10,000												$10,000										**$10,000**
D5020	Electrical Room	8026462	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D5020	Electrical Room	8026461	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D5020	Electrical Room	8026519	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D5020	Electrical Room	8026529	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
D5020	Electrical Room	8026470	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$5,300.00	$5,300												$5,300										**$5,300**
D5020	Electrical Room	8026486	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D5020	Electrical Room	8026478	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$5,300.00	$5,300												$5,300										**$5,300**
D5020	Electrical Room	8026448	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$5,300.00	$5,300												$5,300										**$5,300**
D5020	Electrical Room	8026472	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$5,300.00	$5,300												$5,300										**$5,300**
D5020	Electrical Room	8026451	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D5020	Electrical Room	8026491	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000												$3,000										**$3,000**

Replacement Reserves Report

Brewster Elementary

9/30/2024

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
D5020	Electrical Room	8026525	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000													$3,000									**$3,000**
D5020	Electrical Room	8026536	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000													$3,000									**$3,000**
D5020	Electrical Room	8026526	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000													$3,000									**$3,000**
D5040	Throughout Building	8026483	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	95220	SF	$4.50	$428,490			$428,490																			**$428,490**
D7030	Throughout Building	8026493	Security/Surveillance System, Full System Installation, Average Density, Install	15	12	3	95220	SF	$3.00	$285,660				$285,660														$285,660				**$571,320**
D7050	Main faculty office	8029554	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000														$15,000				**$30,000**
E1030	Kitchen	8026468	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	8026488	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	$21,500.00	$21,500					$21,500										$21,500							**$43,000**
E1030	Kitchen	8026465	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300														$6,300		**$12,600**
E1030	Kitchen	8026487	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300														$6,300		**$12,600**
E1030	Kitchen	8026515	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	8026494	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
E1030	Kitchen	8026517	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	8026518	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$6,700							$6,700															**$6,700**
E1030	Kitchen	8026452	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	8026457	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	8026503	Foodservice Equipment, Tilting Skillet, Replace	20	12	8	1	EA	$24,500.00	$24,500									$24,500													**$24,500**
E1030	Kitchen	8026485	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	$25,000.00	$25,000									$25,000													**$25,000**
E1030	Kitchen	8026471	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	12	8	25	LF	$1,000.00	$25,000									$25,000													**$25,000**
E2010	Site	8026501	Artwork, Large Size/Value, Replace	30	18	12	1	EA	$100,000.00	$100,000													$100,000									**$100,000**
F1020	Site	8026458	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	18	12	144	SF	$25.00	$3,600													$3,600									**$3,600**
G2020	Site	8026477	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	91500	SF	$3.50	$320,250		$320,250																				**$320,250**
G2020	Site	8026498	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	91500	SF	$0.45	$41,175			$41,175					$41,175					$41,175					$41,175				**$164,700**
G2050	Site	8026520	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	30	18	12	6500	SF	$45.00	$292,500													$292,500									**$292,500**
G2050	Site	8026453	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	2	EA	$9,500.00	$19,000														$19,000								**$19,000**
G2050	Site	8026484	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	1800	SF	$26.00	$46,800			$46,800																			**$46,800**
G2050	Site	8026521	Play Structure, Multipurpose, Medium, Replace	20	18	2	1	EA	$20,000.00	$20,000			$20,000																			**$20,000**
G2050	Site	8026495	Play Structure, Multipurpose, Medium, Replace	20	18	2	1	EA	$20,000.00	$20,000			$20,000																			**$20,000**
G2060	Site	8026527	Flagpole, Metal, Replace	30	18	12	1	EA	$2,500.00	$2,500													$2,500									**$2,500**
G2060	Site	8026505	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$3,000																	$3,000					**$3,000**
G2060	Site	8026466	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	18	2	2	EA	$1,700.00	$3,400			$3,400																			**$3,400**
G2060	Site	8026508	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	12	8	6	EA	$1,700.00	$10,200									$10,200													**$10,200**
G4050	Site	8026522	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	18	2	12	EA	$4,200.00	$50,400			$50,400																			**$50,400**
Totals, Unescalated											**$0**	**$322,850**	**$930,815**	**$1,074,630**	**$29,780**	**$56,600**	**$37,200**	**$429,875**	**$200,900**	**$650**	**$7,500**	**$0**	**$1,807,055**	**$388,200**	**$29,780**	**$0**	**$3,000**	**$68,575**	**$692,760**	**$2,600**	**$30,400**	**$6,113,170**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$332,536**	**$987,502**	**$1,174,277**	**$33,518**	**$65,615**	**$44,419**	**$528,692**	**$254,494**	**$848**	**$10,079**	**$0**	**$2,576,428**	**$570,085**	**$45,045**	**$0**	**$4,814**	**$113,344**	**$1,179,378**	**$4,559**	**$54,906**	**$7,980,538**

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	8026463	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2100 LB	Brewster Elementary	Elevator Shafts/Utility				2006		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026467	D2010	**Water Heater**	Electric, Commercial (12 kW)	60 GAL	Brewster Elementary	Mechanical Room	Conquest	60 L 130A-GCML	F018046	2006		
2	8026531	D2010	**Water Heater**	Electric, Residential	38 GAL	Brewster Elementary	Mechanical Room	Rheem	EN6-40-DOLBS 110	2339135939762	2006		
3	8026456	D2010	**Water Heater**	Electric, Residential	20 GAL	Brewster Elementary	Boiler Room	Rheem	Inaccessible	Inaccessible	2006		
4	8026530	D2010	**Water Heater**	Electric, Residential	47 GAL	Brewster Elementary	Mechanical Room	Rheem	82SV50-2	RH 0505228214	2006		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026532	D3020	**Boiler**	Gas, HVAC	1250 MBH	Brewster Elementary	Boiler Room	Cleaver-Brooks	MTF	MB 631	2006		
2	8026535	D3020	**Boiler**	Gas, HVAC	1250 MBH	Brewster Elementary	Boiler Room	Cleaver-Brooks	MTF	MB 630	2006		
3	8026473	D3020	**Unit Heater**	Hydronic	12 MBH	Brewster Elementary	Boiler Room	McQuay	FUHH1258AA00	15010206-5679-	2006		
4	8026480	D3020	**Boiler Supplemental Components**	Expansion Tank	40 GAL	Brewster Elementary	Boiler Room	John Wood	150	1383	2006		
5	8026445	D3030	**Chiller**	Water-Cooled	27 TON	Brewster Elementary	Site General	McQuay	ACZ1209SS27-ERI	STNU051200208	2006		
6	8026492	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Brewster Elementary	Site Utility Areas	York	H1FD018S06G	W0A6830406	2006		
7	8026479	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Brewster Elementary	Site Utility Areas	York	H1RD018S06G	W0A6830384	2006		
8	8026469	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Brewster Elementary	Site Utility Areas	York	H1RD019S06G	W0A6830409	2006		
9	8029485	D3030	**Split System**	Fan Coil Unit, DX	1.5 TON	Brewster Elementary	Mechanical closet, second floor	York	F2RP018N06G	AOM5261191	2006		
10	8029524	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W210	Inaccessible	Inaccessible	Inaccessible	2006		
11	8029536	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B103	Inaccessible	Inaccessible	Inaccessible	2006		
12	8029515	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A107	Inaccessible	Inaccessible	Inaccessible	2006		
13	8029560	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E212	Inaccessible	Inaccessible	Inaccessible	2006		
14	8029555	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E204	Inaccessible	Inaccessible	Inaccessible	2006		
15	8029531	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W208	Inaccessible	Inaccessible	Inaccessible	2006		
16	8029502	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B105 no access locked	Inaccessible	Inaccessible	Inaccessible	2006		
17	8029558	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E213	Inaccessible	Inaccessible	Inaccessible	2006		
18	8029499	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E208	Inaccessible	Inaccessible	Inaccessible	2006		
19	8029539	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A108	Inaccessible	Inaccessible	Inaccessible	2006		
20	8029496	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W204	Inaccessible	Inaccessible	Inaccessible	2006		
21	8029518	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W211	Inaccessible	Inaccessible	Inaccessible	2006		
22	8029507	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E210	Inaccessible	Inaccessible	Inaccessible	2006		
23	8029544	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W216	Inaccessible	Inaccessible	Inaccessible	2006		
24	8029538	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A105	Inaccessible	Inaccessible	Inaccessible	2006		
25	8029546	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E104	Inaccessible	Inaccessible	Inaccessible	2006		
26	8029557	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W111	Inaccessible	Inaccessible	Inaccessible	2006		
27	8029522	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B106	Inaccessible	Inaccessible	Inaccessible	2006		
28	8029551	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A103	Inaccessible	Inaccessible	Inaccessible	2006		
29	8029540	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B100	Inaccessible	Inaccessible	Inaccessible	2006		
30	8029561	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A110	Inaccessible	Inaccessible	Inaccessible	2006		
31	8029559	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A100	Inaccessible	Inaccessible	Inaccessible	2006		
32	8029503	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E200 Strings	Inaccessible	Inaccessible	Inaccessible	2006		
33	8029527	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A109	Inaccessible	Inaccessible	Inaccessible	2006		
34	8029549	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B101	Inaccessible	Inaccessible	Inaccessible	2006		
35	8029498	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E202	Inaccessible	Inaccessible	Inaccessible	2006		
36	8029512	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A119	Inaccessible	Inaccessible	Inaccessible	2006		
37	8029533	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B104	Inaccessible	Inaccessible	Inaccessible	2006		
38	8029529	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W200	Inaccessible	Inaccessible	Inaccessible	2006		
39	8029511	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom E206	Inaccessible	Inaccessible	Inaccessible	2006		
40	8029510	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A114 no access locked	Inaccessible	Inaccessible	Inaccessible	2006		
41	8029541	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W202	Inaccessible	Inaccessible	Inaccessible	2006		

42	8029506	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A112	Inaccessible	Inaccessible	Inaccessible	2006
43	8029543	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W206	Inaccessible	Inaccessible	Inaccessible	2006
44	8029520	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A104	Inaccessible	Inaccessible	Inaccessible	2006
45	8029516	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom W213	Inaccessible	Inaccessible	Inaccessible	2006
46	8029513	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom B108	Inaccessible	Inaccessible	Inaccessible	2006
47	8029552	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Brewster Elementary	Classroom A106 no access	Inaccessible	Inaccessible	Inaccessible	2006
48	8026482	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Brewster Elementary	Boiler Room	Pentair	AD 9	J09-AD79-M	2006
49	8026513	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Brewster Elementary	Boiler Room	Pentair	AD79	6205-2ZJC3	2006
50	8026460	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Brewster Elementary	Boiler Room	Weg	01518ET3E254T-S	4078136974	2006
51	8026459	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	600 CFM	Brewster Elementary	Mechanical Room	Mcquay	CAH006GDAC	FB00060100519	2006
52	8026450	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	3600 CFM	Brewster Elementary	Mechanical Room	Magic Aire	36-BVX-D	W051159730	2006
53	8026510	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1800 CFM	Brewster Elementary	Mechanical Room	Magic Aire	F2RP018N06G	A0M5261198	2006
54	8026533	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1800 CFM	Brewster Elementary	Mechanical Room	Magic Aire	F2RP018N06G	A0M5261196	2006
55	8026514	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8000 CFM	Brewster Elementary	Mechanical Room	Magic Aire	CAH008GDAC	FB0U060100521	2006
56	8026497	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1800 CFM	Brewster Elementary	Mechanical Room	Magic Aire	F2RP018N06G	A0M5261191	2006
57	8026499	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6000 CFM	Brewster Elementary	Mechanical Room	Magic Aire	60-BVX-D	W051260799	2006
58	8026509	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1800 CFM	Brewster Elementary	Mechanical Room	Magic Aire	F2PP018N06G	A0M5261180	2006
59	8026443	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2400 CFM	Brewster Elementary	Mechanical Room	Magic Aire	24-BVX-D	W051260091	2006
60	8026500	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6000 CFM	Brewster Elementary	Mechanical Room	Magic Aire	60-BVX-D	W051260796	2006
61	8026512	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2400 CFM	Brewster Elementary	Mechanical Room	Magic Aire	F2RP024N06G	A0M5262176	2006
62	8026504	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Brewster Elementary	Mechanical Room	Enviro-Tec	HLP	FCUN51130-13	2006
63	8026442	D3050	**Make-Up Air Unit**	MUA or MAU	2500 CFM	Brewster Elementary	Mechanical Room	No dataplate	CAN006GHAC	TB00060100520	2006
64	8026464	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Brewster Elementary	Site Utility Areas	Trane	YCH360B4HL1B2ED1A00000000B000000	C14E03131	2006
65	8026449	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Brewster Elementary	Site Utility Areas	AAON, Inc.	Illegible	Illegible	2006

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026440	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Cutler-Hammer	0T-3	Illegible	2006		
2	8026455	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Ge	9T23B3873	Illegible	2006		
3	8026496	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Ge	9T23B3874	Illegible	2006		
4	8026519	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Ge	C 24943-2	C 24943-2	2006		
5	8026461	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Ge	Inaccessible	Inaccessible	2006		
6	8026462	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Ge	9T23B3873	Illegible	2006		
7	8026534	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Brewster Elementary	Electrical Room	Ge	9T23B3873	Illegible	2006		
8	8026523	D5020	**Switchboard**	120/208 V	1600 AMP	Brewster Elementary	Electrical Room	GE	40525862	17870746D-1	2006		
9	8026486	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AQF3422MBX	Illegible	2006		
10	8026470	D5020	**Distribution Panel**	277/480 V	400 AMP	Brewster Elementary	Electrical Room	GE	AEF 3424MBX	Illegible	2006		
11	8026478	D5020	**Distribution Panel**	277/480 V	400 AMP	Brewster Elementary	Electrical Room	GE	AEF3424MBX	Illegible	2006		
12	8026448	D5020	**Distribution Panel**	277/480 V	400 AMP	Brewster Elementary	Electrical Room	GE	AQF3424CBX	Illegible	2006		
13	8026472	D5020	**Distribution Panel**	277/480 V	400 AMP	Brewster Elementary	Electrical Room	GE	AEF3424MBX	Illegible	2006		
14	8026525	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AQF 3422ABX	Illegible	2006		
15	8026536	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AQF3422ABX	AXB 7	2006		
16	8026526	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AQF3422ABX	Illegible	2006		
17	8026529	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AEF3422MBX	Illegible	2006		
18	8026451	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AQF 3422ABX	Illegible	2006		
19	8026491	D5020	**Distribution Panel**	277/480 V	225 AMP	Brewster Elementary	Electrical Room	GE	AEF3422MBX	Illegible	2006		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8029554	D7050	**Fire Alarm Panel**	Fully Addressable		Brewster Elementary	Main faculty office	EST	EST3	No dataplate	2006		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026468	E1030	**Foodservice Equipment**	Convection Oven, Double		Brewster Elementary	Kitchen	Cook rite	No dataplate	No dataplate	2006		
2	8026488	E1030	**Foodservice Equipment**	Dishwasher Commercial		Brewster Elementary	Kitchen	Atech	No dataplate	No dataplate	2006		
3	8026518	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Brewster Elementary	Kitchen	Ice-O-Matic	CIM0320HA	19031280012653	2006		
4	8026517	E1030	**Foodservice Equipment**	Range, 2-Burner		Brewster Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2006		
5	8026452	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Brewster Elementary	Kitchen	Atosa	Illegible	Illegible	2006		
6	8026503	E1030	**Foodservice Equipment**	Tilting Skillet		Brewster Elementary	Kitchen	Cleveland	No dataplate	No dataplate	2006		
7	8026465	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Brewster Elementary	Kitchen	Inaccessible	Inaccessible	Inaccessible	2006		
8	8026487	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Brewster Elementary	Kitchen	Inaccessible	Inaccessible	Inaccessible	2006		
9	8026457	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Brewster Elementary	Kitchen	BOHN	No dataplate	No dataplate	2006		
10	8026515	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Brewster Elementary	Kitchen	BOHN	No dataplate	No dataplate	2006		
11	8026485	E1030	**Foodservice Equipment**	Walk-In, Freezer		Brewster Elementary	Kitchen	American panel	Inaccessible	Inaccessible	2006		
12	8026494	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Brewster Elementary	Kitchen	American panel	FW3677.11TNANL	35178 D	2006		