FACILITY CONDITION ASSESSMENT

prepared for

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

Woodstock Middle School
5885 Woodstock Cuba Road
Memphis, Tennessee 38127

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	5885 Woodstock Cuba Road. Memphis, Tennessee 38127
Site Developed	1913 Renovated 1970
Site Area	14.6 acres (estimated)
Parking Spaces	117 total spaces all in open lots; 4 of which are accessible
Building Area	98,250 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 20, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Kendrick Jones
Assessment and Report Prepared By	Francis Hebron
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Woodstock Middle School is a recognized historic landmark having been founded in 1913 as the Shelby County Training School, a boarding school for African American students. Its first standard high school class was graduated in 1923 with three students. The school became known as Woodstock Highschool in 1963. After the school was desegregated in 1970 it became an elementary school. Today Woodstock serves grades K-8. It appears the school began as a single building and evolved into a campus as its enrollment grew. It appears most of this development took place in the mid 20th century between 1950 and 1970.

Architectural

All existing steel frame single pane windows should be replaced due to age and lack of efficiency. Modified Bitumen roofs should be repaired or replaced. Roof leaks have been observed in the classroom extensions and gymnasium. Roofs were observed to have drainage issues and significant ponding as a result. Multiple roofs are lacking parapets. The gymnasium roof is retaining moisture; treading on or agitating the roof causes the ceiling to leak retained water. The Gymnasium roof structure is experiencing wood rot where it meets the concrete footing. Building interiors are in generally good condition with the exception of ceilings effected by roof leaks. Student restrooms are due for renovation.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All packaged roof top units were replaced in 2022. Significant imbalances in temperature were reported and observed in adjacent spaces indicating malfunctioning packaged units. The plumbing system has been reported to experience clogs often and has been observed to have low pressure. Due to age and functionality the plumbing system (lines and fixtures) should be replaced. The electrical system is in fair condition having been updated in 2000. The fire suppression and alarm system are inspected periodically in accordance with local codes

Site

The primary site features do not appear to be maintained. The wood amphitheater is becoming derelict due to wood rot and other damage. The playground structure is aged and should be replaced. Several benches and grills adjacent to the play area should also be replaced due to damage and wear. Lastly the basketball court is in poor condition. All “field goals” (pole, backboard, rim, net) should be replaced as the existing units are damaged or failed.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

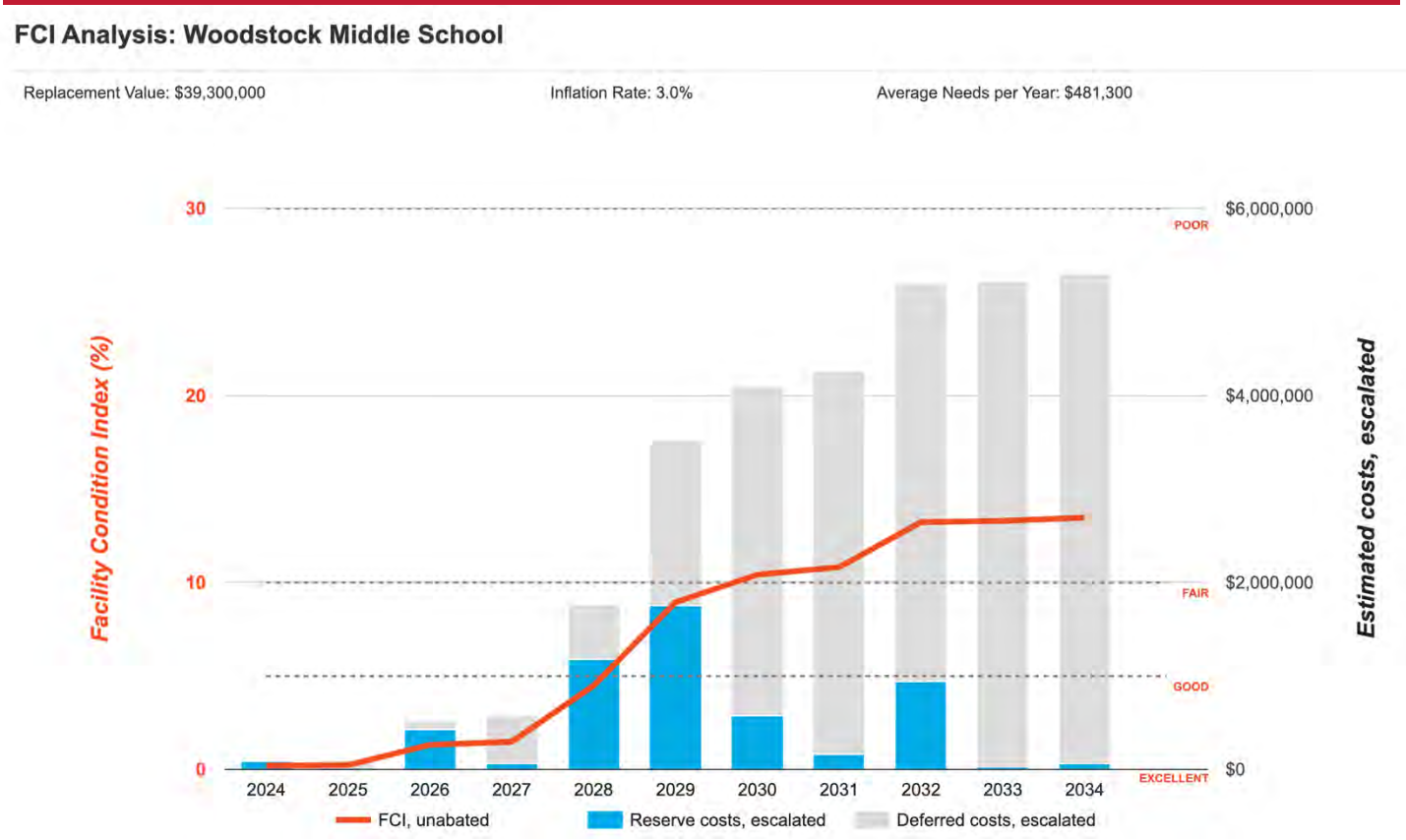
FCI Analysis | Woodstock Middle School(1913)

Replacement Value	*Total SF*	*Cost/SF*
$ 39,300,000	*98,250*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 81,600	**0.2 %**
3-Year	$ 582,200	1.5 %
5-Year	$ 3,514,800	8.9 %
10-Year	$ 5,294,200	13.5 %

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Woodstock Middle School	4	$81,600
Total	**4**	**$81,600**

Woodstock Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7378084	Woodstock Middle School	Gym Boiler Room	D3020	Boiler, Gas, HVAC, Replace	Failed	Performance/Integrity	$60,400
7378109	Woodstock Middle School	Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	Failed	Performance/Integrity	$5,000
7378116	Woodstock Middle School	Site	G2060	Picnic Table, Wood/Composite/Fiberglass, Replace	Failed	Performance/Integrity	$3,600
7378082	Woodstock Middle School	Site	G2060	Fences & Gates, Fence, Chain Link 6', Replace	Failed	Performance/Integrity	$12,600
Total (4 items)							**$81,600**

Key Findings

Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $7,500

**$$**$$

Replace all single pane windows - AssetCALC ID: 7381716

Window in Poor condition.

Steel, 28-40 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $50,600

$$$$

Replace all single pane steel windows - AssetCALC ID: 7381751

Window in Poor condition.

Steel, 16-25 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Replace all single pane steel windows - AssetCALC ID: 7381738

Window in Poor condition.

Steel, 28-40 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $57,500

$$$$

Replace all single pane steel windows - AssetCALC ID: 7381726

Window in Poor condition.

Steel, 16-25 SF
Woodstock Middle School Gymnasium

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $6,800

**$$**$$

Replace all single pane steel windows - AssetCALC ID: 7381750

Window in Poor condition.

Steel, 16-25 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Replace all single pane steel windows - AssetCALC ID: 7381717

Window in Poor condition.

Steel, 16-25 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $15,300

**$$$**$

Replace all single pane steel windows - AssetCALC ID: 7381727

Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,300

**$$**$$

Replace all single pane steel windows - AssetCALC ID: 7381688

Window in Poor condition.

Steel, 28-40 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $18,400

**$$$**$

Replace, single pane steel windows - AssetCALC ID: 7381702

Window in Poor condition.

Steel, 28-40 SF
Woodstock Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $13,800

**$$$**$

Replace all single pane steel windows - AssetCALC ID: 7381722

Boiler in Failed condition.

Gas, HVAC
Woodstock Middle School Gym Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: $60,400

$$$$

Decommissioned - AssetCALC ID: 7378084

Sink/Lavatory in Poor condition.

Vanity Top, Solid Surface or Vitreous China
Woodstock Middle School Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type: Performance/Integrity

Cost Estimate: $39,600

**$$$**$

Damaged, aged, and missing hardware - AssetCALC ID: 7424547

Sports Apparatus in Failed condition.

Baseball, Backstop Chain-Link
Woodstock Middle School Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

**$$**$$

Chain link has rusted as well as torn away from supports. Large openings in the fencing. - AssetCALC ID: 7378109

Sports Apparatus in Poor condition.

Basketball, Backboard/Rim/Pole
Woodstock Middle School Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $38,000

**$$$**$

Worn and weakened from age and use. 1 of 4 has failed - AssetCALC ID: 7378128

Fences and Gates in Failed condition.

Fence, Chain Link 6'
Woodstock Middle School Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $12,600

**$$$**$

Fallen trees have damaged sections of fencing - AssetCALC ID: 7378082

Picnic Table in Failed condition.

Wood/Composite/Fiberglass
Woodstock Middle School Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,600

**$$**$$

Wood rot, moss growth, broken seating plane - AssetCALC ID: 7378116

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Woodstock Middle School Gymnasium

Uniformat Code: C2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $12,000

**$$$**$

Girls shower room, Water damage - AssetCALC ID: 7381755

Flooring in Poor condition.

Ceramic Tile
Woodstock Middle School Restrooms

Uniformat Code: C2030
Recommendation: **Replace in 2026**

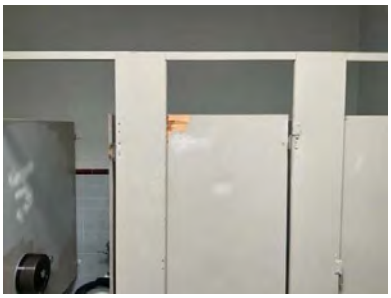
Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $18,000

**$$$**$

Deteriorating tile - AssetCALC ID: 7381693



Toilet Partitions in Poor condition.

Wood
Woodstock Middle School Throughout building

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $16,000

**$$$**$

Damaged and worn from use. Replace with plastic partitions - AssetCALC ID: 7424553

Outdoor Spectator Seating in Poor condition.

Amphitheater, Timber
Woodstock Middle School Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $900

**$$**$$

Broken seating planes - AssetCALC ID: 7378105

Wall Finishes in Poor condition.

any surface
Woodstock Middle School Restrooms

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: $75,000

$$$$

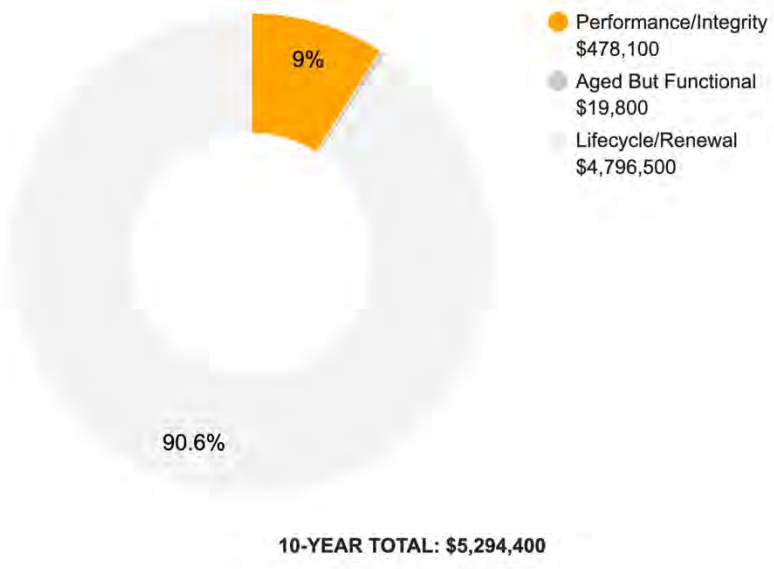
peeling/deteriorating paint - AssetCALC ID: 7381733

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,294,400

2. Building and Site Information

Systems Summary

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	Wall Finish: Brick Windows: Aluminum, Steel	Poor
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central System: Boilers, air handlers, feeding cabinet terminal units Supplemental components: Make-up air units	Fair
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 Emergency Power: None	Fair

Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage. Chain link fencing. CMU wall dumpster enclosures Playgrounds, sports fields and courts with, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Poor
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Single pane windows, decommissioned boiler, damaged plumbing fixtures, damaged site fencing, sports apparatus	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$185,200	$5,200	-	$14,900	$205,200
Roofing	-	-	$967,900	$6,600	-	$974,500
Interiors	-	$128,000	$186,300	$560,800	$980,300	$1,855,400
Plumbing	-	$55,200	$1,741,900	$119,900	$46,100	$1,963,100
HVAC	$60,400	$3,200	$24,400	$108,900	$675,600	$872,500
Fire Protection	-	-	-	-	$1,103,600	$1,103,600
Electrical	-	-	$20,500	$53,700	$3,034,100	$3,108,300
Fire Alarm & Electronic Systems	-	-	-	$391,300	-	$391,300
Equipment & Furnishings	-	-	$42,600	$225,500	$190,200	$458,200
Site Development	$21,200	$41,300	$5,300	$52,400	$22,900	$143,200
Site Pavement	-	$26,300	-	$260,300	$76,200	$362,700
Site Utilities	-	-	-	-	$92,600	$92,600
TOTALS (3% inflation)	**$81,600**	**$439,000**	**$2,994,100**	**$1,779,400**	**$6,236,400**	**$11,530,500**

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1913. The facility was substantially renovated in 1970 and some accessibility improvements appear to have been implemented at that time.

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

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Woodstock Middle School, 5885 Woodstock Cuba Road. Memphis, Tennessee 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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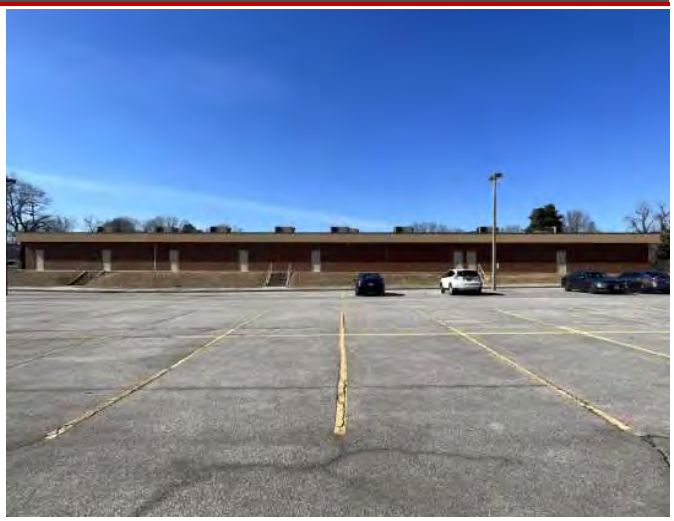
8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION



2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - SINGLE PANE STEEL FRAME WINDOWS

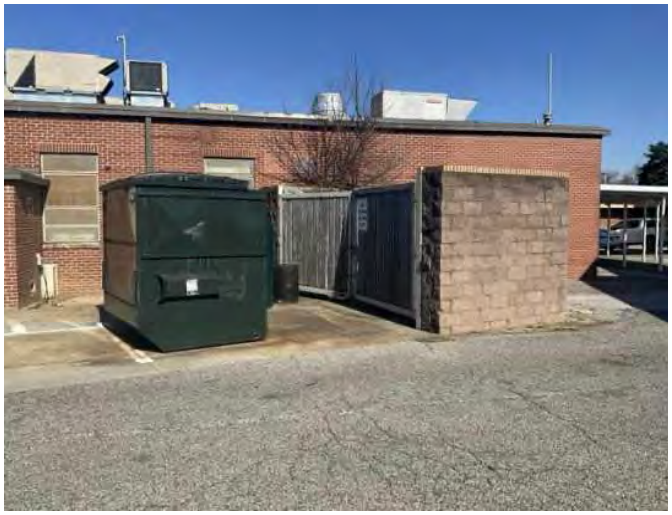
6 - GYMNASIUM

Photographic Overview

7 - WOOD ROT AT ROOF STRUCTURE (GYMNASIUM)

8 - TYPICAL ROOF

9 - ROOF MOUNTED AIR HANDLING UNIT

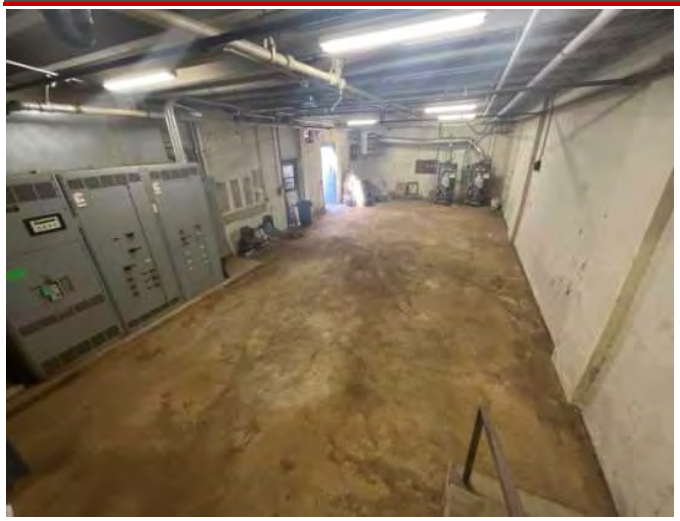


10 - DUMPSTER ENCLOSURE

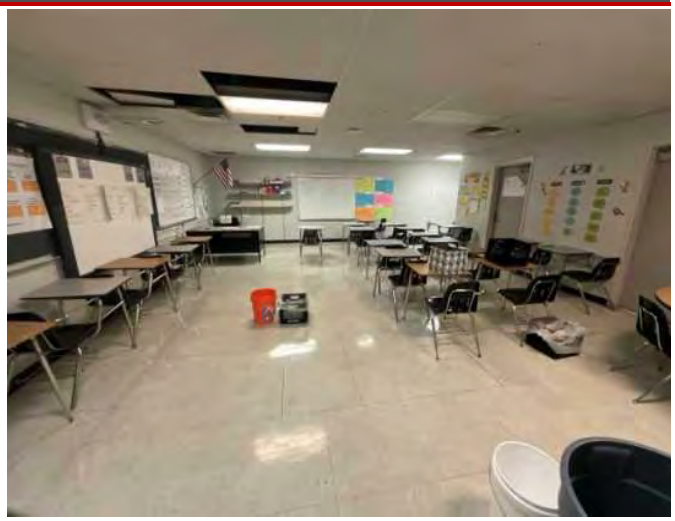
11 - OVERVIEW OF PLAYGROUND

12 - PARKING LOT

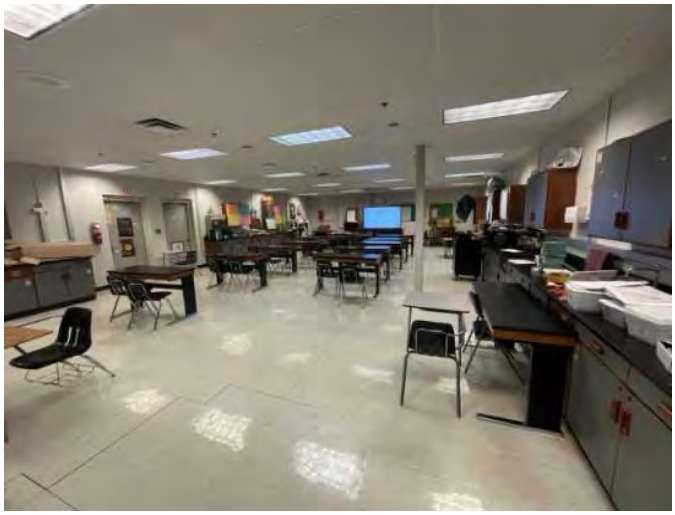
Photographic Overview



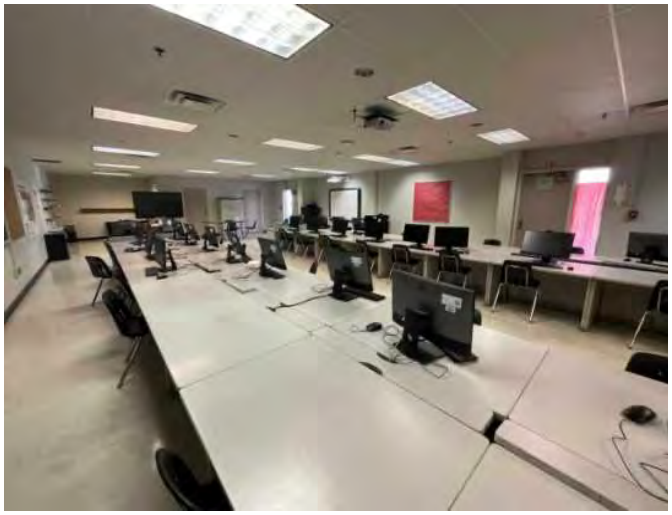
13 - MECHANICAL ROOM



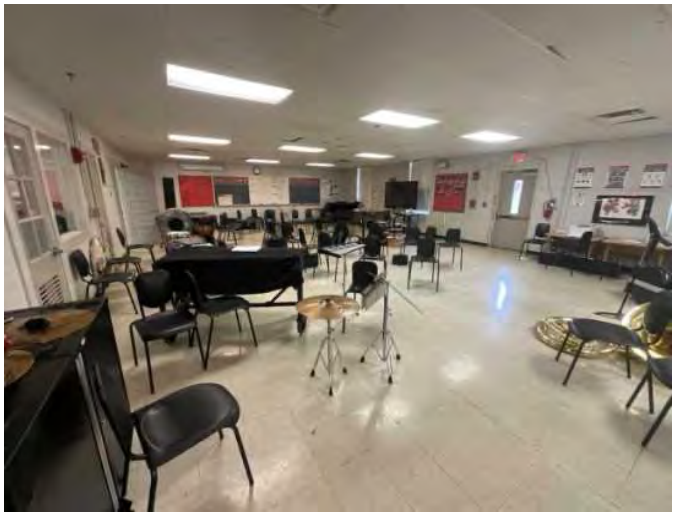
14 - TYPICAL CLASSROOM



15 - SCIENCE CLASSROOM



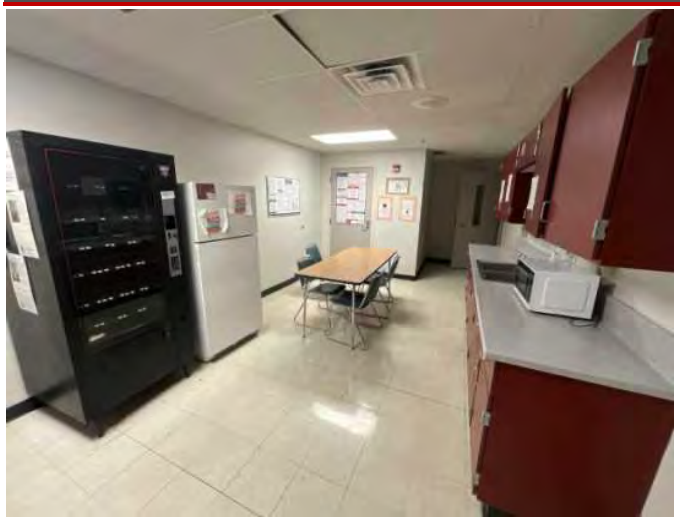
16 - COMPUTER LAB



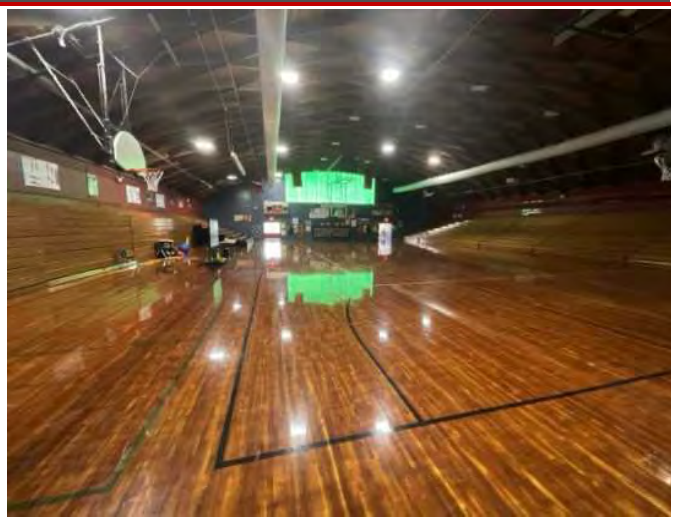
17 - MUSIC ROOM

18 - LIBRARY

Photographic Overview



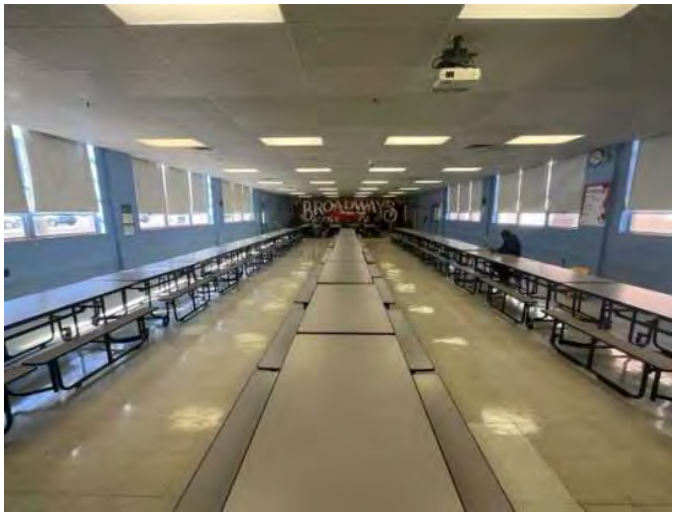
19 - BREAK ROOM



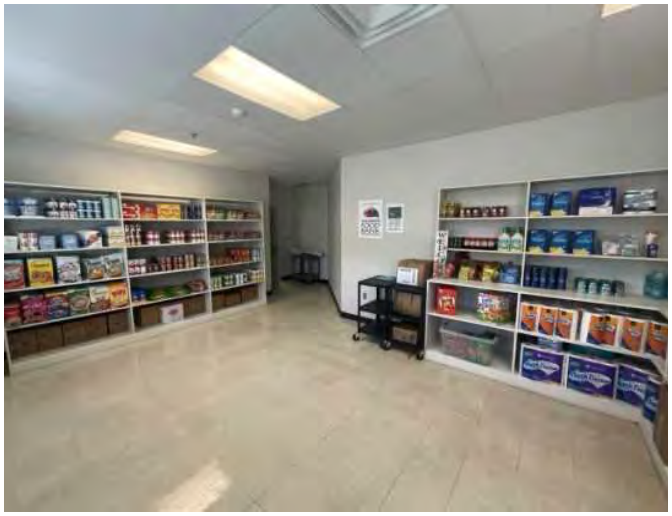
20 - GYMNASIUM

21 - STAGE

22 - KITCHEN

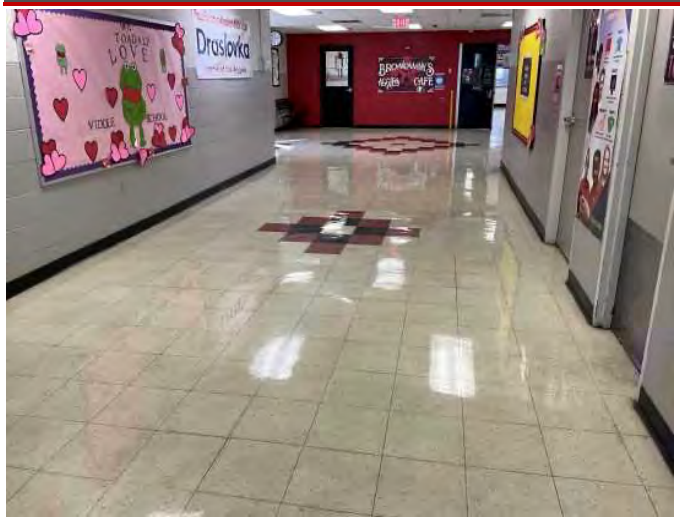


23 - CAFETERIA



24 - FOOD BANK

Photographic Overview

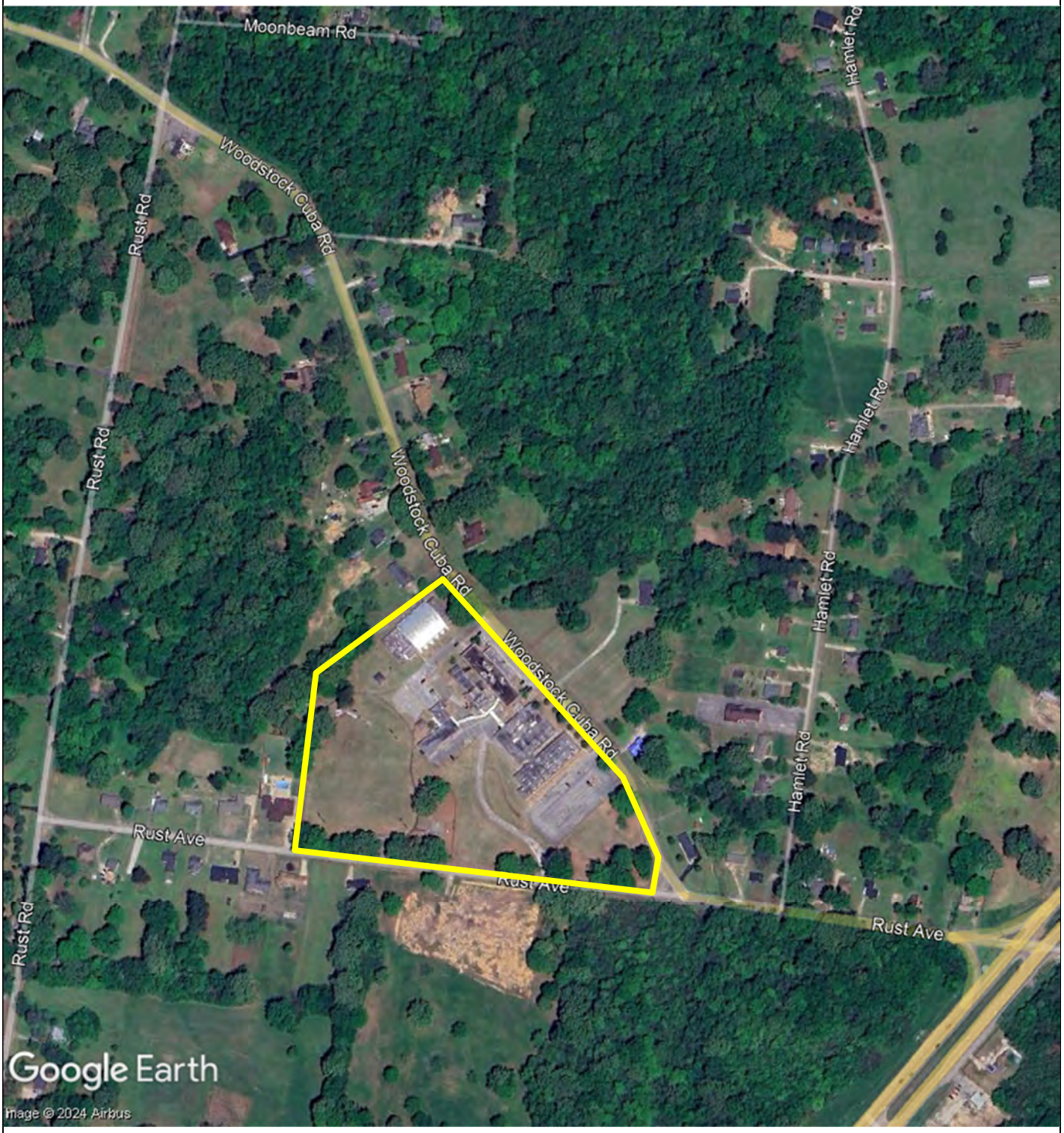


25 - TYPICAL HALLWAY

26 - RESTROOM STALLS

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-202.354	Woodstock Middle School
Source	**On-Site Date**
Google Earth	February 20, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Woodstock Middle School
Name of person completing form:	Kendrick Jones
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	1 month
Date Completed:	February 20, 2024
Phone Number:	901-849-8993
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: 1913	Renovated: 1970	
2	Building size in SF	84,850 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2022	HVAC system updated with new RTUs
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Leaks have caused moisture/mold issues in the past.
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Low pressure and clogging reported
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Rooms (in the the 300s section) are extremely hot while others are quite cold.
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				Lack of parking lot pole mounted fixtures
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Lack of parapet at roof edges
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				As the the first building on-site was constructed in 1913, there is a high probability that ADA improvements have been made in the last 50 years.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Woodstock Middle School

BV Project Number: 163745.23R000-202.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

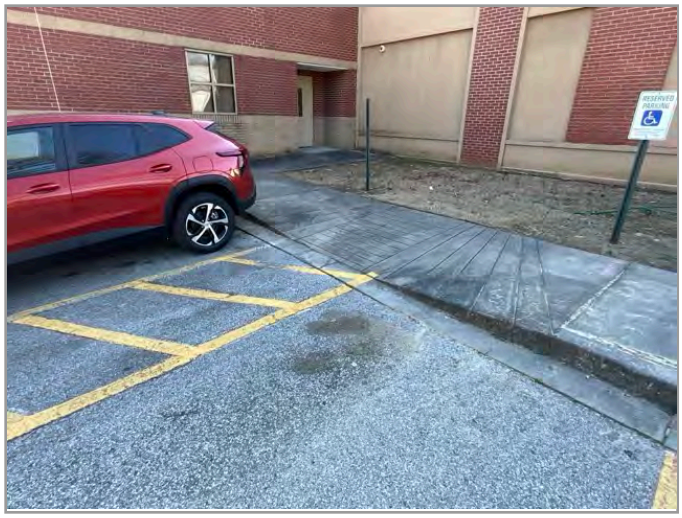
2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH



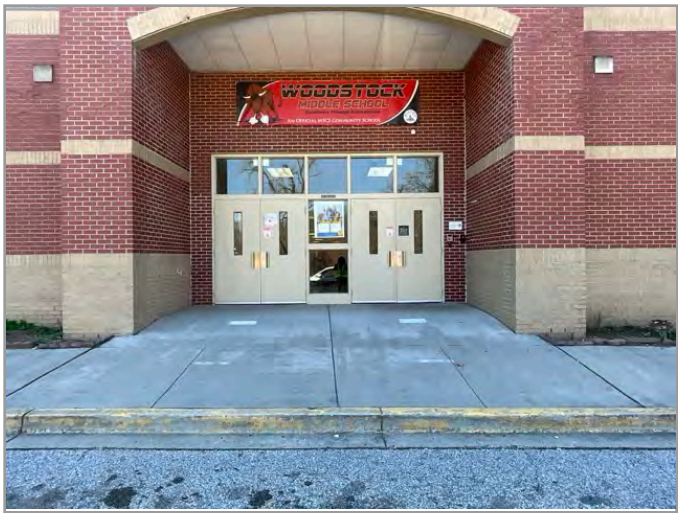
2ND PATHWAY

	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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

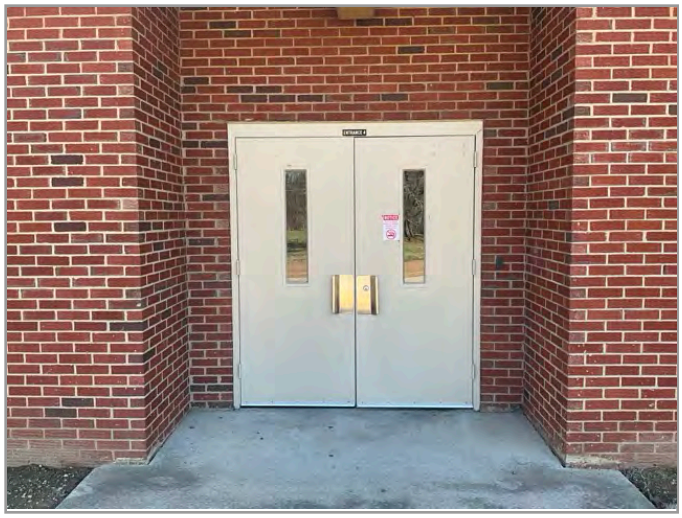
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



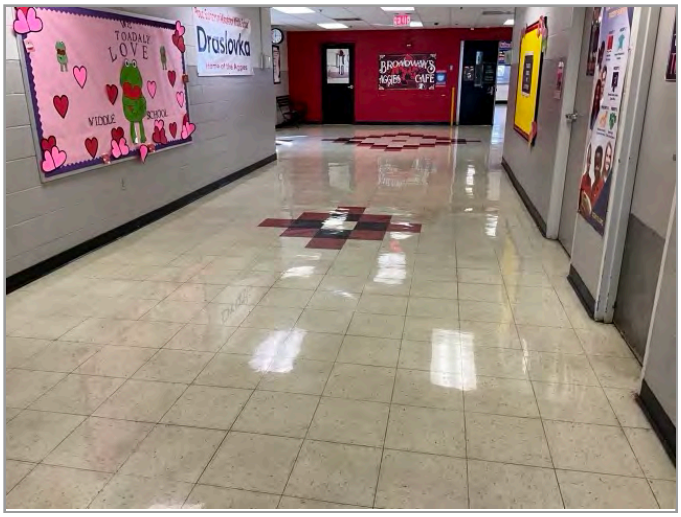
ADDITIONAL ENTRANCE

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

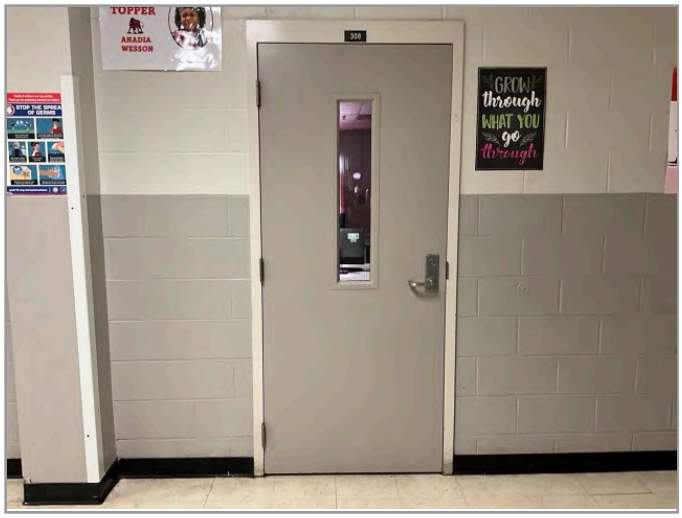
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



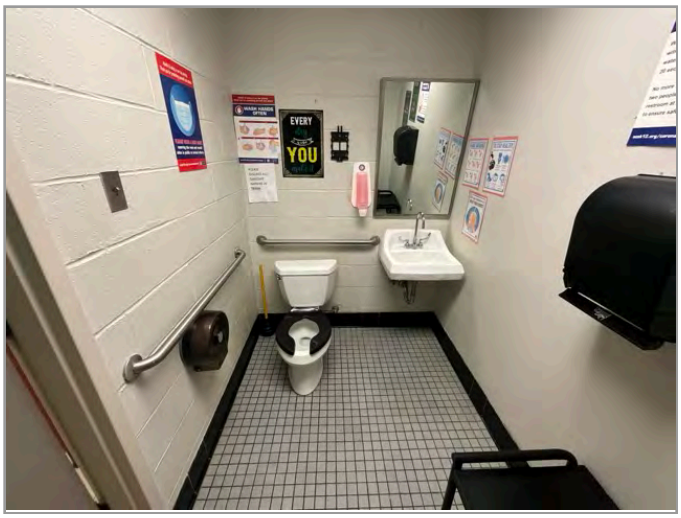
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		No elevator to second floor. Second floor currently not in use.
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

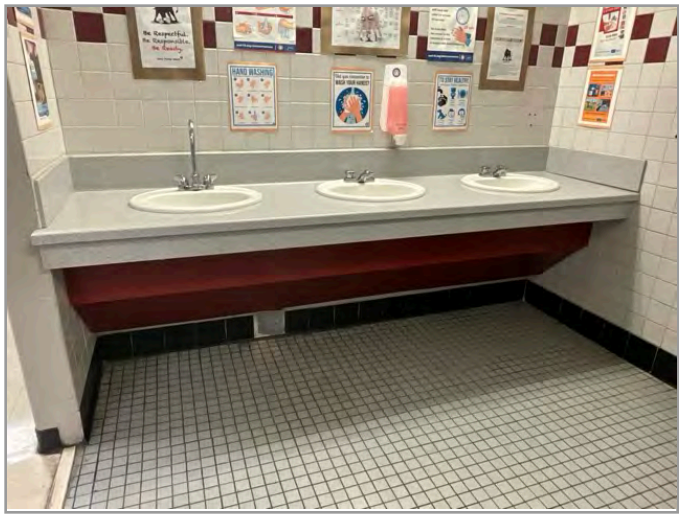
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?		X		No signage present
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			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

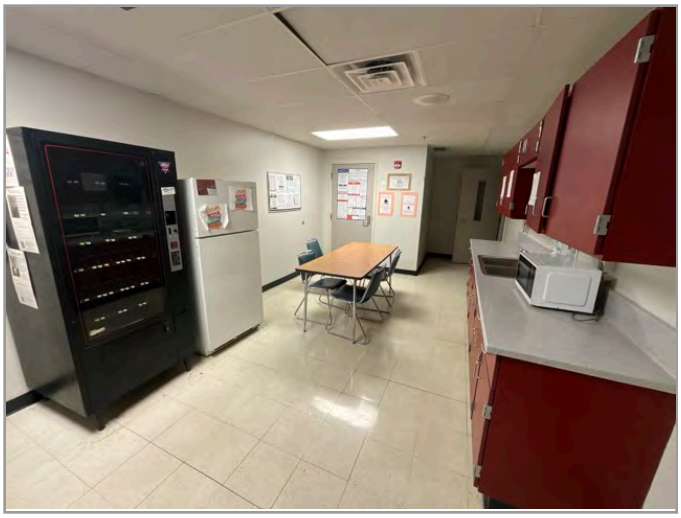
	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?		X		Faucets at student bathrooms do not have compliant handles.
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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 ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN CABINETS



BREAKROOM OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			X	
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		Does not provide for wheel chair access.

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

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?	X			
2	Has the play area been reviewed for accessibility ?	X			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Woodstock Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	6	2	7381722
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	8	2	7381702
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	1	2	7381688
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	9	2	7381727
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	1	2	7381717
B2020	Gymnasium	Poor	Window, Steel, 16-25 SF	4	2	7381750
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	2	20	7381736
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	7	15	7381737
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	25	2	7381726
B2020	Gymnasium	Fair	Window, Steel, 28-40 SF	2	4	7381673
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	1	2	7381738
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	22	2	7381751
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	6	2	7381716
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	68	22	7381668
Roofing						
B3010	Roof 2	Fair	Roofing, Modified Bitumen	19,000 SF	4	7378103
B3010	Roof	Fair	Roofing, Modified Bitumen	67,000 SF	4	7378101
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	8	7378075
Interiors						
C1030	Band Room	Fair	Interior Door, Wood, Solid-Core	10	8	7381741
C1030	Throughout building	Fair	Interior Door, Steel, w/ Extensive Glazing	17	20	7381721
C1030	Throughout building	Good	Interior Door, Steel, Standard	7	30	7381758
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	83,100 SF	15	7381759

Component Condition Report | Woodstock Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Throughout building	Poor	Toilet Partitions, Wood	32	2	7424553
C2010	Restrooms	Poor	Wall Finishes, any surface, Prep & Paint	50,000 SF	2	7381733
C2010	Gymnasium	Fair	Wall Finishes, Ceramic Tile	1,000 SF	15	7381752
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	100,000 SF	4	7556135
C2010	Gymnasium	Good	Wall Finishes, Ceramic Tile	1,000 SF	33	7381725
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	14	7381672
C2030	Gymnasium	Fair	Flooring, Quarry Tile	2,000 SF	30	7381703
C2030	Gymnasium	Fair	Flooring, Wood, Strip	5,000 SF	6	7381732
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	73,000 SF	8	7381676
C2030	Restrooms	Poor	Flooring, Ceramic Tile	1,000 SF	2	7381693
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	3,200 SF	3	7381694
C2030	Gymnasium	Fair	Flooring, Ceramic Tile	1,000 SF	14	7381709
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	25	7381684
C2050	Gymnasium	Poor	Ceiling Finishes, Gypsum Board/Plaster	1,500 SF	1	7381755
Plumbing						
D2010	Restrooms	Poor	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	36	2	7424547
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	49	6	7378095
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7378143
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	4	7378114
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	19	7378121
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	98,250 SF	5	7527840
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	7	7424543
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Laundry	1	7	7378115
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	12	9	7424545
D2010	Restrooms	Fair	Urinal, Standard	17	12	7424548

Component Condition Report | Woodstock Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	6	7381690
D2010	Gymnasium	Fair	Shower, Ceramic Tile	1	17	7424551
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	2	7378094
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	7424555
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	8	7381691
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	3	7424552
HVAC						
D3020	Kitchen storage	Good	Unit Heater, Electric	1	15	7381674
D3020	Gymnasium	Fair	Unit Heater, Hydronic, 13 to 36 MBH	2	10	7381679
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	10	7378110
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	10	7378136
D3020	Gymnasium	Fair	Unit Heater, Electric	1	10	7381687
D3020	Gymnasium	Good	Unit Heater, Electric	1	15	7378079
D3020	Gymnasium	Fair	Unit Heater, Electric	4	10	7381735
D3020	Boiler room	Fair	Unit Heater, Natural Gas, 76 to 125 MBH	1	8	7381712
D3020	Gym Boiler Room	Failed	Boiler, Gas, HVAC	1	0	7378084
D3030	Site	Good	Split System Ductless, Single Zone	1	12	7381706
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378125
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378091
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378108
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378080
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378090
D3030	Roof 5	Good	Split System, Condensing Unit/Heat Pump	1	13	7378141
D3030	Roof 5	Good	Split System Ductless, Single Zone	1	13	7381695
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378098

Component Condition Report | Woodstock Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof 2	Good	Split System, Condensing Unit/Heat Pump	1	13	7378119
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378139
D3030	Roof 2	Good	Split System, Condensing Unit/Heat Pump	1	13	7378086
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378096
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378099
D3030	Roof 2	Good	Split System, Condensing Unit/Heat Pump	1	13	7378089
D3030	Roof 2	Good	Split System, Condensing Unit/Heat Pump	1	13	7378127
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7378085
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381739
D3050	Site	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7378138
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381745
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381744
D3050	Roof3	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7381728
D3050	Roof 5	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381719
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381711
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381689
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-D-2]	1	18	7378106
D3050	Roof 6	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7378107
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381678
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381701
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381707
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381677
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381686
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7378076
D3050	Roof 3	Fair	Make-Up Air Unit, MUA or MAU	1	6	7378126

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381720
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381747
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381714
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381713
D3050		Good	HVAC System, Full System Renovation/Upgrade, Medium Complexity	98,250 SF	38	7527842
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381724
D3050	Roof 6	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7381708
D3060	Roof 3	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	5	7381729
D3060	Roof 6	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7378137
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	7378140
D3060	Roof 6	Good	Exhaust Fan, Centrifugal, 16" Damper	1	24	7381692
D3060	Roof 3	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	10	7381669
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7378117
D3060	Roof 2	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	10	7381680
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	5	7381710
D3060	Roof 2	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	5	7381715
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	2	7381742
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	98,250 SF	16	7424549
Electrical						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	6	7381699
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	2	6	7381681
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	5	7378100
D5020	Electrical room building 4	Good	Distribution Panel, 120/208 V, 400 AMP	1	6	7381753
D5020	Electrical room building 4	Fair	Distribution Panel, 120/208 V, 400 AMP	1	6	7381682

Component Condition Report | Woodstock Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room building 4	Good	Distribution Panel, 120/208 V, 400 AMP	1	6	7381748
D5020	Boiler room gymnasium	Good	Distribution Panel, 120/208 V, 200 AMP	1	20	7381698
D5020	Boiler room gymnasium	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7381754
D5020	Boiler room	Fair	Switchboard, 120/208 V [MSB]	1	16	7378097
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	6	7381675
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	6	7378102
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	5	7378146
D5020	Boiler room Gymnasium	Good	Distribution Panel, 120/208 V, 400 AMP	1	25	7381746
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	98,250 SF	16	7527839
D5020	Boiler room gymnasium	Good	Distribution Panel, 120/208 V, 400 AMP	1	25	7381670
Fire Alarm & Electronic Systems						
D7050	Mechanical Room	Fair	Fire Alarm Panel, Fully Addressable	1	6	7378111
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	98,250 SF	8	7378147
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	9	7378113
E1030	Kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1	8	7378081
E1030	Roof 3	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	7	7378092
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	7381718
E1030	Break room	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7381743
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7381757
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1	7	7378087
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	8	7381705
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7381685
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	7	7378129
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	14	7378123

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1	LS	7	7378130
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1		13	7381730
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		11	7378112
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		4	7381756
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1		7	7378088
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1		6	7378144
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1		4	7378104
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1		5	7378122
E1030	Kitchen	Fair	Foodservice Equipment, Microwave Commercial	1		5	7381704
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		6	7378124
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	6		10	7424544
E1060	Kitchen	Fair	Residential Appliances, Washer/Dryer Combo Unit	1		5	7378074
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150	LF	12	7424546
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	100	LF	20	7424554
Pedestrian Plazas & Walkways							
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,000	SF	6	7378132
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,000	SF	2	7378149
Athletic, Recreational & Playfield Areas							
G2050	Site	Failed	Sports Apparatus, Baseball, Backstop Chain-Link	1		0	7378109
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	4,750	SF	8	7378148
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1		8	7378077
G2050	Site	Poor	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		2	7378128
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	3		3	7378118
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1		7	7378133
Sitework							

Component Condition Report | Woodstock Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Failed	Picnic Table, Wood/Composite/Fiberglass	6	0	7378116
G2060	Site	Poor	Outdoor Spectator Seating, Amphitheater, Timber	30 LF	2	7378105
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	6	7527745
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7381749
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	15 LF	20	7378078
G2060	Site	Failed	Fences & Gates, Fence, Chain Link 6'	600 LF	0	7378082
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W	8	17	7378093

Appendix F:
Replacement Reserves

Replacement Reserves Report

Woodstock Middle School

5/12/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Woodstock Middle School	$81,600	$12,360	$426,694	$61,499	$1,182,437	$1,750,214	$581,026	$158,346	$944,915	$27,139	$68,002	$6,229	$211,298	$204,684	$369,495	$525,191	$4,134,125	$137,600	$549,716	$18,587	$79,559	**$11,530,717**
Grand Total	**$81,600**	**$12,360**	**$426,694**	**$61,499**	**$1,182,437**	**$1,750,214**	**$581,026**	**$158,346**	**$944,915**	**$27,139**	**$68,002**	**$6,229**	**$211,298**	**$204,684**	**$369,495**	**$525,191**	**$4,134,125**	**$137,600**	**$549,716**	**$18,587**	**$79,559**	**$11,530,717**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	7381702	Window, Steel, 28-40 SF, Replace	30	28	2	8	EA	$2,300.00	$18,400			$18,400																			**$18,400**
B2020	Building Exterior	7381722	Window, Steel, 28-40 SF, Replace	30	28	2	6	EA	$2,300.00	$13,800			$13,800																			**$13,800**
B2020	Building Exterior	7381688	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	28	2	1	EA	$1,250.00	$1,250			$1,250																			**$1,250**
B2020	Building Exterior	7381727	Window, Steel, 16-25 SF, Replace	30	28	2	9	EA	$1,700.00	$15,300			$15,300																			**$15,300**
B2020	Building Exterior	7381717	Window, Steel, 16-25 SF, Replace	30	28	2	1	EA	$1,700.00	$1,700			$1,700																			**$1,700**
B2020	Building Exterior	7381726	Window, Steel, 28-40 SF, Replace	30	28	2	25	EA	$2,300.00	$57,500			$57,500																			**$57,500**
B2020	Building Exterior	7381716	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	28	2	6	EA	$1,250.00	$7,500			$7,500																			**$7,500**
B2020	Building Exterior	7381738	Window, Steel, 16-25 SF, Replace	30	28	2	1	EA	$1,700.00	$1,700			$1,700																			**$1,700**
B2020	Building Exterior	7381751	Window, Steel, 28-40 SF, Replace	30	28	2	22	EA	$2,300.00	$50,600			$50,600																			**$50,600**
B2020	Gymnasium	7381750	Window, Steel, 16-25 SF, Replace	30	28	2	4	EA	$1,700.00	$6,800			$6,800																			**$6,800**
B2020	Gymnasium	7381673	Window, Steel, 28-40 SF, Replace	30	26	4	2	EA	$2,300.00	$4,600					$4,600																	**$4,600**
B2020	Building Exterior	7381737	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	7	EA	$950.00	$6,650																$6,650						**$6,650**
B2020	Building Exterior	7381736	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	10	20	2	EA	$1,250.00	$2,500																					$2,500	**$2,500**
B3010	Roof 2	7378103	Roofing, Modified Bitumen, Replace	20	16	4	19000	SF	$10.00	$190,000					$190,000																	**$190,000**
B3010	Roof	7378101	Roofing, Modified Bitumen, Replace	20	16	4	67000	SF	$10.00	$670,000					$670,000																	**$670,000**
B3060	Roof	7378075	Roof Skylight, per unit, up to 20 SF, Replace	30	22	8	4	EA	$1,300.00	$5,200									$5,200													**$5,200**
C1030	Band Room	7381741	Interior Door, Wood, Solid-Core, Replace	40	32	8	10	EA	$700.00	$7,000									$7,000													**$7,000**
C1030	Throughout building	7381721	Interior Door, Steel, w/ Extensive Glazing, Replace	40	20	20	17	EA	$950.00	$16,150																					$16,150	**$16,150**
C1070	Throughout building	7381759	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	83100	SF	$3.50	$290,850																$290,850						**$290,850**
C1090	Throughout building	7424553	Toilet Partitions, Wood, Replace	20	18	2	32	EA	$500.00	$16,000			$16,000																			**$16,000**
C2010	Restrooms	7381672	Wall Finishes, Ceramic Tile, Replace	40	26	14	3000	SF	$18.00	$54,000															$54,000							**$54,000**
C2010	Gymnasium	7381752	Wall Finishes, Ceramic Tile, Replace	40	25	15	1000	SF	$18.00	$18,000																$18,000						**$18,000**
C2010	Restrooms	7381733	Wall Finishes, any surface, Prep & Paint	10	8	2	50000	SF	$1.50	$75,000			$75,000										$75,000									**$150,000**
C2010	Restrooms	7556135	Wall Finishes, any surface, Prep & Paint	10	6	4	100000	SF	$1.50	$150,000					$150,000										$150,000							**$300,000**
C2030	Restrooms	7381693	Flooring, Ceramic Tile, Replace	40	38	2	1000	SF	$18.00	$18,000			$18,000																			**$18,000**
C2030	Gymnasium	7381709	Flooring, Ceramic Tile, Replace	40	26	14	1000	SF	$18.00	$18,000															$18,000							**$18,000**
C2030	Gymnasium	7381732	Flooring, Wood, Strip, Replace	30	24	6	5000	SF	$15.00	$75,000							$75,000															**$75,000**
C2030	Cafeteria	7381694	Flooring, Vinyl Tile (VCT), Replace	15	12	3	3200	SF	$5.00	$16,000				$16,000															$16,000			**$32,000**
C2030	Throughout building	7381676	Flooring, Vinyl Tile (VCT), Replace	15	7	8	73000	SF	$5.00	$365,000								$365,000														**$365,000**
C2050	Gymnasium	7381755	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	49	1	1500	SF	$8.00	$12,000	$12,000																					**$12,000**
D2010	Boiler room	7378094	Water Heater, Gas, Commercial (125 MBH), Replace	20	18	2	1	EA	$12,400.00	$12,400			$12,400																			**$12,400**
D2010	Boiler room	7378114	Water Heater, Gas, Commercial (200 MBH), Replace	20	16	4	1	EA	$16,600.00	$16,600					$16,600																	**$16,600**
D2010	Boiler room	7381690	Water Heater, Gas, Commercial (200 MBH), Replace	20	14	6	1	EA	$16,600.00	$16,600							$16,600															**$16,600**
D2010	Woodstock Middle School	7527840	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	35	5	98250	SF	$15.00	$1,473,750						$1,473,750																**$1,473,750**
D2010	Restrooms	7424547	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	36	EA	$1,100.00	$39,600			$39,600																			**$39,600**
D2010	Kitchen	7424552	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	9	EA	$1,500.00	$13,500				$13,500																		**$13,500**
D2010	Restrooms	7378095	Toilet, Commercial Water Closet, Replace	30	24	6	49	EA	$1,300.00	$63,700							$63,700															**$63,700**
D2010	Utility closet	7378115	Sink/Lavatory, Service Sink, Laundry, Replace	30	23	7	1	EA	$900.00	$900								$900														**$900**
D2010	Throughout building	7424543	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	1	EA	$1,200.00	$1,200								$1,200														**$1,200**
D2010	Kitchen	7381691	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	22	8	1	EA	$2,100.00	$2,100									$2,100													**$2,100**
D2010	Throughout building	7424545	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	12	EA	$1,200.00	$14,400										$14,400												**$14,400**
D2010	Restrooms	7424548	Urinal, Standard, Replace	30	18	12	17	EA	$1,100.00	$18,700													$18,700									**$18,700**
D2010	Kitchen	7378143	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
D2010	Throughout building	7424555	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	$1,500.00	$4,500																$4,500						**$4,500**
D2010	Gymnasium	7424551	Shower, Ceramic Tile, Replace	30	13	17	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
D2010	Kitchen	7378121	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	11	19	1	EA	$2,500.00	$2,500																		$2,500				**$2,500**

Replacement Reserves Report

Woodstock Middle School

5/12/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3020	Gym Boiler Room	7378084	Boiler, Gas, HVAC, Replace	30	30	0	1	EA	$60,400.00	$60,400	$60,400																					**$60,400**
D3020	Boiler room	7381712	Unit Heater, Natural Gas, 76 to 125 MBH, Replace	20	12	8	1	EA	$5,500.00	$5,500									$5,500													**$5,500**
D3020	Gymnasium	7381687	Unit Heater, Electric, Replace	20	10	10	1	EA	$1,200.00	$1,200											$1,200											**$1,200**
D3020	Gymnasium	7381679	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	10	10	2	EA	$1,700.00	$3,400											$3,400											**$3,400**
D3020	Gymnasium	7381735	Unit Heater, Electric, Replace	20	10	10	4	EA	$1,200.00	$4,800											$4,800											**$4,800**
D3020	Gymnasium	7378079	Unit Heater, Electric, Replace	20	5	15	1	EA	$1,800.00	$1,800																$1,800						**$1,800**
D3020	Kitchen storage	7381674	Unit Heater, Electric, Replace	20	5	15	1	EA	$1,200.00	$1,200																$1,200						**$1,200**
D3020	Mechanical room	7378136	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	$4,400.00	$4,400											$4,400											**$4,400**
D3020	Boiler room	7378110	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	$4,400.00	$4,400											$4,400											**$4,400**
D3030	Site	7381706	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$3,500.00	$3,500													$3,500									**$3,500**
D3030	Roof	7378091	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	7378108	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	7378080	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$4,000.00	$4,000														$4,000								**$4,000**
D3030	Roof	7378098	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$4,000.00	$4,000														$4,000								**$4,000**
D3030	Roof	7378139	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	7378096	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	7378099	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	7378085	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$4,000.00	$4,000														$4,000								**$4,000**
D3030	Roof	7378090	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	7378125	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof 2	7378119	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$17,200.00	$17,200														$17,200								**$17,200**
D3030	Roof 5	7378141	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$17,200.00	$17,200														$17,200								**$17,200**
D3030	Roof 2	7378089	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$12,800.00	$12,800														$12,800								**$12,800**
D3030	Roof 2	7378127	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$12,800.00	$12,800														$12,800								**$12,800**
D3030	Roof 2	7378086	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$12,800.00	$12,800														$12,800								**$12,800**
D3030	Roof 5	7381695	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500														$3,500								**$3,500**
D3050	Roof3	7381728	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3050	Roof 3	7378126	Make-Up Air Unit, MUA or MAU, Replace	20	14	6	1	EA	$48,000.00	$48,000							$48,000															**$48,000**
D3050	Site	7378138	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$5,500.00	$5,500																				$5,500		**$5,500**
D3050	Roof 3	7378076	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof 6	7381708	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$11,000.00	$11,000																				$11,000		**$11,000**
D3050	Roof 3	7378106	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof 6	7378107	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$11,000.00	$11,000																				$11,000		**$11,000**
D3050	Roof 3	7381714	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$9,000.00	$9,000																				$9,000		**$9,000**
D3050	Roof	7381720	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3050	Roof	7381686	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$8,200.00	$8,200																				$8,200		**$8,200**
D3050	Roof	7381677	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3050	Roof	7381701	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$8,200.00	$8,200																				$8,200		**$8,200**
D3050	Roof	7381678	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3050	Roof	7381744	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$8,200.00	$8,200																				$8,200		**$8,200**
D3050	Roof	7381745	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3050	Roof 5	7381719	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof	7381711	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3050	Roof 2	7381689	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof 3	7381747	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof	7381713	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$25,000.00	$25,000																				$25,000		**$25,000**
D3050	Roof 2	7381724	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof 2	7381707	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof 2	7381739	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3060	Roof	7381742	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000		$3,000																				**$3,000**
D3060	Roof	7378140	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**

Replacement Reserves Report

Woodstock Middle School

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3060	Roof	7378117	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Roof 6	7378137	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Roof 2	7381715	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	20	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
D3060	Roof	7381710	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof 3	7381729	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	20	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
D3060	Roof 2	7381680	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1	EA	$4,000.00	$4,000											$4,000											**$4,000**
D3060	Roof 3	7381669	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	15	10	1	EA	$11,000.00	$11,000											$11,000											**$11,000**
D4010	Throughout building	7424549	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	40	24	16	98250	SF	$7.00	$687,750																$687,750						**$687,750**
D5020	Boiler room	7378097	Switchboard, 120/208 V, Replace	40	24	16	1	EA	$120,000.00	$120,000																$120,000						**$120,000**
D5020	Boiler room gymnasium	7381754	Distribution Panel, 120/208 V, 400 AMP, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																		**$6,000**
D5020	Electrical room	7378146	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5020	Electrical room	7378100	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5020	Boiler room	7378102	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$7,000.00	$7,000							$7,000															**$7,000**
D5020	Boiler room	7381699	Distribution Panel, 120/208 V, 400 AMP, Replace	30	24	6	1	EA	$6,000.00	$6,000							$6,000															**$6,000**
D5020	Electrical room building 4	7381753	Distribution Panel, 120/208 V, 400 AMP, Replace	30	24	6	1	EA	$6,000.00	$6,000							$6,000															**$6,000**
D5020	Electrical room building 4	7381748	Distribution Panel, 120/208 V, 400 AMP, Replace	30	24	6	1	EA	$6,000.00	$6,000							$6,000															**$6,000**
D5020	Electrical room	7381675	Distribution Panel, 120/208 V, 200 AMP, Replace	30	24	6	1	EA	$2,000.00	$2,000							$2,000															**$2,000**
D5020	Electrical room building 4	7381682	Distribution Panel, 120/208 V, 400 AMP, Replace	30	24	6	1	EA	$6,000.00	$6,000							$6,000															**$6,000**
D5020	Electrical room	7381681	Distribution Panel, 120/208 V, 400 AMP, Replace	30	24	6	2	EA	$6,000.00	$12,000							$12,000															**$12,000**
D5020	Woodstock Middle School	7527839	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	24	16	98250	SF	$18.00	$1,768,500																$1,768,500						**$1,768,500**
D5020	Boiler room gymnasium	7381698	Distribution Panel, 120/208 V, 200 AMP, Replace	30	10	20	1	EA	$2,000.00	$2,000																					$2,000	**$2,000**
D7050	Mechanical Room	7378111	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Throughout building	7378147	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	98250	SF	$3.00	$294,750									$294,750													**$294,750**
E1030	Kitchen	7381685	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	7378104	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700														$1,700			**$3,400**
E1030	Kitchen	7381718	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$6,400.00	$6,400					$6,400														$6,400			**$12,800**
E1030	Kitchen	7381756	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	7378122	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500						**$21,000**
E1030	Kitchen	7381704	Foodservice Equipment, Microwave Commercial, Replace	10	5	5	1	EA	$1,100.00	$1,100						$1,100										$1,100						**$2,200**
E1030	Kitchen	7378144	Foodservice Equipment, Tilting Skillet, Replace	20	14	6	1	EA	$24,500.00	$24,500							$24,500															**$24,500**
E1030	Kitchen	7378124	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	7378088	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	$6,700.00	$6,700								$6,700														**$6,700**
E1030	Kitchen	7378087	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	13	7	1	EA	$35,000.00	$35,000								$35,000														**$35,000**
E1030	Kitchen	7378130	Commercial Kitchen, Service Line, Replace	15	8	7	1	LS	$25,000.00	$25,000								$25,000														**$25,000**
E1030	Roof 3	7378092	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Kitchen	7378129	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	2	EA	$3,600.00	$7,200								$7,200														**$7,200**
E1030	Kitchen	7381757	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	7378081	Foodservice Equipment, Dishwasher Commercial, Replace	10	2	8	1	EA	$21,500.00	$21,500									$21,500										$21,500			**$43,000**
E1030	Kitchen	7381705	Foodservice Equipment, Tilting Skillet, Replace	20	12	8	1	EA	$24,500.00	$24,500									$24,500													**$24,500**
E1030	Kitchen	7378113	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	6	9	1	EA	$6,400.00	$6,400										$6,400												**$6,400**
E1030	Break room	7381743	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	7378112	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	4	11	1	EA	$4,500.00	$4,500												$4,500										**$4,500**
E1030	Kitchen	7381730	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	2	13	1	EA	$6,400.00	$6,400														$6,400								**$6,400**
E1030	Kitchen	7378123	Foodservice Equipment, Mixer, Freestanding, Replace	25	11	14	1	EA	$14,000.00	$14,000															$14,000							**$14,000**
E1040	Classrooms	7424544	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	6	EA	$2,450.00	$14,700											$14,700											**$14,700**
E1060	Kitchen	7378074	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	10	5	1	EA	$1,400.00	$1,400						$1,400															$1,400	**$2,800**
E2010	Throughout building	7424546	Casework, Cabinetry Economy, Replace	20	8	12	150	LF	$175.00	$26,250													$26,250									**$26,250**
E2010	Throughout building	7424554	Casework, Countertop, Solid Surface, Replace	40	20	20	100	LF	$110.00	$11,000																					$11,000	**$11,000**
G2020	Site	7378149	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	55000	SF	$0.45	$24,750			$24,750					$24,750					$24,750					$24,750				**$99,000**
G2020	Site	7378132	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	55000	SF	$3.50	$192,500							$192,500															**$192,500**
G2050	Site	7378109	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	20	0	1	EA	$5,000.00	$5,000	$5,000																				$5,000	**$10,000**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2050	Site	7378128	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	4	EA	$9,500.00	$38,000			$38,000																			**$38,000**
G2050	Site	7378148	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	4750	SF	$3.50	$16,625									$16,625													**$16,625**
G2050	Site	7378118	Campground Accessories, Grill, Pedestal-Style, Replace	15	12	3	3	EA	$600.00	$1,800				$1,800														$1,800				**$3,600**
G2050	Site	7378133	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	$20,000.00	$20,000								$20,000														**$20,000**
G2050	Site	7378077	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	1	EA	$3,750.00	$3,750									$3,750													**$3,750**
G2060	Site	7378116	Picnic Table, Wood/Composite/Fiberglass, Replace	20	20	0	6	EA	$600.00	$3,600	$3,600																				$3,600	**$7,200**
G2060	Site	7378082	Fences & Gates, Fence, Chain Link 6', Replace	40	40	0	600	LF	$21.00	$12,600	$12,600																					**$12,600**
G2060	Site	7381749	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
G2060	Site	7378105	Outdoor Spectator Seating, Amphitheater, Timber, Replace	25	23	2	30	LF	$30.00	$900			$900																			**$900**
G2060	Site	7527745	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	14	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
G2060	Site	7378078	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	15	LF	$160.00	$2,400																					$2,400	**$2,400**
G4050	Site	7378093	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace	20	3	17	8	EA	$7,000.00	$56,000																		$56,000				**$56,000**
Totals, Unescalated											**$81,600**	**$12,000**	**$402,200**	**$56,280**	**$1,050,580**	**$1,509,750**	**$486,600**	**$128,750**	**$745,925**	**$20,800**	**$50,600**	**$4,500**	**$148,200**	**$139,380**	**$244,280**	**$337,100**	**$2,576,250**	**$83,250**	**$322,900**	**$10,600**	**$44,050**	**$8,455,595**
Totals, Escalated (3.0% inflation, compounded annually)											**$81,600**	**$12,360**	**$426,694**	**$61,499**	**$1,182,437**	**$1,750,214**	**$581,026**	**$158,346**	**$944,915**	**$27,139**	**$68,002**	**$6,229**	**$211,298**	**$204,684**	**$369,495**	**$525,191**	**$4,134,125**	**$137,600**	**$549,716**	**$18,587**	**$79,559**	**$11,530,717**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7378094	D2010	**Water Heater**	Gas, Commercial (125 MBH)	70 GAL	Woodstock Middle School	Boiler room	HESCO	HF 75 250 NEI ASME	G95722980	1995		
2	7378114	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Woodstock Middle School	Boiler room	Rheem	G100-200A	URNG 0903G02620	2003		
3	7381690	D2010	**Water Heater**	Gas, Commercial (200 MBH)	97 GAL	Woodstock Middle School	Boiler room	Ruud	G100-200A	URNG 0903G02621	2003		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7378084	D3020	**Boiler**	Gas, HVAC	2343 MBH	Woodstock Middle School	Gym Boiler Room	Pacific National	P54A2P	206 751			
2	7381674	D3020	**Unit Heater**	Electric	2 KW	Woodstock Middle School	Kitchen storage	Dayton	Inaccessible	Inaccessible			
3	7381687	D3020	**Unit Heater**	Electric	2 KW	Woodstock Middle School	Gymnasium	Indeeco	Inaccessible	Inaccessible			
4	7378079	D3020	**Unit Heater**	Electric	3 KW	Woodstock Middle School	Gymnasium	Dayton	Inaccessible	Inaccessible			
5	7381735	D3020	**Unit Heater**	Electric	2 KW	Woodstock Middle School	Gymnasium	Indeeco	Inaccessible	Inaccessible			4
6	7381679	D3020	**Unit Heater**	Hydronic, 13 to 36 MBH	20 MBH	Woodstock Middle School	Gymnasium	Trane	Inaccessible	Inaccessible			2
7	7381712	D3020	**Unit Heater**	Natural Gas, 76 to 125 MBH	125 MBH	Woodstock Middle School	Boiler room	Modine Manufacturing	PD 125AE0130	05011010400-4574	2012		
8	7378110	D3020	**Boiler Supplemental Components**	Expansion Tank	100 GAL	Woodstock Middle School	Boiler room	Inaccessible	Inaccessible	Inaccessible			
9	7378136	D3020	**Boiler Supplemental Components**	Expansion Tank	120 GAL	Woodstock Middle School	Mechanical room	No dataplate	No dataplate	No dataplate	2000		
10	7378125	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03577	2022		
11	7378091	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03589	2022		
12	7378108	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03525	2022		
13	7378080	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03652	2022		
14	7378090	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03533	2022		

15	7378141	D3030	**Split System**	Condensing Unit/Heat Pump	10 TON	Woodstock Middle School	Roof 5	Lennox	LGH120H4BM4Y	5622B01980	2022
16	7378098	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03668	2022
17	7378119	D3030	**Split System**	Condensing Unit/Heat Pump	8 TON	Woodstock Middle School	Roof 2	Lennox	LGH092H4BS4Y	5622B01959	2022
18	7378139	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03541	2022
19	7378086	D3030	**Split System**	Condensing Unit/Heat Pump	8 TON	Woodstock Middle School	Roof 2	Lennox	LGH092H4BS4Y	5622B01936	2022
20	7378096	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03517	2022
21	7378099	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH048H4EB5Y	5622C03499	2022
22	7378089	D3030	**Split System**	Condensing Unit/Heat Pump	8 TON	Woodstock Middle School	Roof 2	Lennox	LGH092H4BS4Y	5622B01935*	2022
23	7378127	D3030	**Split System**	Condensing Unit/Heat Pump	8 TON	Woodstock Middle School	Roof 2	Lennox	LGH092H4BS4Y	5622B01935	2022
24	7378085	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03489	2022
25	7381706	D3030	**Split System Ductless**	Single Zone	1.5 TON	Woodstock Middle School	Site	Daikin Industries	RXL18UMVJUA	E006016	2021
26	7381695	D3030	**Split System Ductless**	Single Zone	1 TON	Woodstock Middle School	Roof 5	Daikin Industries	RX36NMVJUA	E011586	2022
27	7378126	D3050	**Make-Up Air Unit**	MUA or MAU	6000 CFM	Woodstock Middle School	Roof 3	Reznor	No dataplate	No dataplate	
28	7381739	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Woodstock Middle School	Roof 2	Lennox	LGH120H4BM4Y	5622801945	2022
29	7378138	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	Woodstock Middle School	Site	Lennox	LGH240H4BM4Y	5622B05162	2022
30	7381745	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03657	2022
31	7381744	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3.5 TON	Woodstock Middle School	Roof	Lennox	6MJF22-0202-TN3.5-07SE	A 112 -0123 -02	2022
32	7381728	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	Woodstock Middle School	Roof3	Reznor	Illegible	Illegible	
33	7381719	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Woodstock Middle School	Roof 5	Lennox	LGH120H4BM4Y	5622B01981	2022
34	7381711	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03479	2022
35	7381689	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8.5 TON	Woodstock Middle School	Roof 2	Lennox	LGH102H4854Y	5622801939	2022
36	7378107	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Woodstock Middle School	Roof 6	Lennox	LGH060H4EB5Y	5622C06046	2022

37	7381678	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03643	2022
38	7381701	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3.5 TON	Woodstock Middle School	Roof	Lennox	6MJF22-0202-TN3.5-07SE	112 -0123-01	2022
39	7381707	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Woodstock Middle School	Roof 2	Lennox	LGH120H4BM4Y	5622801973	2022
40	7381677	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03636	2022
41	7381686	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3.5 TON	Woodstock Middle School	Roof	Lennox	SA020 / 6MJF22-0202-TN3.0-05SE	A 112 -0123-03	2022
42	7378076	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Woodstock Middle School	Roof 3	Lennox	LGH048H4EB5Y	5622C03568	2022
43	7381720	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Woodstock Middle School	Roof	Lennox	LGH036H4EB5Y	5622C03629	2022
44	7381747	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Woodstock Middle School	Roof 3	Lennox	LGH120H4BM4Y	5622B01972	2022
45	7381714	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Woodstock Middle School	Roof 3	Lennox	LGH048H4EB5Y	5622C03509	2022
46	7381713	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12.5 TON	Woodstock Middle School	Roof	Lennox	LGH150H4BM2Y	5622B04948	2022
47	7381724	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8.5 TON	Woodstock Middle School	Roof 2	Lennox	LGH102H4BS4Y	5622B01940	2022
48	7381708	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Woodstock Middle School	Roof 6	Lennox	LGH060H4EB5Y	5622C06045	2022
49	7378106	D3050	**Packaged Unit** [RTU-D-2]	RTU, Pad or Roof-Mounted	10 TON	Woodstock Middle School	Roof 3	Lennox	LGH120H4BM4Y	5622B01976	2022
50	7378140	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1057 CFM	Woodstock Middle School	Roof	Loren Cook Company	150PL0D	223S60073900000070106007	
51	7381692	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	Woodstock Middle School	Roof 6	Canarm	ALX105-UD	ALX105-UD013V	2023
52	7381710	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	1000 CFM	Woodstock Middle School	Roof	Loren Cook Company	120RL0D	No dataplate	
53	7381742	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2000 CFM	Woodstock Middle School	Roof	Illegible	Illegible	Illegible	2000
54	7381729	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5000 CFM	Woodstock Middle School	Roof 3	Loren Cook Company	Illegible	Illegible	
55	7381680	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	2000 CFM	Woodstock Middle School	Roof 2	Loren Cook Company	135R10D	No dataplate	
56	7381715	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5001 CFM	Woodstock Middle School	Roof 2	Loren Cook Company	135R100	No dataplate	
57	7381669	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	20000 CFM	Woodstock Middle School	Roof 3	Loren Cook Company	330V11B	No dataplate	
58	7378137	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1550 CFM	Woodstock Middle School	Roof 6	Loren Cook Company	90R15DH	22356007390000037010600	

59	7378117	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1550 CFM	Woodstock Middle School	Roof	Loren Cook Company	100R15DH	22356007390000058010600			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7378097	D5020	**Switchboard** [MSB]	120/208 V	2000 AMP	Woodstock Middle School	Boiler room	Siemens	SB2	17-44324-D10	2000		
2	7378100	D5020	**Distribution Panel**	120/208 V	400 AMP	Woodstock Middle School	Electrical room	Westinghouse	DS-8342-3307				
3	7378102	D5020	**Distribution Panel**	120/208 V	600 AMP	Woodstock Middle School	Boiler room	Siemens	SEC42ML600CTS	79-44324-B00	2000		
4	7378146	D5020	**Distribution Panel**	120/208 V	400 AMP	Woodstock Middle School	Electrical room	Westinghouse	DS-8342-3307				
5	7381698	D5020	**Distribution Panel**	120/208 V, 200 AMP	200 AMP	Woodstock Middle School	Boiler room gymnasium	ITE Electric	No dataplate	No dataplate			
6	7381675	D5020	**Distribution Panel**	120/208 V, 200 AMP	200 AMP	Woodstock Middle School	Electrical room	Siemens	S3	No dataplate	2000		
7	7381699	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Boiler room	Siemens	NA	NA	2000		
8	7381681	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Electrical room	Siemens	S3	No dataplate	2000		2
9	7381753	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Electrical room building 4	Siemens	S3	No dataplate	2000		
10	7381682	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Electrical room building 4	Siemens	S3	No dataplate	2000		
11	7381748	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Electrical room building 4	Siemens	NA	NA	2000		
12	7381754	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Boiler room gymnasium	ITE Imperial Corporation	No dataplate	No dataplate			
13	7381746	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Boiler room Gymnasium	General Electric	A-Series II	No dataplate			
14	7381670	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Woodstock Middle School	Boiler room gymnasium	General Electric	A Series II	No dataplate			

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7378111	D7050	**Fire Alarm Panel**	Fully Addressable		Woodstock Middle School	Mechanical Room	Simplex	Inaccessible	Inaccessible			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381685	E1030	**Foodservice Equipment**	Convection Oven, Double		Woodstock Middle School	Kitchen	Blodgett	SH0-100-G	No dataplate			

2	7381756	E1030	**Foodservice Equipment**	Convection Oven, Double	Woodstock Middle School	Kitchen	Blodgett	No dataplate	110513XG073T			
3	7378129	E1030	**Foodservice Equipment**	Dairy Cooler/Wells	Woodstock Middle School	Kitchen						2
4	7378081	E1030	**Foodservice Equipment**	Dishwasher Commercial	Woodstock Middle School	Kitchen	Hobart	C-44AW	12-1014-370			
5	7378112	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Woodstock Middle School	Kitchen						
6	7381757	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Woodstock Middle School	Kitchen	NA	HL1-18-9	012016 593528	2016		
7	7378088	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Woodstock Middle School	Kitchen						
8	7381704	E1030	**Foodservice Equipment**	Microwave Commercial	Woodstock Middle School	Kitchen	Panasonic	NE-1670	M11689	1986		
9	7378123	E1030	**Foodservice Equipment**	Mixer, Freestanding	Woodstock Middle School	Kitchen	Hobart	0340	31-13939	2013		
10	7378104	E1030	**Foodservice Equipment**	Range, 2-Burner	Woodstock Middle School	Kitchen						
11	7381743	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Woodstock Middle School	Break room	Inaccessible	Inaccessible	Inaccessible			
12	7378113	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Woodstock Middle School	Kitchen	Migali	C-3R-HC	C-3R-HC00318090700920001	2018		
13	7381718	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Woodstock Middle School	Kitchen	Victory	VR-3	G1085702	2010		
14	7381730	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Woodstock Middle School	Kitchen	Intertek	MBF8508GR	MBF8508GRAUS1T0322110400C40022	2022		
15	7378122	E1030	**Foodservice Equipment**	Steamer, Freestanding	Woodstock Middle School	Kitchen	ACCUTEMP	N61201E06000200	59125	2019		
16	7381705	E1030	**Foodservice Equipment**	Tilting Skillet	Woodstock Middle School	Kitchen	Cleveland	KGL-40-T	WT8114-01B-02	2002		
17	7378144	E1030	**Foodservice Equipment**	Tilting Skillet	Woodstock Middle School	Kitchen						
18	7378092	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Woodstock Middle School	Roof 3						
19	7378124	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Woodstock Middle School	Kitchen	Heatcraft	LET160BJ	D96E 10267			
20	7378087	E1030	**Foodservice Equipment**	Walk-In, Combination Freezer/Refigerator	Woodstock Middle School	Kitchen	The Shanon Group		962410400			