

FACILITY CONDITION ASSESSMENT

prepared for

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



**BUREAU
VERITAS**



Winchester Elementary School
3587 Boeingshire Drive
Memphis, Tennessee 38116

PREPARED BY:

*Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com*

BV CONTACT:

*Andy Hupp
Program Manager
800.733.0660
Andy.Hupp@bureauveritas.com*

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ON SITE DATE:

November 14, 2023

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	5
Main Address	3587 Boeingshire Drive, Memphis, Tennessee 38116
Site Developed	1963, Phase I/1980 Phase II
Site Area	16.0 acres (estimated)
Parking Spaces	102 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 14, 2023
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Rafael Toliver, Plant Manager 901.282.2535
Assessment and Report Prepared By	Randall Patzke
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/

Campus Findings and Deficiencies

Historical Summary

The original school was built in 1963, the Support Hall was estimated to have been added in about 1980. The first portable Classroom was added in about 1997 and the remaining portable Classrooms in about 2003. The building is still being used as designed. Student enrollment appears to be down from when it was built. The portable classrooms are used for storage.

Architectural

The school building is two single story brick buildings with a TPO roof membrane. The windows have been replaced. The Annex building has wood fascia and soffit that are rotted. The building has areas with possible asbestos containing VCT and mastic, ceiling tiles and lead containing paint these should be tested. The ceilings have been replaced in most rooms with ACT which is sagging likely from high humidity. Generally, the finishes are maintained. The stage wood floor needs to be refinished.

The four portable classrooms are two piece modular buildings. They have metal siding, metal roofs and metal skirting. The exterior wall has loose panels and damaged skirting. The floors are VCT with FRP or Panel wall coverings with FRP ceilings. The buildings have not been used as classrooms for about 3 years and are used for storage at this time. One had the VCT flooring removed, one had a wasp infestation. The buildings have had minimal maintenance.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system was replaced in 2021. This included a new cooling tower, pumps, VFDs and unit ventilators. There are some unit ventilators that are not functioning correctly. The school has on loan multiple portable air conditioners, some are installed others have been removed. The system has rooftop units, ductless mini splits, boiler, chiller, and cooling tower. The electrical system has been upgraded with the expansion of the building. There is a mixture of equipment manufacturers within the building. Based on the ages of the main panels an infrared inspection of the electrical system is recommended. The electrical system should be upgraded, and the lighting converted to LED. The security systems and clock system should be upgraded and repaired. There is a single transformer in the room next to the boiler room. If it was relocated the room could be made into a storage room. The plumbing is original to the building, most of the fixtures have not been replaced. The supply and waste piping should be replaced as it is past end of life. There are children sized toilets in the upper aged hallways, many plumbing fixtures are non-functional. The kitchen is in the process of removing the components. Some of the sinks have instantaneous water heaters instead of the loop domestic hot water loop. The commercial domestic water heater is in an exterior accessed room and at end of life. The building is protected with portable fire extinguishers, a Commercial kitchen hood system and a single sprinkler head in a Janitors Closet. There is a complete fire alarm system with an annunciator panel in the hallway at the main entrance.

The portable classrooms mechanical equipment is not maintained, in most cases damaged at some level. The electrical service for the buildings is feed from a cluster of feeds at a fenced in feeder area with disconnects. The exterior lights are damaged. There is no plumbing in the buildings. Fire protection is limited to portable fire extinguishers.

Site

The parking lot was repaved in 2021 as part of the Heating and cooling project. The sidewalk in areas is cracked and breaking up. The perimeter fence is rusting with damaged areas. The backstop is damaged and missing areas of fence. The perimeter fence is rusting out and damaged in areas. Site lighting is very limited, mainly non LED wall packs. The rubber in the playground area is broken in some areas. The wooden stairs and ramp for Portable Classroom A are damaged and missing parts. The concrete sidewalks out of the Annex to the Portable Classroom and out of the Support Hallway have blind steps that railings could prevent someone from falling.

Recommended Additional Studies

The Flooring and Ceiling tile is in poor condition. The flooring in some classrooms appears to be asbestos containing VCT, the replaced VCT could have asbestos containing mastic, the hard ceiling tiles could contain asbestos, the pipe insulation could contain asbestos, and the paint could contain lead. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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 | Winchester Elementary(1963)

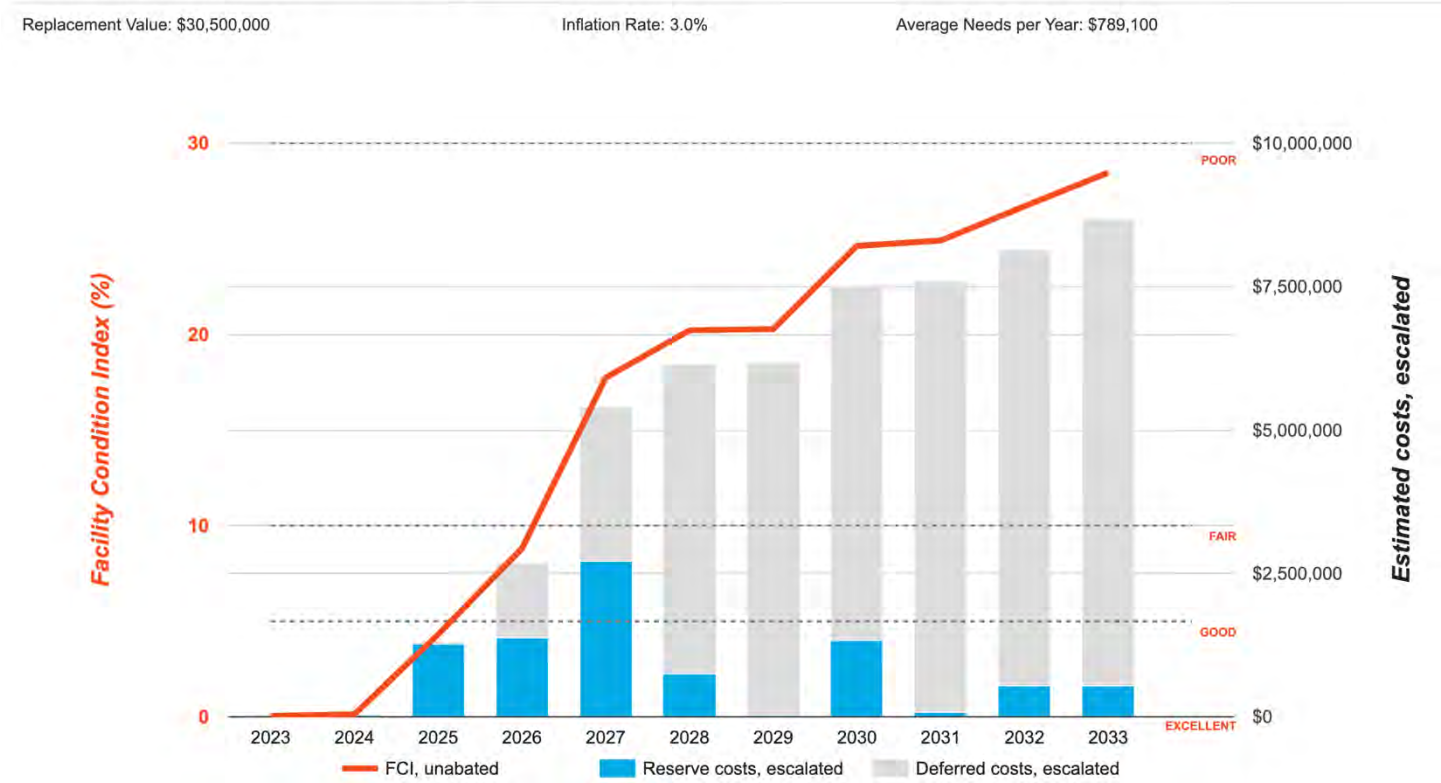
<i>Replacement Value</i> \$ 30,500,000	<i>Total SF</i> 76,250	<i>Cost/SF</i> \$ 400	
	Est Reserve Cost		FCI
Current	\$ 15,800		0.1 %
3-Year	\$ 2,684,800		8.8 %
5-Year	\$ 6,165,200		20.2 %
10-Year	\$ 8,679,200		28.5 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Winchester Elementary



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$5,000	-	-	\$7,500	\$12,500
Facade	-	-	\$22,200	\$617,100	\$13,900	\$653,200
Roofing	-	\$15,400	\$1,424,100	\$98,000	\$1,500	\$1,539,000
Interiors	-	\$661,400	\$1,049,600	\$528,600	\$1,763,100	\$4,002,800
Conveying	-	-	-	\$22,200	-	\$22,200
Plumbing	-	\$38,600	\$1,000,700	\$20,700	\$25,500	\$1,085,400
HVAC	-	\$27,800	\$3,900	\$97,000	\$866,000	\$994,700
Fire Protection	-	-	\$2,800	\$1,100	\$3,300	\$7,100
Electrical	-	\$345,900	\$62,500	\$577,900	\$177,000	\$1,163,300
Fire Alarm & Electronic Systems	-	-	\$465,900	\$311,900	\$962,000	\$1,739,800
Equipment & Furnishings	\$3,300	\$30,700	\$255,800	\$115,700	\$326,500	\$732,000
Special Construction & Demo	-	\$100,800	\$317,700	-	-	\$418,500
Site Pavement	-	-	\$127,600	\$27,900	\$76,000	\$231,500
Site Development	-	\$61,900	\$111,600	\$96,000	\$70,900	\$340,500
Site Utilities	-	\$12,100	\$5,300	-	-	\$17,400
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$15,800	\$1,299,600	\$4,849,700	\$2,514,000	\$4,293,300	\$12,972,400

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

Immediate Needs

Facility/Building	Total Items	Total Cost
Winchester Elementary / Winchester Elementary School	3	\$15,800
Total	3	\$15,800

Winchester Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7132112	Winchester Elementary School	Kitchen	E1030	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	Poor	Performance/Integrity	\$3,300
7133756	Winchester Elementary School		P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	\$5,000
7132118	Winchester Elementary School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (3 items)							\$15,800

Key Findings



Exterior Ramp in Poor condition.

Wood
Portable A Winchester Elementary Site

Unifomat Code: B1010
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Missing parts, uneven surface - AssetCALC ID: 7132382



Gas line in Poor condition.

rusted
Winchester Elementary School Winchester
Elementary Roof

Unifomat Code: D3010
Recommendation: **n/a in 2024**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Gasline off blocks, needs paint - AssetCALC ID: 7132147



Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link
Winchester Elementary School Winchester
Elementary Site

Unifomat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Third base side missing, holes in fence - AssetCALC ID: 7132052



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Winchester Elementary School Winchester
Elementary Site

Unifomat Code: G2050
Recommendation: **Mill and Overlay in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,800

\$\$\$\$

Cracking, worn over - AssetCALC ID: 7132128



Foodservice Equipment in Poor condition.

Exhaust Hood, 3 to 6 LF
Winchester Elementary School Winchester Elementary Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Out of service - AssetCALC ID: 7132112



Foodservice Equipment in Poor condition.

Dishwasher Commercial
Winchester Elementary School Winchester Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Out of service - AssetCALC ID: 7132156



Packaged Terminal Air Conditioner in Poor condition.

PTAC
Portable A Winchester Elementary Building exterior

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

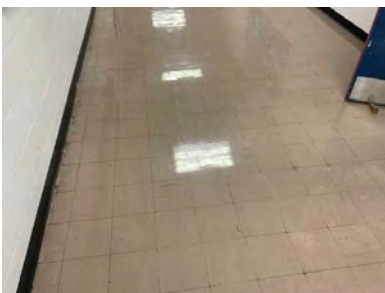
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

\$\$\$\$

Equipment out of service 3 years - AssetCALC ID: 7132386



Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Winchester Elementary School Winchester Elementary Hallway

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$560,000

\$\$\$\$

Asbestos tile, broken in some rooms Included all square footage not knowing if asbestos mastic was addressed - AssetCALC ID: 7132142



Packaged Terminal Air Conditioner in Poor condition.

PTAC
Portable C55 Winchester Elementary Building exterior

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

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Out of service 3 years - AssetCALC ID: 7132416



Soffit in Poor condition.

Wood
Winchester Elementary School Winchester Elementary Roof

Uniformat Code: B3080
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,500

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Rot does not hold paint - AssetCALC ID: 7132180



Split System in Poor condition.

Condensing Unit/Heat Pump
Portable C26 Winchester Elementary Site

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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Out of service 3 years Not on pad - AssetCALC ID: 7132608



Fences and Gates in Poor condition.

Fence, Chain Link 4'
Winchester Elementary School Winchester Elementary Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,600

\$\$\$\$

Rusting, damaged areas, - AssetCALC ID: 7132224

**Stairs in Poor condition.**

Wood, Exterior
Portable A Winchester Elementary Site

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Worn, missing parts - AssetCALC ID: 7132387

**Recommended Follow-up Study:
Environmental, Asbestos (ACM)
and Lead Base Paint (LBP)**

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Winchester Elementary School Winchester
Elementary

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

\$\$\$\$

Possible Asbestos Pipe insulation, floor tile, Mastic and ceiling tiles Possible Lead paint - AssetCALC ID: 7133756

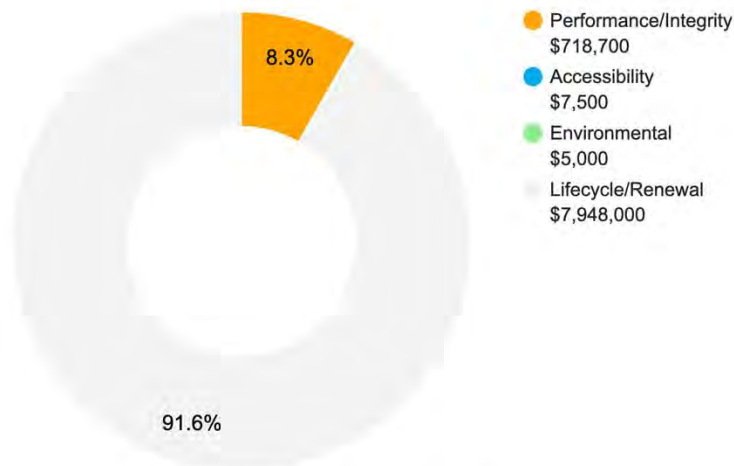
Plan Types

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: \$8,679,200

2. Winchester Elementary



Winchester Elementary: Systems Summary

Constructed/Renovated	1963/1980	
Building/Group Size	72,450 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with Rolled on Finish	Fair
Interiors	Walls: Painted CMU, glazed CMU, and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, and unfinished concrete Ceilings: Painted lath and plaster, ACT, Hard tile, and Unfinished	Fair
Elevators	Portable Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Hot Water: Electric tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Poor

Winchester Elementary: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding unit ventilators and cabinet terminal units Non-Central System: Packaged units and Split-system heat pump Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL 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
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	Damaged Soffit and Facias, asbestos flooring and possible mastic under replaced VCT. Out of service kitchen equipment	

3. Portable Classrooms



Portable Classrooms: Systems Summary

Constructed/Renovated	1997/2003	
Building Size	950 SF each	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered portable steel structure	Fair
Façade	Primary Wall Finish: Metal siding Windows: Aluminum (Only in A Building)	Poor
Roof	Gable construction with metal finish	Fair
Interiors	Walls: FRP and Paneling Floors: VCT and Unfinished Ceilings: FRP	Fair
Elevators	None	--
Plumbing	None	--

Portable Classrooms: Systems Summary

HVAC	Non-Central System: Furnaces with split-system condensing units, PTAC units, Thru-wall Air Conditioners	Poor
Fire Suppression	Fire extinguishers only	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Out of service HVAC equipment	

4. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with concrete aprons, sidewalks, curbs, ramps Wooden and Metal Steps and Ramps into the Portable Classrooms	Fair
Site Development	Property entrance signage; chain link fencing; open dumpster enclosures Playgrounds and sports field No park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Poor
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Backstop missing fence and damaged, perimeter fence deteriorated, portable classroom ramps and stairs missing pieces and worn.	

5. 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.

6. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 campus was originally constructed in 1963 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1963/2003	No	Yes
Winchester Elementary School	1963/1980	No	Yes
Portable Classroom Buildings	1997/2003	No	No

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.

7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Winchester Elementary School, 3587 Boeingshire Drive, Memphis, Tennessee 38116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

Prepared by: Randall Patzke,
Project Manager

Reviewed by: 

Al Diefert,
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.Hupp@bureauveritas.com
800.733.0660 x7296632

10. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - A FRONT ELEVATION



6 - A LEFT ELEVATION

Photographic Overview



7 - A REAR ELEVATION



8 - A RIGHT ELEVATION



9 - C55 FRONT ELEVATION



10 - C55 LEFT ELEVATION



11 - C55 REAR ELEVATION



12 - C55 RIGHT ELEVATION

Photographic Overview



13 - C05 FRONT ELEVATION



14 - C05 REAR ELEVATION



15 - C05 LEFT ELEVATION



16 - C05 RIGHT ELEVATION



17 - C26 FRONT ELEVATION



18 - C26 LEFT ELEVATION

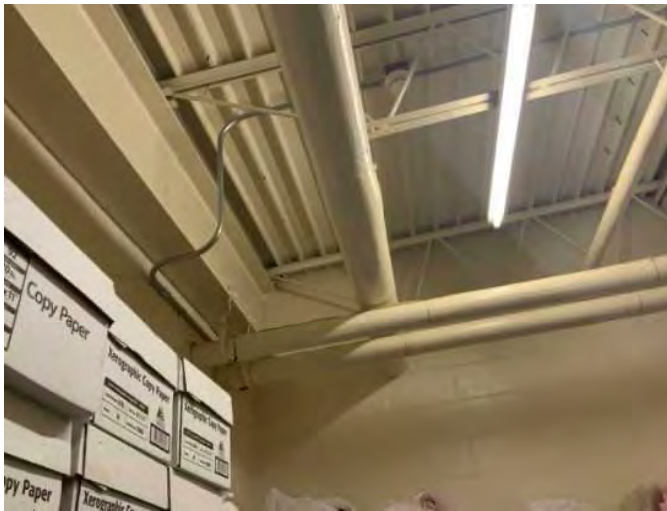
Photographic Overview



19 - C26 REAR ELEVATION



20 - C26 RIGHT ELEVATION



21 - STRUCTURAL SYSTEM



22 - BUILDING FACADE



23 - ROOFING OVERVIEW



24 - COATED ROOFING

Photographic Overview



25 - TYPICAL HALLWAY



26 - CAFETERIA



27 - LIBRARY



28 - ADMINISTRATION



29 - FORMER CLASSROOM



30 - TOILET PARTITIONS

Photographic Overview



31 - A INTERIOR



32 - C55 INTERIOR



33 - C05 INTERIOR



34 - C26 INTERIOR



35 - BOILER



36 - CHILLER

Photographic Overview



37 - COOLING TOWER



38 - PACKAGED UNIT



39 - MAIN SWITCHBOARD



40 - DISTRIBUTION PANEL



41 - FOODSERVICE CONVENTION OVEN



42 - FOODSERVICE COOKING LINE

Photographic Overview



43 - PARKING LOTS



44 - PATIO



45 - PLAY STRUCTURE WITH CANOPY



46 - PERIMETER CHAIN LINK FENCE



47 - SIGNAGE



48 - CONCRETE SIDEWALK

Appendix B:

Site Plan

Site Plan



Project Number

163745.23R000-035.354

Source

Google

Project Name

Winchester Elementary School

On-Site Date

November 15, 2023



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Winchester Elementary School

Name of person completing form: Rafael Toliver

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 5

Date Completed: November 13, 2023

Phone Number: 901-282-2535

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 1963	Renovated	
2	Building size in SF	72,450	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2020	Hallways and restroom painted
		HVAC	2021	Boilers,cooling towers, unit vents
		Electrical		
		Site Pavement	2021	Overlay and stripes
		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.	Bldg controls, toilets and finals,		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Library, none found when inspected
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?					
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	✗				Age, backups, leaks
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			No led lighting
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				✗	
18	ADA: Has an accessibility study been previously performed? If so, when?				✗	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Winchester Elementary School

BV Project Number: 163745.23R000-035.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



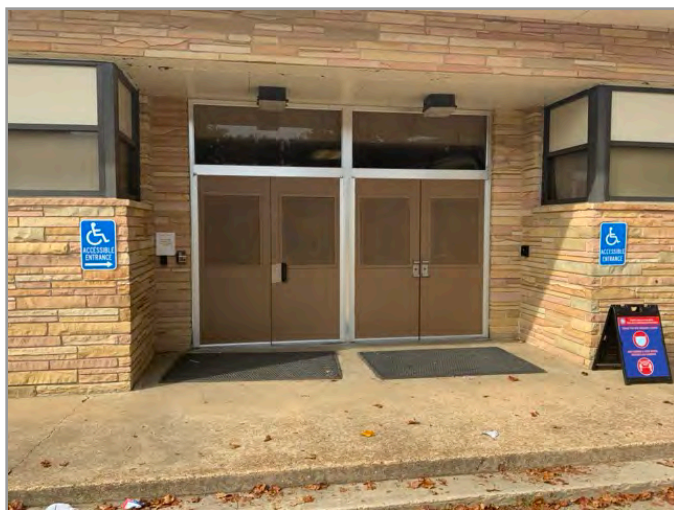
ACCESSIBLE RAMP

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



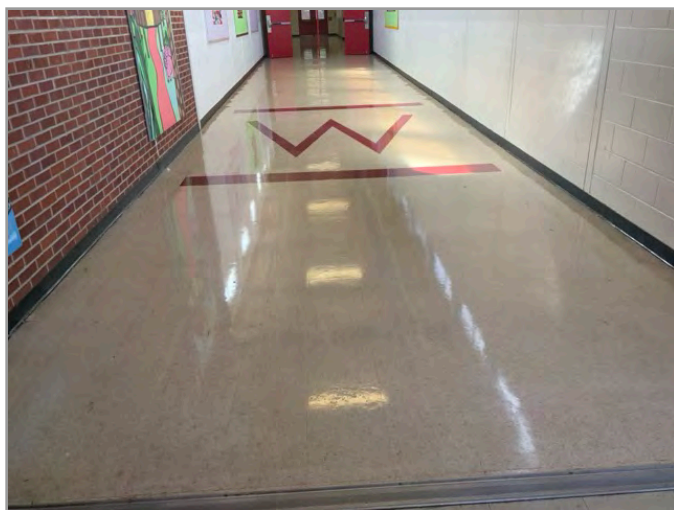
ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?		✗		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

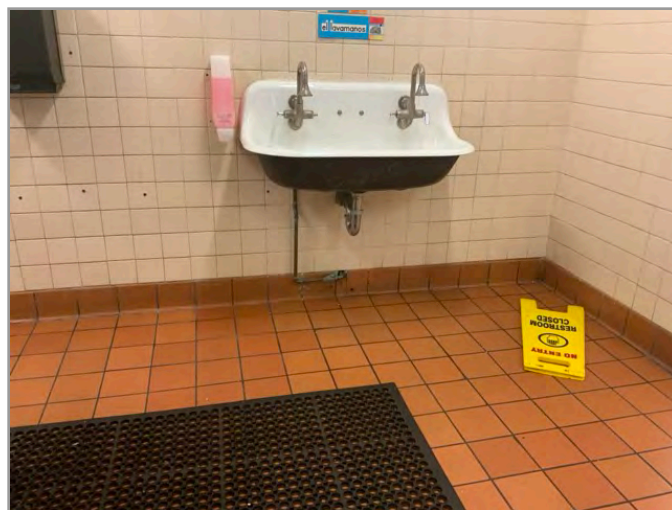
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



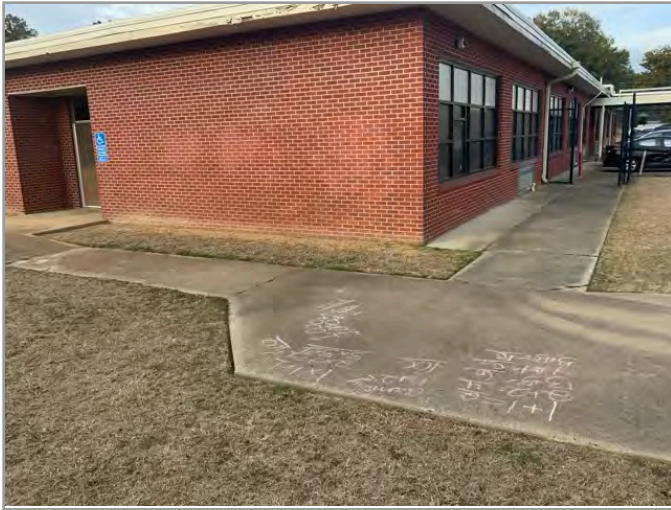
SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?		✕		Too high

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?		✗		Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Winchester Elementary / Portable A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Poor	Exterior Ramp, Wood	125 SF	2	7132382
B1080	Site	Poor	Stairs, Wood, Exterior	55 SF	2	7132387
HVAC						
D3030	Building exterior	Poor	Packaged Terminal Air Conditioner, PTAC	1	2	7132386
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	950 SF	2	7132381

Component Condition Report | Winchester Elementary / Portable C05

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	55 LF	2	7132426
B1080	Site	Fair	Stairs, Metal, Exterior, Refinish	160 SF	2	7132427
HVAC						
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	2	2	7132424
Special Construction & Demo						
F1020	Kitchen	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	950 SF	3	7132422

Component Condition Report | Winchester Elementary / Portable C26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	160 LF	2	7132609
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	55 LF	2	7132610
HVAC						

Component Condition Report | Winchester Elementary / Portable C26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Site	Poor	Split System, Condensing Unit/Heat Pump	1	2	7132608
Special Construction & Demo						
F1020	Kitchen	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	950 SF	3	7132611

Component Condition Report | Winchester Elementary / Portable C55

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	160 LF	2	7132419
HVAC						
D3030	Building exterior	Poor	Packaged Terminal Air Conditioner, PTAC	1	2	7132416
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	950 SF	5	7132418

Component Condition Report | Winchester Elementary / Winchester Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	120 LF	2	7132123
B1080	Hallway	Fair	Stair/Ramp Rails, Metal, Refinish	40 LF	2	7132101
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	4,060 SF	10	7132110
B2010	Building Exterior	Fair	Exterior Walls, Stone	1,000 SF	10	7132189
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	7132203
B2020	Building Exterior	Fair	Glazing, any type, by SF	5,700 SF	7	7132151
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	30	5	7132056
B2080	Site	Good	Awning, Fabric, per SF of awning	1,050 SF	7	7132090

Component Condition Report | Winchester Elementary / Winchester Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Good	Roofing, any type, Cool Reflective Coating, Apply	525 SF	10	7132207
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	74,350 SF	4	7132174
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	7	7132221
B3060	Roof	Fair	Roof Hatch, Metal	1	5	7132129
B3080	Roof	Fair	Soffit, Wood	4,500 SF	7	7132214
B3080	Roof	Poor	Soffit, Wood	1,000 SF	2	7132180
Interiors						
C1020	Library	Fair	Interior Window, Fixed, 24 SF	2	10	7132095
C1030	Throughout building	Fair	Door Hardware, School, per Door	140	4	7132170
C1030	Throughout building	Fair	Interior Door, Steel, Standard	25	17	7132185
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	85	17	7132179
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	50,000 SF	7	7132167
C1070	Restrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	10,000 SF	2	7132165
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	12	7132212
C1090	Restrooms	Fair	Toilet Partitions, Metal	7	2	7132126
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	540	5	7132124
C1090	Restrooms	Fair	Toilet Partitions, Wood	15	3	7132134
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	4,000 SF	5	7132157
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	155,000 SF	4	7132117
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,000 SF	10	7132145
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,000 SF	5	7132143
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	2,500 SF	5	7132050
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	3	7132139
C2030	Throughout building	Fair	Flooring, Quarry Tile	4,750 SF	10	7132063

Component Condition Report | Winchester Elementary / Winchester Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	2	7132103
C2030	Hallway	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	70,000 SF	2	7132142
C2030	Site	Fair	Flooring, Metal, Sheeting	120 SF	5	7132192
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	30,000 SF	4	7132169
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,000 SF	4	7132071
Conveying						
D1010	Cafeteria	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	9	7132187
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	14	3	7132198
D2010	Library	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	7	7132160
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	7132220
D2010	Hallway	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	3	7132099
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	7	7132104
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	3	7132171
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	2	3	7132137
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	7	7132159
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	12	2	7132107
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	7	7132044
D2010	Restrooms	Fair	Toilet, Child-Sized	2	3	7132210
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	7	7132067
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	3	7132100
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	2	7132046
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	7132084
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	3	7132150
D2010	Nurse	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	26	3	7132125

Component Condition Report | Winchester Elementary / Winchester Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	72,450 SF	3	7132227
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	7	7132048
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	3	7132190
HVAC						
D3010	Roof	Poor	Gas line, rusted, n/a	335 LF	1	7132147
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	28	7132038
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank [ET-1]	1	38	7132059
D3020	Boiler room	Good	Unit Heater, Hydronic [Hwuh-1]	2	18	7132081
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-1]	1	28	7132206
D3020	Boiler room	Good	Boiler Supplemental Components, Chemical Feed System	1	13	7132122
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	38	7132188
D3020	Restrooms	Fair	Unit Heater, Electric	14	7	7132092
D3020	Boiler room	Good	Boiler Supplemental Components, Shot Feed Tank	1	28	7132193
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	2	7132133
D3030	Roof	Good	Split System Ductless, Single Zone [CU3]	1	13	7132091
D3030	Throughout building	Good	Unit Ventilator, approx/nominal 3 Ton	42	18	7132146
D3030	Site	Good	Chiller, Air-Cooled	1	17	7132109
D3030	Roof	Good	Split System Ductless, Single Zone [CU2]	1	13	7132054
D3030	Roof	Good	Split System Ductless, Single Zone [CU1]	1	13	7132158
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	23	7132127
D3050	Boiler room	Good	Supplemental Components, Air Separator, HVAC	1	13	7132043
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P6]	1	25	7132173
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P7]	1	23	7132120
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-2]	1	23	7132098
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-2]	1	18	7132116

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Kitchen	Fair	Make-Up Air Unit, MUA or MAU	1	8	7132202
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P5]	1	23	7132211
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-4]	1	13	7132184
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	13	7132051
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-1]	1	23	7132085
D3050	Boiler room	Good	Supplemental Components, Air Separator, HVAC	1	13	7132073
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-1]	1	18	7132035
D3060	Restrooms	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	9	7	7132155
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	3	7132121
D3060	Boiler room	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1	7	7132078
D3060	Kitchen	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	8	7132164
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	7	7132197
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	2 LF	10	7132149
D4010	Utility closet	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	100 SF	5	7132199
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7132162
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	12	5	7132111
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7132087
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [DB2]	1	4	7132132
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	9	7132182
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	9	7132031
D5020	Boiler room	Fair	Distribution Panel, 277/480 V	3	7	7132080
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	8	7132217
D5020	Boiler room	Fair	Distribution Panel, 277/480 V	2	7	7132200

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	14	3	7132041
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7132075
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7132141
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	72,450 SF	9	7132102
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132222
D5030	Site	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	18	7132062
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P7]	1	18	7132176
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132213
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132181
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132037
D5030	Site	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	18	7132115
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132138
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132195
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132033
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132083
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132194
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132229
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7132045
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	72,450 SF	2	7132205
D5040	Office	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	5	7132144
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	72,450 SF	7	7132093
D6060	Throughout building	Fair	Clock System, Time Control Clock	50	3	7132064
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	72,450 SF	4	7132114
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	72,450 SF	4	7132148

Component Condition Report | Winchester Elementary / Winchester Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	72,450 SF	7	7132209
D7050	Hallway	Fair	Fire Alarm Panel, Annunciator	1	4	7132225
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	7132175
D8010	Boiler room	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	72,450 SF	13	7132097
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	7	7132154
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7132230
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	2	7132208
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [Cooler 3]	1	4	7132055
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [Cooler]	1	3	7132226
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	4	7132072
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In [Freezer 4]	1	4	7132053
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	2 LS	4	7132088
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [Cooler 5]	1	2	7132130
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7132034
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [Cooler 1]	1	7	7132183
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [Freezer 1]	1	6	7132106
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7132140
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	7132042
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7132172
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	7132089
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [Freezer 2]	1	6	7132076
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7132108
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7132204
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	7	7132077

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	15	7132060
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7132163
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	15	7132166
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7132082
E1030	Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial	1	1	7132156
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In [Freezer 3]	1	9	7132228
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	7132086
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7132039
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	0	7132112
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [Cooler 2]	1	7	7132131
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7132047
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7132223
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7132057
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7132177
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7132079
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	4	7132061
E2010	Library	Fair	Casework, Cabinetry Hardwood High-End	110 LF	5	7132191
E2010	Library	Fair	Casework, Countertop, Plastic Laminate	37 LF	5	7132074
E2010	Library	Fair	Casework, Cabinetry, Hardwood Standard	53 LF	5	7132119
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	49,000 SF	3	7132161
G2020	Site	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	1,400 SF	4	7132094
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	150 SF	23	7132178
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	130 SF	34	7132065
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	4	7132136

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	5	4	7132152
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,000 SF	4	7132168
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	6,500 SF	2	7132128
G2050	Site	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	1	2	7132052
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	4	7132105
G2050	Site	Good	Play Structure, Multipurpose, Very Small	4	7	7132215
G2050	Site	Good	Play Structure, Multipurpose, Very Small	2	17	7132058
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	4	7132186
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	4	7	7132196
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	7	7132049
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,050 SF	7	7132135
Sitework						
G2060	Site	Fair	Retaining Wall, Treated Timber	155 SF	5	7132113
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	7	7132153
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	190 LF	32	7132069
G2060	Site	Fair	Flagpole, Metal	1	7	7132036
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 4'	1,700 LF	2	7132224
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	100 LF	18	7132219
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	19	2	7132216
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	2	5	7132066
Follow-up Studies						
P2030		NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7133756
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7132118

Appendix F:

Replacement Reserves

Replacement Reserves Report



1/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2023 - 2043																	Deficiency Repair Estimate					
											2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040	2041	2042	2043	
B2050	Building Exterior	7132056	Exterior Door, Steel, Standard, Replace	40	35	5	30	EA	\$600.00	\$18,000						\$18,000																\$18,000	
B2080	Site	7132090	Awning, Fabric, per SF of awning, Replace	10	3	7	1050	SF	\$8.00	\$8,400							\$8,400													\$8,400			\$16,800
B3010	Roof	7132174	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	74350	SF	\$17.00	\$1,263,950						\$1,263,950																\$1,263,950	
B3010	Roof	7132207	Roofing, any type, Cool Reflective Coating, Apply	10	0	10	525	SF	\$1.60	\$840									\$840												\$840	\$1,680	
B3020	Roof	7132221	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	1500	LF	\$9.00	\$13,500							\$13,500															\$13,500	
B3060	Roof	7132129	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,300.00	\$1,300						\$1,300																\$1,300	
B3080	Roof	7132180	Soffit, Wood, Replace	20	18	2	1000	SF	\$14.50	\$14,500			\$14,500																			\$14,500	
B3080	Roof	7132214	Soffit, Wood, Replace	20	13	7	4500	SF	\$14.50	\$65,250							\$65,250															\$65,250	
C1020	Library	7132095	Interior Window, Fixed, 24 SF, Replace	40	30	10	2	EA	\$850.00	\$1,700									\$1,700													\$1,700	
C1030	Throughout building	7132185	Interior Door, Steel, Standard, Replace	40	23	17	25	EA	\$600.00	\$15,000																				\$15,000		\$15,000	
C1030	Throughout building	7132179	Interior Door, Wood, Solid-Core, Replace	40	23	17	85	EA	\$700.00	\$59,500																				\$59,500		\$59,500	
C1030	Throughout building	7132170	Door Hardware, School, per Door, Replace	30	26	4	140	EA	\$400.00	\$56,000						\$56,000																\$56,000	
C1070	Restrooms	7132165	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	10000	SF	\$3.50	\$35,000			\$35,000																			\$35,000	
C1070	Throughout building	7132167	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	50000	SF	\$3.50	\$175,000							\$175,000															\$175,000	
C1090	Restrooms	7132126	Toilet Partitions, Metal, Replace	20	18	2	7	EA	\$850.00	\$5,950			\$5,950																			\$5,950	
C1090	Restrooms	7132134	Toilet Partitions, Wood, Replace	20	17	3	15	EA	\$500.00	\$7,500					\$7,500																	\$7,500	
C1090	Restrooms	7132212	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	8	EA	\$750.00	\$6,000										\$6,000												\$6,000	
C1090	Classrooms	7132124	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	540	EA	\$500.00	\$270,000						\$270,000																\$270,000	
C2010	Throughout building	7132157	Wall Finishes, Ceramic Tile, Replace	40	35	5	4000	SF	\$18.00	\$72,000						\$72,000																\$72,000	
C2010	Restrooms	7132145	Wall Finishes, Ceramic Tile, Replace	40	30	10	6000	SF	\$18.00	\$108,000									\$108,000													\$108,000	
C2010	Throughout building	7132117	Wall Finishes, any surface, Prep & Paint	10	6	4	155000	SF	\$1.50	\$232,500						\$232,500																\$232,500	
C2030	Restrooms	7132143	Flooring, Ceramic Tile, Replace	40	35	5	5000	SF	\$18.00	\$90,000						\$90,000																\$90,000	
C2030	Throughout building	7132063	Flooring, Quarry Tile, Replace	50	40	10	4750	SF	\$26.00	\$123,500									\$123,500													\$123,500	
C2030	Site	7132192	Flooring, Metal, Sheetting, Replace	40	35	5	120	SF	\$22.50	\$2,700						\$2,700																\$2,700	
C2030	Cafeteria	7132050	Flooring, Wood, Strip, Refinish	10	5	5	2500	SF	\$4.00	\$10,000						\$10,000								\$10,000								\$20,000	
C2030	Hallway	7132142	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	70000	SF	\$8.00	\$560,000			\$560,000																\$560,000			\$1,120,000	
C2030	Throughout building	7132169	Flooring, Vinyl Tile (VCT), Replace	15	11	4	30000	SF	\$5.00	\$150,000					\$150,000															\$150,000		\$300,000	
C2030	Classrooms	7132103	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3000	SF	\$7.50	\$22,500			\$22,500							\$22,500												\$45,000	
C2030	Library	7132139	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1200	SF	\$7.50	\$9,000					\$9,000								\$9,000									\$18,000	
C2050	Throughout building	7132071	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10000	SF	\$2.00	\$20,000					\$20,000									\$20,000								\$40,000	
D1010	Cafeteria	7132187	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	16	9	1	EA	\$17,000.00	\$17,000									\$17,000													\$17,000	
D2010	Boiler room	7132046	Water Heater, Gas, Commercial (400 MBH), Replace	20	18	2	1	EA	\$22,000.00	\$22,000			\$22,000																			\$22,000	
D2010	Restrooms	7132137	Water Heater, Electric, Instant Hot, Replace	15	12	3	2	EA	\$500.00	\$1,000					\$1,000															\$1,000		\$2,000	
D2010	Throughout building	7132227	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	37	3	72450	SF	\$11.00	\$796,950					\$796,950																	\$796,950	
D2010	Boiler room	7132104	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400	
D2010	Boiler room	7132159	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	\$1,100.00	\$1,100									\$1,100													\$1,100	
D2010	Boiler room	7132044	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	\$1,100.00	\$1,100									\$1,100													\$1,100	
D2010	Utility closet	7132067	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	\$1,100.00	\$1,100									\$1,100													\$1,100	
D2010	Hallway	7132107	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	12	EA	\$1,200.00	\$14,400			\$14,400																\$14,400			\$28,800	
D2010	Restrooms	7132198	Urinal, Standard, Replace	30	27	3	14	EA	\$1,100.00	\$15,400					\$15,400																	\$15,400	
D2010	Hallway	7132099	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	2	EA	\$2,500.00	\$5,000					\$5,000																	\$5,000	
D2010	Restrooms	7132171	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	2	EA	\$1,100.00	\$2,200					\$2,200																	\$2,200	
D2010	Restrooms	7132210	Toilet, Child-Sized, Replace	30	27	3	2	EA	\$900.00	\$1,800					\$1,800																	\$1,800	
D2010	Utility closet	7132100	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	3	EA	\$1,400.00	\$4,200					\$4,200																	\$4,200	
D2010	Restrooms	7132150	Toilet, Commercial Water Closet, Replace	30	27	3	38	EA	\$1,300.00	\$49,400					\$49,400																	\$49,400	
D2010	Nurse	7132125	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	26	EA	\$1,500.00	\$39,000					\$39,000																	\$39,000	
D2010	Utility closet	7132190	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	\$800.00	\$800					\$800																	\$800	
D2010	Library	7132160	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	2	EA	\$1,200.00	\$2,400									\$2,400													\$2,400	
D2010	Kitchen	7132220	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	\$1,500.00	\$3,000									\$3,000													\$3,000	
D2010	Kitchen	7132084	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	\$2,500.00	\$2,500									\$2,500													\$2,500	
D2010	Kitchen	7132048	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	23	7	2	EA	\$2,100.00	\$4,200									\$4,200													\$4,200	
D3010	Roof	7132147	Gas line, rusted, n/a	15	14	1	335	LF	\$6.80	\$2,278			\$2,278															\$2,278				\$4,556	
D3020	Restrooms	7132092	Unit Heater, Electric, Replace	20	13	7	14	EA	\$1,800.00	\$25,200									\$25,200													\$25,200	

Replacement Reserves Report



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	
G2050	Site	7132105	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00 \$20,000					\$20,000																	\$20,000	
G2050	Site	7132186	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00 \$20,000					\$20,000																	\$20,000	
G2050	Site	7132215	Play Structure, Multipurpose, Very Small, Replace	20	13	7	4	EA	\$6,000.00 \$24,000								\$24,000														\$24,000	
G2050	Site	7132049	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	\$20,000.00 \$20,000								\$20,000														\$20,000	
G2050	Site	7132135	Playfield Surfaces, Rubber, Small Areas, Replace	20	13	7	1050	SF	\$26.00 \$27,300								\$27,300														\$27,300	
G2050	Site	7132058	Play Structure, Multipurpose, Very Small, Replace	20	3	17	2	EA	\$6,000.00 \$12,000																		\$12,000				\$12,000	
G2060	Site	7132224	Fences & Gates, Fence, Chain Link 4', Replace	40	38	2	1700	LF	\$18.00 \$30,600			\$30,600																			\$30,600	
G2060	Site	7132153	Signage, Property, Building or Pole-Mounted, Replace/Install	20	13	7	1	EA	\$1,500.00 \$1,500								\$1,500														\$1,500	
G2060	Site	7132036	Flagpole, Metal, Replace	30	23	7	1	EA	\$2,500.00 \$2,500								\$2,500														\$2,500	
G2060	Site	7132113	Retaining Wall, Treated Timber, Replace	25	20	5	155	SF	\$20.00 \$3,100						\$3,100																\$3,100	
G2080	Site	7132219	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	100	LF	\$300.00 \$30,000																		\$30,000				\$30,000	
G4050	Site	7132066	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40	35	5	2	EA	\$2,300.00 \$4,600						\$4,600																\$4,600	
G4050	Building exterior	7132216	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	19	EA	\$600.00 \$11,400			\$11,400																			\$11,400	
P2030	Winchester Elementary School	7133756	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00 \$5,000	\$5,000																					\$5,000	
Y1090	Winchester Elementary School	7132118	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										\$15,800	\$23,778	\$1,081,865	\$1,063,200	\$2,420,153	\$557,530	\$16,200	\$1,078,025	\$67,750	\$418,600	\$399,460	\$23,460	\$31,440	\$285,775	\$252,500	\$24,100	\$2,278	\$728,800	\$571,510	\$651,743	\$7,190	\$9,721,156	
Totals, Escalated (3.0% inflation, compounded annually)										\$15,800	\$24,491	\$1,147,751	\$1,161,787	\$2,723,903	\$646,330	\$19,344	\$1,325,835	\$85,824	\$546,178	\$536,841	\$32,474	\$44,826	\$419,670	\$381,929	\$37,547	\$3,656	\$1,204,595	\$972,958	\$1,142,834	\$12,986		\$12,487,558

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	7132187	D1010	Vertical Lift	Wheelchair, 5' Rise		Winchester Elementary / Winchester Elementary School	Cafeteria	Garaventa	Genesis	Inaccessible	2007		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7132137	D2010	Water Heater	Electric, Instant Hot		Winchester Elementary / Winchester Elementary School	Restrooms	Bosch	Power stream Pro	No dataplate	2000		2
2	7132046	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	Winchester Elementary / Winchester Elementary School	Boiler room	A. O. Smith	BTR 400A 110	LB02-1515263-110	2002		
3	7132104	D2010	Backflow Preventer	Domestic Water	1 IN	Winchester Elementary / Winchester Elementary School	Boiler room	Watts Regulator	909M0D.CW	58185	2000		
4	7132159	D2010	Backflow Preventer	Domestic Water	.75 IN	Winchester Elementary / Winchester Elementary School	Boiler room	Watts Regulator	909MOD	323003	2000		
5	7132044	D2010	Backflow Preventer	Domestic Water	.75 IN	Winchester Elementary / Winchester Elementary School	Boiler room	Illegible	Illegible	277041	2000		
6	7132067	D2010	Backflow Preventer	Domestic Water	.75 IN	Winchester Elementary / Winchester Elementary School	Utility closet	Watts Regulator	909 M0D. OT RPZ	Illegible	2000		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7132038	D3020	Boiler	Gas, HVAC	1500 MBH	Winchester Elementary / Winchester Elementary School	Boiler room	Lochinvar	FBN1501	2145 126873032	2021	
2	7132206	D3020	Boiler [B-1]	Gas, HVAC	399 MBH	Winchester Elementary / Winchester Elementary School	Boiler room	Lochinvar	FTX400N	2119 124266052	2021	
3	7132092	D3020	Unit Heater	Electric	5 KW	Winchester Elementary / Winchester Elementary School	Restrooms	Dayton Electric	Inaccessible	Inaccessible	2010	14
4	7132081	D3020	Unit Heater [Hwuh-1]	Hydronic	36 MBH	Winchester Elementary / Winchester Elementary School	Boiler room	Daikin Industries	Inaccessible	Inaccessible	2021	2
5	7132122	D3020	Boiler Supplemental Components	Chemical Feed System		Winchester Elementary / Winchester Elementary School	Boiler room	Chemtreat	No dataplate	No dataplate	2021	
6	7132188	D3020	Boiler Supplemental Components	Expansion Tank	26 GAL	Winchester Elementary / Winchester Elementary School	Boiler room	Wessels Company	CRN L9747.5C	349140	2021	
7	7132059	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	35 GAL	Winchester Elementary / Winchester Elementary School	Boiler room	Patterson	CRN L9747.50.	350758	2021	
8	7132109	D3030	Chiller	Air-Cooled	40 TON	Winchester Elementary / Winchester Elementary School	Site	Daikin Industries	AGZ040EPMNN-ER00	STNU151000221	2015	
9	7132127	D3030	Cooling Tower	(Typical) Open Circuit	40 TON	Winchester Elementary / Winchester Elementary School	Site	Reymrsa	HFCP-816210-Y	S47M3P1144F21435458	2021	
10	7132424	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Winchester Elementary / Portable C05	Building exterior				2003	2

11	7132416	D3030	Packaged Terminal Air Conditioner	PTAC	3 TON	Winchester Elementary / Portable C55	Building exterior	Crispaire	AVP24ACA10M-1000 CI	EG18093	2003	
12	7132386	D3030	Packaged Terminal Air Conditioner	PTAC	3 TON	Winchester Elementary / Portable A	Building exterior	Crispaire	AVP42ACA15M-1000 BI	HG23224	1997	
13	7132133	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Winchester Elementary / Winchester Elementary School	Site	Lennox	13ACX-018-230-02	5808H11890	2008	
14	7132608	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Winchester Elementary / Portable C26	Site	No dataplate	No dataplate	No dataplate	2003	
15	7132158	D3030	Split System Ductless [CU1]	Single Zone	1.5 TON	Winchester Elementary / Winchester Elementary School	Roof	Daikin Industries	RXL18UMVJUA	E000802	2021	
16	7132054	D3030	Split System Ductless [CU2]	Single Zone	1.5 TON	Winchester Elementary / Winchester Elementary School	Roof	Daikin Industries	RXL18UMVJUA	E000806	2021	
17	7132091	D3030	Split System Ductless [CU3]	Single Zone	2 TON	Winchester Elementary / Winchester Elementary School	Roof	Daikin Industries	RXL24UMVJUA	E000625	2021	
18	7132146	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Winchester Elementary / Winchester Elementary School	Throughout building	Daikin	No dataplate	No dataplate	2021	42
19	7132051	D3050	Pump	Distribution, HVAC Heating Water	.75 HP	Winchester Elementary / Winchester Elementary School	Boiler room	No dataplate	No dataplate	No dataplate	2021	
20	7132085	D3050	Pump [P-1]	Distribution, HVAC Heating Water	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	Patterson	E2DA8A-F4M	HV-C000202075-01-01	2021	

21	7132098	D3050	Pump [P-2]	Distribution, HVAC Heating Water	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	Patterson	E2DA8A-F4M	HV-C000202075-01-02	2021
22	7132184	D3050	Pump [P-4]	Distribution, HVAC Heating Water	1.5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	Bell & Gossett	Inaccessible	Inaccessible	2021
23	7132211	D3050	Pump [P5]	Distribution, HVAC Heating Water	15 HP	Winchester Elementary / Winchester Elementary School	Boiler room	Patterson	E2.6J7A-F2M	V-C000202075-03-01	2021
24	7132173	D3050	Pump [P6]	Distribution, HVAC Heating Water	15 HP	Winchester Elementary / Winchester Elementary School	Boiler room	Patterson	E2.5J7A-F2M	HV-C000202075-03-02	
25	7132120	D3050	Pump [P7]	Distribution, HVAC Heating Water	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	Patterson	E4J11A-1	HV-C000202075-04-01	2021
26	7132202	D3050	Make-Up Air Unit	MUA or MAU	5000 CFM	Winchester Elementary / Winchester Elementary School	Kitchen	Greenheck	DG-112-H20-DB	12485940	2011
27	7132035	D3050	Packaged Unit [Rtu-1]	RTU, Pad or Roof-Mounted	4 TON	Winchester Elementary / Winchester Elementary School	Roof	Lennox	LGH180H4BS4G	5621E05170	2021
28	7132116	D3050	Packaged Unit [Rtu-2]	RTU, Pad or Roof-Mounted	4 TON	Winchester Elementary / Winchester Elementary School	Roof	Lennox	LGH180H4BS4G	5621E05167	2021
29	7132078	D3060	Exhaust Fan	Propeller, 0.25 HP Motor	2000 CFM	Winchester Elementary / Winchester Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	2010

30	7132155	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Winchester Elementary / Winchester Elementary School	Restrooms	Inaccessible	Inaccessible	Inaccessible		2010	9	
31	7132121	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	305 CFM	Winchester Elementary / Winchester Elementary School	Roof	Cook	70 ACEH 70C15DH	2235876010-00/0000703		2006	3	
32	7132164	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Winchester Elementary / Winchester Elementary School	Kitchen	Greenheck	CUBE-240HP-50-6	12485461 1106		2011		
33	7132197	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Winchester Elementary / Winchester Elementary School	Roof	Illegible	Illegible	Illegible		2010		
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode	Qty
1	7132149	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Winchester Elementary / Winchester Elementary School	Kitchen					2013		2
2	7132111	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Winchester Elementary / Winchester Elementary School	Throughout building					2018		12
3	7132162	D4030	Fire Extinguisher	Wet Chemical/CO2		Winchester Elementary / Winchester Elementary School	Kitchen					2018		
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode	Qty
1	7132087	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Winchester Elementary / Winchester Elementary School	Electrical room	Federal Pacific	T4T112-1	No dataplate		1963		

2	7132031	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Winchester Elementary / Winchester Elementary School	Boiler room	Siemens	3F3Y300-F	No dataplate	1992	
3	7132075	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Winchester Elementary / Winchester Elementary School	Boiler room	Siemens	3F3Y015-F	No dataplate	1992	
4	7132141	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Winchester Elementary / Winchester Elementary School	Boiler room	GE	9T8383874	No dataplate	2000	
5	7132182	D5020	Switchboard	277/480 V	1200 AMP	Winchester Elementary / Winchester Elementary School	Boiler room	Siemens	FC-IT	No dataplate	1992	
6	7132217	D5020	Distribution Panel	120/208 V	400 AMP	Winchester Elementary / Winchester Elementary School	Boiler room	Siemens	No dataplate	No dataplate	1992	
7	7132041	D5020	Distribution Panel	120/208 V	200 AMP	Winchester Elementary / Winchester Elementary School	Boiler room	Westinghouse	Illegible	No dataplate	1963	14
8	7132080	D5020	Distribution Panel	277/480 V	200 AMP	Winchester Elementary / Winchester Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	1992	3
9	7132200	D5020	Distribution Panel	277/480 V	800 AMP	Winchester Elementary / Winchester Elementary School	Boiler room	Siemens	FC-II	No dataplate	1992	2
10	7132132	D5020	Distribution Panel [DB2]	120/208 V	800 AMP	Winchester Elementary / Winchester Elementary School	Electrical room	Kinney	V- 800554	No dataplate	1963	

11	7132222	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-01-07A6-4	2212003630	2021	
12	7132062	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Winchester Elementary / Winchester Elementary School	Site	ABB	Inaccessible	Inaccessible	2021	2
13	7132213	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-VCR-046A-2	2213601200	2021	
14	7132181	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-01-046A-2	2213601182	2021	
15	7132037	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-01-07A6-4	2212003626	2021	
16	7132115	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Winchester Elementary / Winchester Elementary School	Site	ABB	Inaccessible	Inaccessible	2021	2
17	7132138	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACHS00-VCR-0465-2	2213601218	2021	
18	7132195	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-01-07A6- 4+P922	2232106363	2021	
19	7132033	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-01-046A-2	2213601172	2021	

20	7132083	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-01-03A0-4	2212003634	2021
21	7132194	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACHS80 VCR 07A6 4	2212003823	2021
22	7132229	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-VCR-03A0-4	2212003835	2021
23	7132045	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-VCR-07A6-4	2212003830	2021
24	7132176	D5030	Variable Frequency Drive [P7]	VFD, by HP of Motor	5 HP	Winchester Elementary / Winchester Elementary School	Boiler room	ABB	ACH580-VCR-07A6-4+ F267	2232106363	2021

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7132175	D7050	Fire Alarm Panel	Fully Addressable		Winchester Elementary / Winchester Elementary School	Office	Simplex	4003	Inaccessible	2010		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7132230	E1030	Foodservice Equipment	Convection Oven, Double		Winchester Elementary / Winchester Elementary School	Kitchen	Blodgett	BD0-100-G-ES	030920C1046T	2009		
2	7132204	E1030	Foodservice Equipment	Convection Oven, Double		Winchester Elementary / Winchester Elementary School	Kitchen	Duke	No dataplate	No dataplate	2010		

3	7132034	E1030	Foodservice Equipment	Dairy Cooler/Wells	Winchester Elementary / Winchester Elementary School	Kitchen	Beverage-Air Corporation	SMF58	29309.08403	2008
4	7132140	E1030	Foodservice Equipment	Dairy Cooler/Wells	Winchester Elementary / Winchester Elementary School	Kitchen	Beverage-Air Corporation	SMF58	29309.08403	2008
5	7132060	E1030	Foodservice Equipment	Dairy Cooler/Wells	Winchester Elementary / Winchester Elementary School	Kitchen		AMC-5801	AMC-5801AUS1C00023061000C40010	2023
6	7132166	E1030	Foodservice Equipment	Dairy Cooler/Wells	Winchester Elementary / Winchester Elementary School	Kitchen		AMC-5801	AMC-5801AUS1C00023061500C40016	2023
7	7132156	E1030	Foodservice Equipment	Dishwasher Commercial	Winchester Elementary / Winchester Elementary School	Kitchen	Champion	KLGG	71612	2010
8	7132112	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF	Winchester Elementary / Winchester Elementary School	Kitchen	No dataplate	No dataplate	No dataplate	2000
9	7132172	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Winchester Elementary / Winchester Elementary School	Kitchen	Greenheck	GHEW-12.00-S 1180	12489914	1980
10	7132177	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Winchester Elementary / Winchester Elementary School	Kitchen	Greenheck	Illegible	Illegible	1980
11	7132163	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Winchester Elementary / Winchester Elementary School	Kitchen	Carter-Hoffmann	HL1-18-9	012016 593510	2016

12	7132047	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Winchester Elementary / Winchester Elementary School	Kitchen	FWE	UHS-12	123232801	2015
13	7132223	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Winchester Elementary / Winchester Elementary School	Kitchen	FWE	UHS-12	123232702	2012
14	7132072	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Master Bilt	BF803SMS/8	109189 RZ01	1991
15	7132057	E1030	Foodservice Equipment	Icemaker, Freestanding	Winchester Elementary / Winchester Elementary School	Kitchen	Manitowoc	IYT0420A-161X	1120561146	2011
16	7132208	E1030	Foodservice Equipment	Range, 2-Burner	Winchester Elementary / Winchester Elementary School	Kitchen	Garland	No dataplate	No dataplate	2010
17	7132089	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Artic Air	AR23E	H8047403	2020
18	7132108	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Arctic Air	AWR25Z	H21222525	2015
19	7132082	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Arctic Air	AR23E	435225	2015
20	7132039	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Arctic Air	AR23E	435226	2015

21	7132042	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Beverage-Air Corporation	R72-S	R72S-11120009	2012
22	7132154	E1030	Foodservice Equipment	Steam Kettle	Winchester Elementary / Winchester Elementary School	Kitchen	Groen	Illegible	Illegible	2010
23	7132077	E1030	Foodservice Equipment	Steam Kettle	Winchester Elementary / Winchester Elementary School	Kitchen	Groen	Illegible	Illegible	2010
24	7132086	E1030	Foodservice Equipment	Steamer, Freestanding	Winchester Elementary / Winchester Elementary School	Kitchen	ACCUTEMP	N61201 D06000200	34394	2010
25	7132226	E1030	Foodservice Equipment [Cooler]	Refrigerator, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen		R72-S	R72S-11120024	2011
26	7132183	E1030	Foodservice Equipment [Cooler 1]	Refrigerator, 1-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Arctic Air	AR23E	435242	2015
27	7132131	E1030	Foodservice Equipment [Cooler 2]	Refrigerator, 1-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Arctic Air	AR23E	435189	2015
28	7132055	E1030	Foodservice Equipment [Cooler 3]	Refrigerator, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen		R72-S	R72S-12040004	2012
29	7132130	E1030	Foodservice Equipment [Cooler 5]	Refrigerator, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	True Manufacturing Co	T-49	1-4182696	2010

30	7132106	E1030	Foodservice Equipment [Freezer 1]	Freezer, 2-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Migali	C-2F	C-2F14070992014	2014
31	7132076	E1030	Foodservice Equipment [Freezer 2]	Freezer, 2-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Saturn	FBTM49F	FBTM49F141018J2027	2014
32	7132228	E1030	Foodservice Equipment [Freezer 3]	Freezer, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen	Migali	C-3F	C-3F00317122600920015	2017
33	7132053	E1030	Foodservice Equipment [Freezer 4]	Freezer, 3-Door Reach-In	Winchester Elementary / Winchester Elementary School	Kitchen		F72-S	F72S-12050006	2012
34	7132079	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Winchester Elementary / Winchester Elementary School	Hallway				2018