

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Alexandria City Public Schools
2000 North Beauregard Street
Alexandria, Virginia 22311
John Finnigan



William Ramsay Elementary School
5700 Sanger Avenue
Alexandria, Virginia 22302

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Thomas Bart
Program Manager
800.733.0660 x7540
Tom.Bart@bureauveritas.com*

BV PROJECT #:

148303.21R000-010.354

DATE OF REPORT:

November 24, 2021

ON SITE DATE:

June 30, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	5700 Sanger Avenue, Alexandria, Virginia 22302
Site Developed	YOC 1958 Renovated 1991, 2002, 2017
Site Area	6.8 acres (estimated)
Parking Spaces	61 total spaces all in open lots; 4 of which are accessible
Building Area	87,650 SF
Number of Stories	2 above grade with 1 below-grade basement levels
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 30, 2021
Management Point of Contact	John Finnigan Director of Educational Facilities Alexandria City Public Schools 1340 Braddock Place, Alexandria, VA 22314 703-619-8297 john.finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Gloria Diaz
Assessment and Report Prepared By	Diego F. Mora
Reviewed By	Mary Endsley Program Manager Mary.Endsley@bureauveritas.com 800.733.0660 x6611
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

William Ramsey, formerly Charles Barrett, Elementary was originally constructed 1958 and has been renovated throughout the years. The spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical and other utility spaces. The gymnasium is owned and operated by the City of Alexandria Recreation Parks and Cultural Activities office. It is a separate entity under the City, and the school have a shared use agreement. They also own and operate the connected Ford Nature Center.

Architectural

The facility consists of brick veneer façade with aluminum windows and steel service doors. The interior finishes consist of ceramic tile, VCT, laminate wood, quarry tile flooring with interior walls of gypsum board. The roof consists of TPO membrane and metal finish. Regular maintenance and inspection are highly recommended throughout the facility.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled with equipment consisting of package units boilers, condensing units, fan coil units and air handler for the common areas and roof top exhaust fan. The building is equipped with a gas domestic water boilers with water heater, diesel generator with ATS with distribution panels throughout the building. The facility has fire alarm system but without a sprinkler system. Most of the MPF components will need to be replaced during the reserve term.

Site

Most of the facility is composed of moderate landscaping with parking lots and pedestrian walkways. The school has playgrounds and a baseball field. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

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.

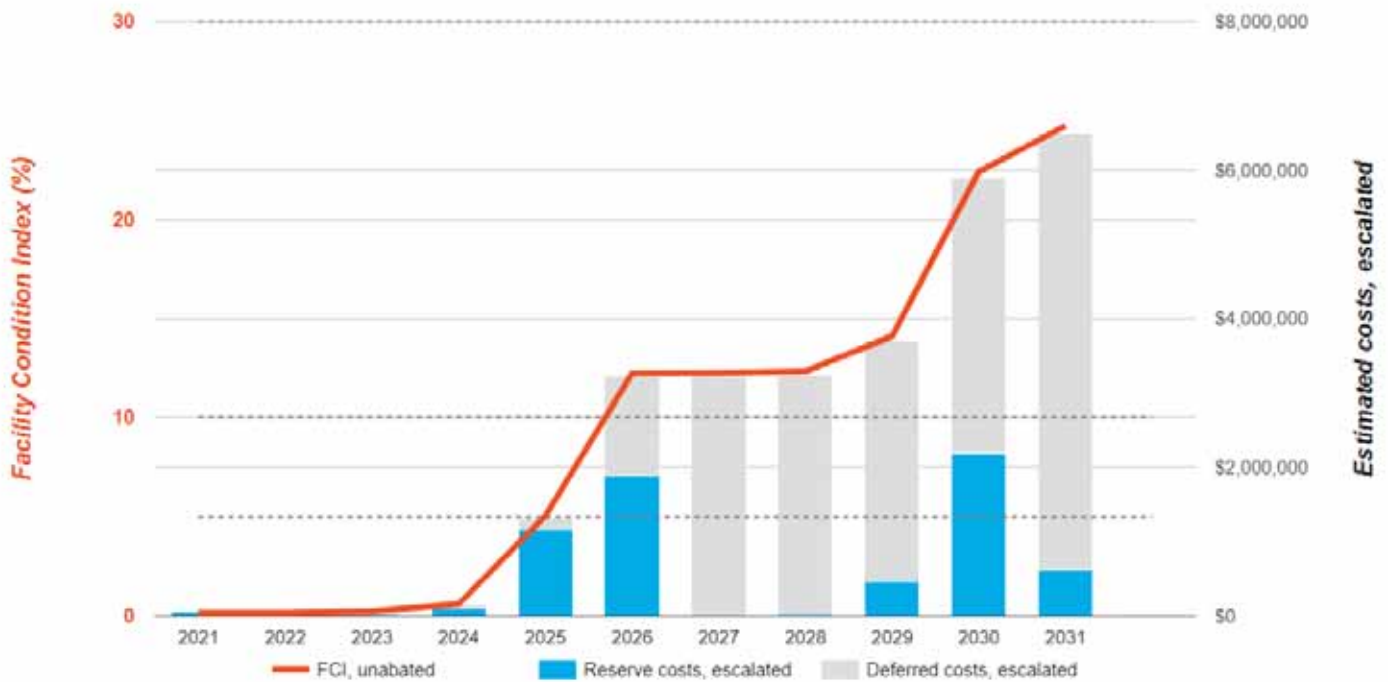
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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 William Ramsay Elementary School Campus(1958)			
<i>Replacement Value</i> \$ 26,295,000	<i>Total SF</i> 87,650	<i>Cost/SF</i> \$ 300	
	Est Reserve Cost		FCI
Current	\$ 42,000		0.2 %
3-Year	\$ 158,000		0.6 %
5-Year	\$ 3,219,800		12.2 %
10-Year	\$ 6,502,800		24.7 %

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
William Ramsay Elementary School Campus	1	\$42,000
Total	1	\$42,000

William Ramsay Elementary School Campus

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3146197	William Ramsay Elementary School Campus	Building exterior	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Safety	\$42,000
Total (1 items)							\$42,000

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections (Unifmat Code: G2030)

William Ramsay Elementary School Campus Building exterior

Recommendation: **Replace** in 2021.

Priority Score **94.9**

Plan Type: **Safety**

Cost Estimate: \$ 42,000

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Concrete sidewalk on the rear of the building was observed cracked creating a fall/trip hazard.

AssetCalc ID: 3146197

Plan Types

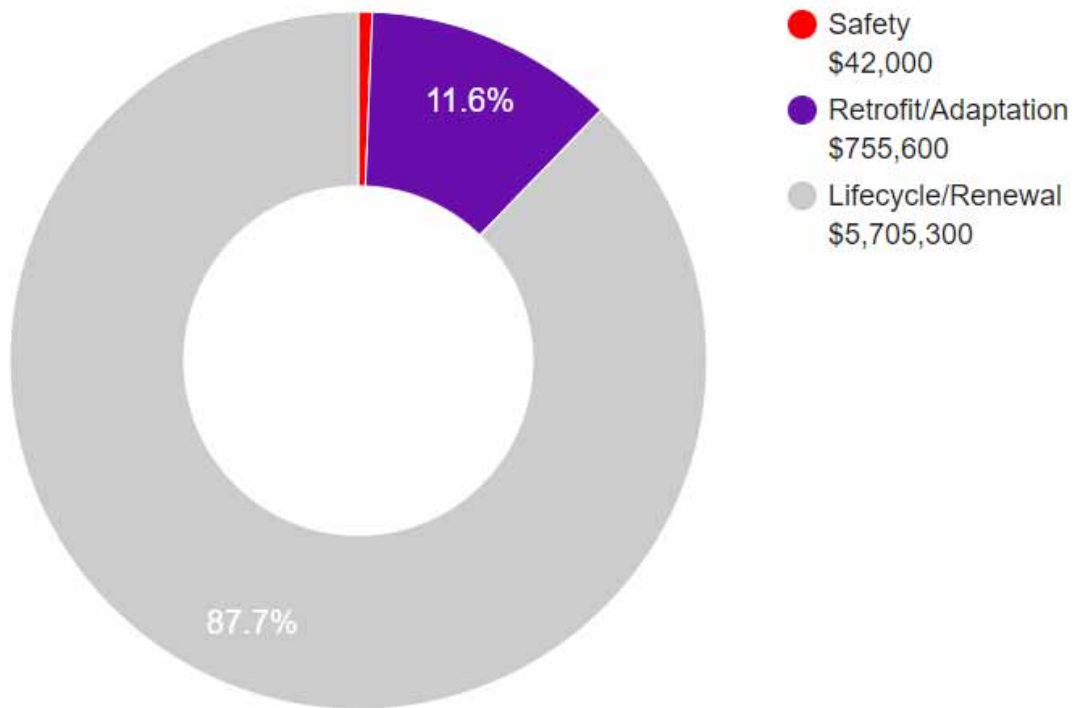
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,502,900

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 wall footing foundation system	Fair
Façade	Brick with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board and CMU and unfinished Floors: VCT, ceramic tile, quarry tile, laminated wood and unfinished Ceilings: Painted gypsum board and exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas fired water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central boilers Individual package units, heat pump split-system, fan coils, air handlers Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Good
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, T-8, CFL Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Systems Summary		
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage; chain-link fence dumpster enclosures Playgrounds and sports fields Limited picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout with steep slopes in the rear of the building	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Key Issues and Findings	Brick columns on south wing are separating, recommend structural study. The building lacks fire suppression. Small areas of the concrete sidewalks are displaced and cracked creating a fall/trip hazard.	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$17,470	\$2,191	\$19,661
Roofing	-	-	\$1,091,213	-	-	\$1,091,213
Interiors	-	-	\$274,348	\$547,511	\$894,780	\$1,716,639
Conveying	-	-	\$10,433	-	\$156,183	\$166,616
Plumbing	-	-	\$12,486	\$1,257,997	\$43,922	\$1,314,405
HVAC	-	-	\$426,513	\$469,257	\$1,070,125	\$1,965,895
Fire Protection	-	-	\$493,254	-	-	\$493,254
Electrical	-	-	-	\$935,174	\$2,458,005	\$3,393,179
Fire Alarm & Electronic Systems	-	-	\$568,340	-	\$410,539	\$978,879
Equipment & Furnishings	-	-	\$71,050	\$31,449	\$113,317	\$215,816
Site Pavement	\$42,000	\$19,096	\$162,298	\$22,137	\$55,414	\$300,945
Site Development	-	-	-	\$2,015	\$4,383	\$6,398
Site Utilities	-	-	\$48,689	-	-	\$48,689
TOTALS	\$42,000	\$19,100	\$3,158,700	\$3,283,100	\$5,208,900	\$11,711,800

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. 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.

5. 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.

6. Certification

Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of William Ramsay Elementary School, 5700 Sanger Avenue, Alexandria, Virginia 22302, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Diego F. Mora
Project Manager

Reviewed by: Mary Endsley

Mary Endsley
Technical Report Reviewer for
Tom Bart,
Program Manager
Tom.Bart@bureauveritas.com
800.733.0660 x7540

7. Appendices

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

Appendix A:

Photographic Record



#1: FRONT ELEVATION



#2: RIGHT ELEVATION



#3: REAR ELEVATION



#4: LEFT ELEVATION



#5: SWITCHBOARD PANEL



#6: FIRE ALARM PANEL



#7:	WATER HEATER
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#8	DOMESTIC PIPING
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#9:	AIR HANDLER
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#10:	ROOFTOP UNITS
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#11:	ROOFTOP OVERVIEW
------	------------------



#12:	ROOFTOP OVERVIEW
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#13: DAMAGED SIDEWALKS



#14: DAMAGED SIDEWALKS



#15: CLASSROOM



#16: HALLWAY



#17: AUDITORIUM

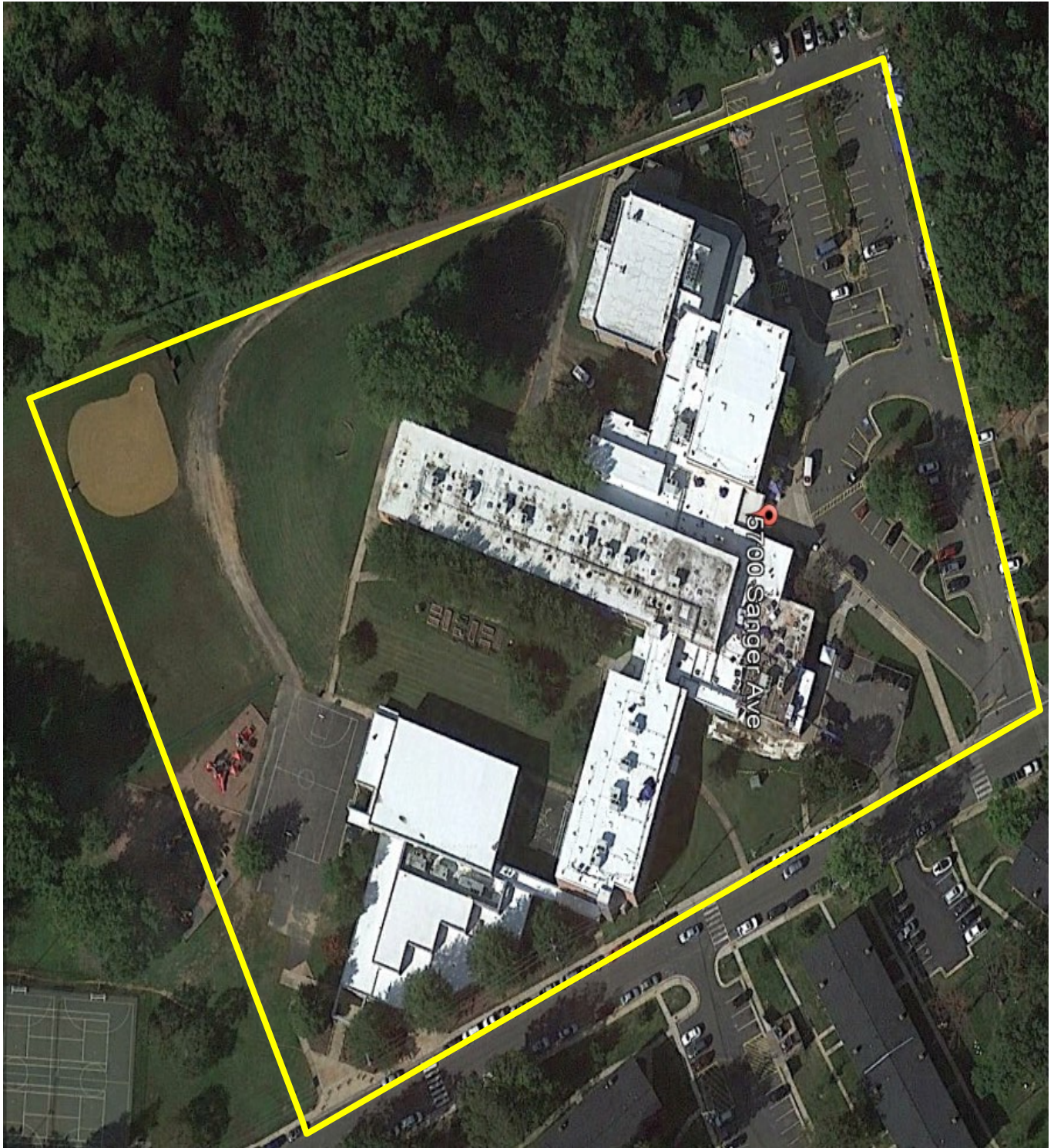


#18: LIBRARY

Appendix B:

Site Plan

Site Plan



**BUREAU
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Project Number

148303.21R000-010.354

Source

Google

Project Name

William Ramsay Elementary
Alexandria City Public Schools

On-Site Date

June 30, 2021



Appendix C:

Pre-Survey Questionnaire

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question		Response
5	List any major capital improvement within the last three years.	
6	List any major capital expenditures planned for the next year.	
7	What is the age of the roof(s)?	
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question		Yes	No	Unk	N/A	Comments
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
45	Are there any unresolved construction defects at the property?					
Comments						

Appendix D: Component Condition Report

Component Condition Report | William Ramsay Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	1	19	3146199
Roofing						
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC	55,370 SF	19	3146196
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	142	15	3145597
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	70,120 SF	14	3145627
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	157,770 SF	5	3145635
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	70,120 SF	10	3145581
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	14	3145644
D1010	Building interior	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	15	3145609
D1010	Mechanical closet	Good	Elevator Controls, Automatic, 1 Car	1	14	3145593
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	3255214
Plumbing						
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL [No tag/plate found]	1	18	3145600
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	3145617
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	87,650 SF	9	3146193
D2010	Mechanical room	Good	Pump, Circulation/Booster, Domestic Water, 5 HP	1	23	3145602
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water, 2 HP	1	3	3145598
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water, 1.5 HP	1	3	3145605
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 511 MBH	1	17	3145604
D3030	Roof	Fair	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	1	3	3145590
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	4	3145601
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	4	3145631
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145585
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145630
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	19	3145620
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM [AHU-1]	1	26	3145653
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	4	3145599
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145643
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	3145651
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1	4	3145639
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	87,650 SF	14	3255405
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145615
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	3145603

Component Condition Report | William Ramsay Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-16]	1	19	3145614
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145584
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145621
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145648
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145649
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted	1	19	3145591
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10000 CFM	1	14	3145634
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	4	3145608
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 7.5 TON	1	10	3145629
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145583
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	3	3145632
D3050	Mechanical closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6500 CFM [AHU-3]	1	14	3145637
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	3145638
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-3]	1	3	3145592
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8000 CFM	1	3	3145594
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	3145624
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-2]	1	3	3145626
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-4]	1	3	3145636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-2]	1	6	3145611
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM [KEF-1]	1	19	3145645
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-3]	1	3	3145612
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	87,650 SF	4	3146195
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	8	3145633
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	24	3145622
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	8	3145589
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	87,650 SF	15	3146194
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	87,650 SF	9	3255404
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	87,650 SF	5	3146192
D7050	Basement	Fair	Fire Alarm Panel, Fully Addressable	1	4	3145641
D8010	Mechanical room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	87,650 SF	4	3145642
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	3145588
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	3145580
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	3145596
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 LF	1	3	3145628

Component Condition Report | William Ramsay Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	3145595
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	3145646
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	3145647
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3145618
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	18	3145652
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	3145625
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	3145610
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	3145619
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	3145640
E1030	Kitchen	Good	Foodservice Equipment, Freezer, Chest	1	10	3145587
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	40,000 SF	2	3254792
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	5	3146200
G2030	Building exterior	Poor	Sidewalk, Concrete, Small Areas/Sections	2,100 SF	0	3146197
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	19	3145650
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted	1	10	3146198
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	6	5	3145607

Component Condition Report | William Ramsay Elementary School Campus / William Ramsay Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	10	3047801
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	142	10	3254793
HVAC						
D3030	Roof	Fair	Chiller, Air-Cooled	1	8	3047819

Appendix E:

Replacement Reserves

Replacement Reserves Report

11/24/2021

Location		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate										
William Ramsay Elementary School Campus		\$42,000	\$0	\$19,096	\$96,816	\$1,167,575	\$803,035	\$5,731	\$22,138	\$20,268	\$2,181,776	\$515,929	\$0	\$25,664	\$8,224	\$1,178,338	\$3,008,053	\$0	\$73,056	\$118,149	\$2,431,701	\$16,255	\$11,733,804										
William Ramsay Elementary School Campus / William Ramsay Elementary School		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$443,370	\$0	\$93,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$537,175										
Grand Total		\$42,000	\$0	\$19,096	\$96,816	\$1,167,575	\$803,035	\$5,731	\$22,138	\$463,638	\$2,181,776	\$609,735	\$0	\$25,664	\$8,224	\$1,178,338	\$3,008,053	\$0	\$73,056	\$118,149	\$2,431,701	\$16,255	\$12,270,979										
William Ramsay Elementary School Campus																																	
Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
B2020	3146199	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	11	19	1	EA	\$1,250.00	\$1,250																				\$1,250		\$1,250		
B3010	3146196	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	1	19	55370	SF	\$17.00	\$941,290																				\$941,290		\$941,290		
C1030	3145597	Interior Door, Wood, Solid-Core, Replace	40	25	15	142	EA	\$700.00	\$99,400																\$99,400						\$99,400		
C1070	3145627	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	70120	SF	\$3.50	\$245,420															\$245,420							\$245,420		
C2010	3145635	Wall Finishes, any surface, Prep & Paint	10	5	5	157770	SF	\$1.50	\$236,655						\$236,655										\$236,655						\$473,310		
C2030	3145581	Flooring, Vinyl Tile (VCT), Replace	15	5	10	70120	SF	\$5.00	\$350,600											\$350,600											\$350,600		
D1010	3255214	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000							\$9,000														\$9,000		\$18,000	
D1010	3145644	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	16	14	1	EA	\$70,000.00	\$70,000																						\$70,000		\$70,000
D1010	3145593	Elevator Controls, Automatic, 1 Car, Replace	20	6	14	1	EA	\$5,000.00	\$5,000																\$5,000							\$5,000	
D1010	3145609	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	\$17,000.00	\$17,000																	\$17,000						\$17,000	
D2010	3145598	Pump, Circulation, Domestic Water, 2 HP, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600																\$4,600			\$9,200	
D2010	3145605	Pump, Circulation, Domestic Water, 1.5 HP, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600																\$4,600			\$9,200	
D2010	3145600	Water Heater, Gas, Commercial (200 MBH), 100 GAL, Replace	20	2	18	1	EA	\$16,600.00	\$16,600																				\$16,600			\$16,600	
D2010	3146193	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	87650	SF	\$11.00	\$964,150											\$964,150												\$964,150	
D2010	3145617	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	1	EA	\$2,100.00	\$2,100						\$2,100																	\$2,100	
D3020	3145604	Boiler, Gas, HVAC, 511 MBH, Replace	30	13	17	1	EA	\$26,200.00	\$26,200																		\$26,200						\$26,200
D3030	3145590	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	12	3	1	EA	\$4,000.00	\$4,000				\$4,000															\$4,000				\$8,000	
D3030	3145601	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	11	4	1	EA	\$4,800.00	\$4,800					\$4,800															\$4,800			\$9,600	
D3030	3145631	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	11	4	1	EA	\$6,100.00	\$6,100					\$6,100															\$6,100			\$12,200	
D3050	3145632	Packaged Unit, RTU, Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																			\$20,000	
D3050	3145585	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145630	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145599	Packaged Unit, RTU, Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145643	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145639	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	3145615	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	3145584	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	3145621	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	3145648	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145649	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145608	Packaged Unit, RTU, Roof-Mounted, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																		\$30,000	
D3050	3145583	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	3145638	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	3145629	Packaged Unit, RTU, Roof-Mounted, 7.5 TON, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000												\$15,000	
D3050	3255405	HVAC System, Ductwork, Medium Density, Replace	30	16	14	87650	SF	\$4.00	\$350,600																\$350,600							\$350,600	
D3050	3145634	Air Handler, Interior AHU, Easy/Moderate Access, 10000 CFM, Replace	30	16	14	1	EA	\$49,000.00	\$49,000																\$49,000							\$49,000	
D3050	3145637	Air Handler, Interior AHU, Easy/Moderate Access, 6500 CFM, Replace	30	16	14	1	EA	\$40,000.00	\$40,000																\$40,000							\$40,000	
D3050	3145620	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$11,000.00	\$11,000																				\$11,000			\$11,000	
D3050	3145651	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$45,000.00	\$45,000																				\$45,000			\$45,000	
D3050	3145603	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$45,000.00	\$45,000																				\$45,000			\$45,000	
D3050	3145614	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$40,000.00	\$40,000																				\$40,000			\$40,000	
D3050	3145591	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$45,000.00	\$45,000																				\$45,000			\$45,000	
D3060	3145592	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																			\$2,400	
D3060	3145594	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8000 CFM, Replace	20	17	3	1	EA	\$5,600.00	\$5,600				\$5,600																			\$5,600	

Appendix F:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145593	D1010	Elevator Controls	Automatic, 1 Car		William Ramsay Elementary School Campus	Mechanical closet	Schindler			2015	01046613	
2	3145644	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	William Ramsay Elementary School Campus	Elevator				2005		
3	3145609	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LB	William Ramsay Elementary School Campus	Building interior	No tag/plate found	No tag/plate found	No tag/plate found		01046612	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145605	D2010	Pump	Circulation, Domestic Water, 1.5 HP	1.5	William Ramsay Elementary School Campus	Mechanical room	Baldor Reliance	EM3154T	35L4053094	2005	01046617	
2	3145598	D2010	Pump	Circulation, Domestic Water, 2 HP		William Ramsay Elementary School Campus	Mechanical room	Baldor	EM3154T	35L405S094	2005	01046616	
3	3145602	D2010	Pump	Circulation/Booster, Domestic Water, 5 HP		William Ramsay Elementary School Campus	Mechanical room	Baldor	EM3218T	36G548S270G1	2019	01046618	
4	3145600	D2010	Water Heater	Gas, Commercial (200 MBH), 100 GAL	100 GAL	William Ramsay Elementary School Campus	Mechanical room	A. O. Smith	BTR-197-118	1902113264602	2019	01046604	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145604	D3020	Boiler	Gas, HVAC, 511 MBH		William Ramsay Elementary School Campus	Mechanical room	Raypak	H5-0514	0408224643	2008	01046615	
2	3047819	D3030	Chiller	Air-Cooled	300 TON	William Ramsay Elementary School Campus / William Ramsay Elementary School	Roof	Trane	RTAA080AYQ01A3D0BFK	U04D05815	2004	01046567	
3	3145590	D3030	Split System Ductless	Multi Zone, per 1 to 2 TON FCU	1 TON	William Ramsay Elementary School Campus	Roof	EMI	SCC12DM0000AA0A	1-04-C-4915-10		01046571	
4	3145601	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	William Ramsay Elementary School Campus	Roof	SANYO	C1872	00583 03	2010	01046561	
5	3145631	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	2.5 TON	William Ramsay Elementary School Campus	Roof	EMI	SCC12DM0000AA0A	1-04-C-4914-10	2010	01046569	
6	3145634	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10000 CFM		William Ramsay Elementary School Campus	Mechanical room	Trane	MCCB010UA0A0UA	K04D52152	2005	01046622	
7	3145653	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access, 8000 CFM	8000 CFM	William Ramsay Elementary School Campus	Mechanical room	Trane	MCCB017UA0A0UA	K05B20152	2017	01046623	
8	3145637	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access, 6500 CFM		William Ramsay Elementary School Campus	Mechanical closet	Trane	MCCB008UA0A0UA	K04D52152	2005	01046620	
9	3145585	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	Illegible	209606-AMCK18900	2005	01046580	
10	3145630	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	Illegible	Illegible	2005	01046577	
11	3145643	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-013-08-0-AB02-234	200506-AMGK18897	2005	01046584	
12	3145651	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	William Ramsay Elementary School Campus	Roof	Aaon	RN-025-08-0-EB09-3C9	202009-BNGR87049	2020	01046564	

13	3145615	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	Illegible	Illegible	2005	01046579
14	3145603	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	William Ramsay Elementary School Campus	Roof	Aaon	RN-025-8-0-EB09-3C9	202009-BNGR87050	2020	01046565
15	3145584	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-010-8-0-AB02-234	200506-AMGJ18901	2005	01046583
16	3145621	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-08-0-AB02-234	200506-AMGH18907	2005	01046575
17	3145648	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-013-08-0-AB02-234	200506-AMGK13898	2005	01046588
18	3145649	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-013-08-0-AB02-234	200506-AMGK18908	2005	01046581
19	3145583	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-008-8-0-AB02-234	200506-AMCH18910	2005	01046574
20	3145638	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	Illegible	Illegible	2005	01046697
21	3145639	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 10 TON	10 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-010-8-0-AB02-234	200506-AMGJ18904	2005	01046576
22	3145599	D3050	Packaged Unit	RTU, Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-013-08-0-AB02-234	200506-AMGK18900	2005	01046586
23	3145591	D3050	Packaged Unit	RTU, Roof-Mounted	25 TON	William Ramsay Elementary School Campus	Roof	Aaon	RN-025-08-0-EB09-3C9	202009-BNGR87048	2020	01046559
24	3145608	D3050	Packaged Unit	RTU, Roof-Mounted	13 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	RM-013-08-0-AB02-234	200506-AMGK18903	2005	01046578
25	3145632	D3050	Packaged Unit	RTU, Roof-Mounted	10 TON	William Ramsay Elementary School Campus	Roof	AAON, Inc.	Illegible	Illegible		01046585
26	3145629	D3050	Packaged Unit	RTU, Roof-Mounted, 7.5 TON	7.5 TON	William Ramsay Elementary School Campus	Roof	Trane	TWA090D30RAA	11023782YA	2011	01046570
27	3145620	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	William Ramsay Elementary School Campus	Roof	Aaon	RQ-005-8-V-EA09-339	202008-AYGE26275	2020	01046560
28	3145614	D3050	Packaged Unit [RTU-16]	RTU, Pad or Roof-Mounted	20 TON	William Ramsay Elementary School Campus	Roof	Aaon	RN-020-8-0-EA09-000	201608-BNVP11490	2020	01046572
29	3145624	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	William Ramsay Elementary School Campus	Roof	Greenheck	GE-240-7-X	05622563	2007	01046589
30	3145594	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper, 8000 CFM	8000 CFM	William Ramsay Elementary School Campus	Roof	Cook	36X36X10TRE	143S76216200	2004	01046568
31	3145611	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	William Ramsay Elementary School Campus	Roof	Greenheck	GB-240-7-X	05622564	2007	01046582
32	3145626	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper, 2000 CFM	2000 CFM	William Ramsay Elementary School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found		01046563
33	3145592	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 16" Damper, 2000 CFM	2000 CFM	William Ramsay Elementary School Campus	Roof	Greenheck	GB-081-6-X	05G2236-7	2004	01046573
34	3145612	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 16" Damper, 2000 CFM	2000 CFM	William Ramsay Elementary School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found		01046562
35	3145636	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper, 2000 CFM	2000 CFM	William Ramsay Elementary School Campus	Roof	Greenheck	GB-101-4-X	05G22426	2004	01046566

36	3145645	D3060	Exhaust Fan [KEF-1]	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	8500 CFM	William Ramsay Elementary School Campus	Roof	Greenheck	CUE-240HP-V6-30-6	17082916	2020	01046558	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145622	D5020	Switchboard	120/208 V	2000 AMP	William Ramsay Elementary School Campus	Mechanical room	Square D			2005	01046605	
2	3145633	D5020	Distribution Panel	120/208 V	800 AMP	William Ramsay Elementary School Campus	Mechanical room	FEDERAL ENGINEERING & MANUFACTURING CORP	2381	692605	1999	01046608	
3	3145589	D5020	Distribution Panel	120/208 V	800 AMP	William Ramsay Elementary School Campus	Mechanical room	FEDERAL ENGINEERING & MANUFACTURING CORP.	2382	692601	1999	01046607	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145641	D7050	Fire Alarm Panel	Fully Addressable		William Ramsay Elementary School Campus	Basement	Honeywell	FireWarden-100		2010	01046606	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145596	E1030	Foodservice Equipment	Convection Oven, Double		William Ramsay Elementary School Campus	Kitchen	Blodgett	No tag/plate found	No tag/plate found	2015	01046595	
2	3145610	E1030	Foodservice Equipment	Convection Oven, Double		William Ramsay Elementary School Campus	Kitchen	Blodgett	No tag/plate found	No tag/plate found	2015	01046594	
3	3145618	E1030	Foodservice Equipment	Convection Oven, Single		William Ramsay Elementary School Campus	Kitchen	Blodgett	BC14G/AA	110901X050S	2005	01046600	
4	3145628	E1030	Foodservice Equipment	Exhaust Hood, 8 LF		William Ramsay Elementary School Campus	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		01046603	
5	3145588	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		William Ramsay Elementary School Campus	Kitchen	Carter-Hoffmann	No tag/plate found	No tag/plate found	2015	01046596	
6	3145580	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		William Ramsay Elementary School Campus	Kitchen	VICTORY	No tag/plate found	No tag/plate found	2015	01046597	
7	3145595	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		William Ramsay Elementary School Campus	Kitchen	VICTORY	No tag/plate found	No tag/plate found	2015	01046599	
8	3145619	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		William Ramsay Elementary School Campus	Kitchen	VICTORY	Inaccessible	Inaccessible	2015	01046598	
9	3145647	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		William Ramsay Elementary School Campus	Kitchen	VICTORY	RIA-2D-S7	A9522V203	2007	01046593	
10	3145625	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		William Ramsay Elementary School Campus	Kitchen	Traulsen	G20010	T71379A17	2010	01046590	
11	3145587	E1030	Foodservice Equipment	Freezer, Chest		William Ramsay Elementary School Campus	Kitchen	Traulsen	RMC58S6	T38442A16	2016	01046592	
12	3145652	E1030	Foodservice Equipment	Steam Kettle		William Ramsay Elementary School Campus	Kitchen	Cleveland	KGL40T	190523051841	2019	01046601	
13	3145640	E1030	Foodservice Equipment	Walk-In, Freezer		William Ramsay Elementary School Campus	Kitchen	AMERIKOOLER, INC	K-3478	DOC533AWF4	2004	01046591	
14	3145646	E1030	Foodservice Equipment	Walk-In, Refrigerator		William Ramsay Elementary School Campus	Kitchen	KOOL STAR	B2000	133439-F10	2011	01046602	