

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Charles Barrett Elementary  
1115 Martha Custis Drive  
Alexandria, Virginia 22302

## **PREPARED BY:**

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## **BV PROJECT #:**

*148303.21R000-002.354*

## **DATE OF REPORT:**

*December 14, 2021*

## **ON SITE DATE:**

*June 28-29, 2021*

**Bureau Veritas**

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TABLE OF CONTENTS

1. Executive Summary ..... 1

Property Overview and Assessment Details ..... 1

Significant/Systemic Findings and Deficiencies ..... 2

Facility Condition Index (FCI) ..... 3

Immediate Needs..... 4

Key Findings ..... 5

Plan Types..... 6

2. Building and Site Information ..... 7

3. Property Space Use and Observed Areas ..... 9

4. Purpose and Scope ..... 10

5. Opinions of Probable Costs ..... 12

Methodology ..... 12

Definitions ..... 12

6. Certification..... 14

7. Appendices ..... 15



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	1115 Martha Custis Drive, Alexandria, Virginia 22302
Site Developed	YOC 1949 Renovations 1971, 1999, 2011, 2015
Site Area	6.3 acres (estimated)
Parking Spaces	45 total spaces all in open lots; 4 of which are accessible
Building Area	89,568 SF
Number of Stories	2 above grade with 1 below-grade basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 28-29, 2021
Management Point of Contact	John Finnigan 703.517.1807 <a href="mailto:John.Finnigan@acps.k12.va.us">John.Finnigan@acps.k12.va.us</a>
On-site Point of Contact (POC)	Mike Horton
Assessment and Report Prepared By	Diego F. Mora
Reviewed By	Tom Bart Program Manager <a href="mailto:Tom.Bart@bureauveritas.com">Tom.Bart@bureauveritas.com</a> 800.733.0660 x7540
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Charles Barrett Elementary was originally constructed 1949 with additions in 1971, 1999, 2011, 2015. The spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical and other utility spaces. Overall, the building shows evidence of good construction and adequate maintenance practices in recent years.

### Architectural

The building appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The exterior envelope systems and components were observed to be performing adequately. The roof consists of TPO singly ply membrane and metal finish. Interior finishes have been well maintained throughout the facility. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

All MEPF systems and components throughout the facility has been well-maintained over the years. The MEPF portfolio for the building consists of package units, condensing units, fan coil units and air handler for the common areas and roof top exhaust fan. Much of the HVAC system is nearing the end of its remaining useful life and upkeep is becoming more regular. Component replacement should be planned. 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 is protected with a complete fire alarm. A facility-wide fire suppression system is not present in the building. Installation should be considered. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

### Site

Most of the facility is composed of moderate landscaping with parking lots and pedestrian walkways. The school has playgrounds and a baseball field.

### 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

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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 | Charles Barrett Elementary School Campus(1946)

<i>Replacement Value</i> \$ 26,870,400	<i>Total SF</i> 89,568	<i>Cost/SF</i> \$ 300
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	<b>Est Reserve Cost</b>	<b>FCI</b>
<b>Current</b>	\$ 0	<b>0.0 %</b>
<b>3-Year</b>	\$ 512,700	<b>1.9 %</b>
<b>5-Year</b>	\$ 2,107,100	<b>7.8 %</b>
<b>10-Year</b>	\$ 4,367,200	<b>16.3 %</b>

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

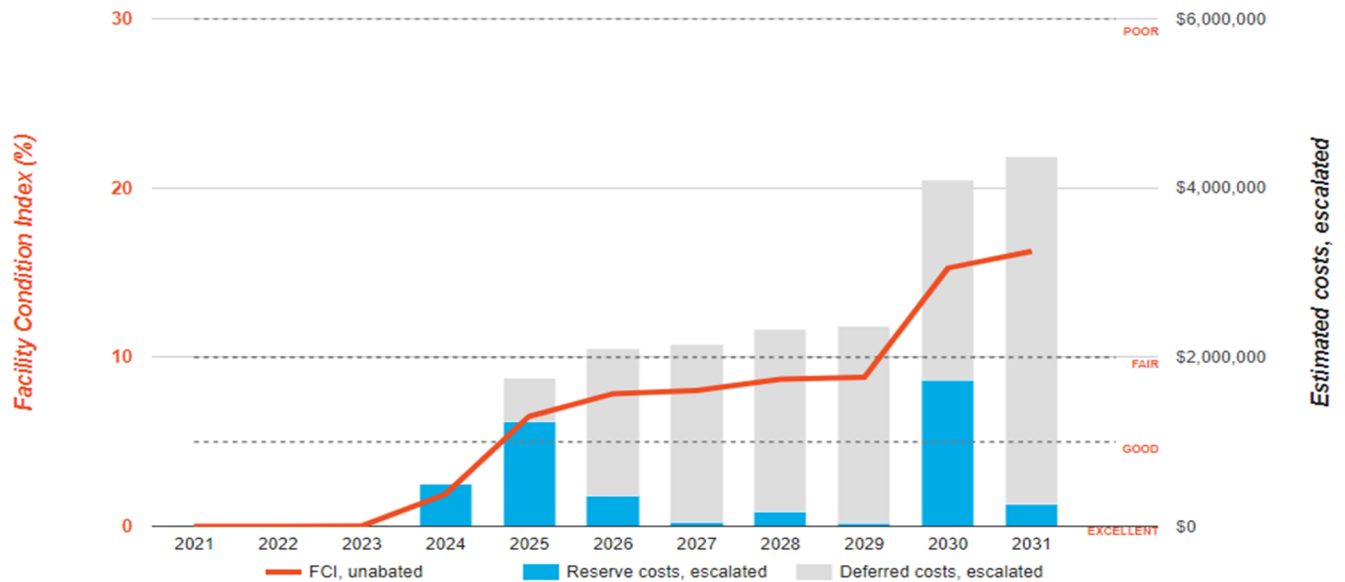
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Charles Barrett Elementary School Campus

Replacement Value: \$26,871,000

Inflation Rate: 3.0%

Average Needs per Year: \$397,100



## Immediate Needs

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3247061	Transport Facility - System Wide	Building exterior	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Failed	Performance/Integrity	\$7,000
3246881	Transport Facility - System Wide	Building exterior	B2010	Exterior Walls, Brick, 3+ Story Building, Repair	Failed	Performance/Integrity	\$45,600
Total (2 items)							\$52,600

## Key Findings



### Exterior Walls in Failed condition.

Brick, 3+ Story Building  
Transport Facility - System Wide Building exterior

Uniformat Code: B2011  
Recommendation: **Repair in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$45,600

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The exterior brick wall on the elevation and back of the building was observed with damage, appeared to be caused by water/moisture intrusion. - AssetCALC ID: 3246881



### Boiler in Poor condition.

Gas, HVAC, 1260 MBH  
Transport Facility - System Wide Boiler room

Uniformat Code: D3021  
Recommendation: **Replace in 2022**

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$50,800

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Boiler exhibit significant wear and tear as well as rust that may compromised internal components (electronics). - AssetCALC ID: 3229074



### Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage  
Transport Facility - System Wide Building exterior

Uniformat Code: P2032  
Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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Building personnel informed of water damage, water intrusion into the building coming from the front of the building and streaming on the left elevation due to the slope of the terrain. - AssetCALC ID: 3247061

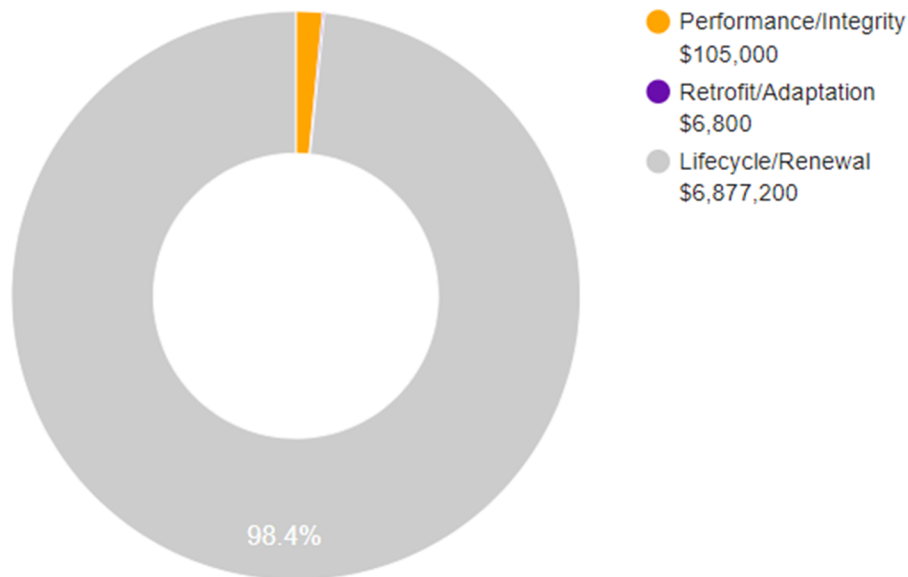
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$6,989,000**

## 2. Building and Site Information



### Systems Summary

System	Description	Condition
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Good
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU and unfinished Floors: VCT, ceramic tile, quarry tile, laminated wood and unfinished Painted gypsum board, ACT, Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas boiler with electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units, heat pump split-system, fan coils, air handlers Supplemental components: ductless split-systems	Fair
<b>Fire Suppression</b>	Fire extinguishers and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, T-8, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs	Good



## Systems Summary

<b>Site Development</b>	Property entrance signage; chain-link fence dumpster enclosures Playgrounds and sports fields Limited picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation not present Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	None	--
<b>Key Issues and Findings</b>	Building lacks fire suppression. Note that the HVAC components are approaching the end of their functional life and replacement should be planned for the next couple of years	

## Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$5,608	\$5,608
Facade	\$45,600	-	\$12,555	\$3,494	\$399,305	\$460,954
Roofing	-	\$125,849	\$8,643	-	\$1,265,110	\$1,399,602
Interiors	-	\$115,213	\$1,386,447	\$36,285	\$2,850,296	\$4,388,241
Conveying	-	-	\$10,129	\$86,091	\$15,781	\$112,001
Plumbing	-	-	\$56,079	\$298,169	\$1,619,629	\$1,973,877
HVAC	-	\$52,324	\$674,699	\$107,350	\$249,392	\$1,083,765
Fire Protection	-	-	\$171,353	-	\$5,842	\$177,195
Electrical	-	-	\$644,662	\$1,260,714	\$2,993,589	\$4,898,965
Fire Alarm & Electronic Systems	-	-	\$289,430	\$701,195	\$53,393	\$1,044,018
Equipment & Furnishings	-	-	\$12,219	\$207,739	\$81,597	\$301,555
Special Construction & Demo	-	-	-	-	-	-
Site Utilities	-	-	\$29,213	-	-	\$29,213
Site Development	-	\$9,760	\$10,665	\$82,612	\$78,393	\$181,430
Site Pavement	-	-	\$474,886	\$68,393	\$349,893	\$893,172
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
<b>TOTALS</b>	<b>\$52,600</b>	<b>\$303,200</b>	<b>\$3,781,000</b>	<b>\$2,852,100</b>	<b>\$9,967,900</b>	<b>\$16,956,800</b>

### 3. Property Space Use and Observed Areas

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#### 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 and 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 Charles Barrett Elementary, 1115 Martha Custis Drive, 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.

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**Reviewed by:**



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## 7. Appendices

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- 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

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#1:	FRONT ELEVATION
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#2:	LEFT ELEVATION
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#3:	RIGHT ELEVATION
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#4:	REAR ELEVATION
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#5:	WINDOWS
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#6:	CURTAIN WALL
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#7:	EXTERIOR DOORS
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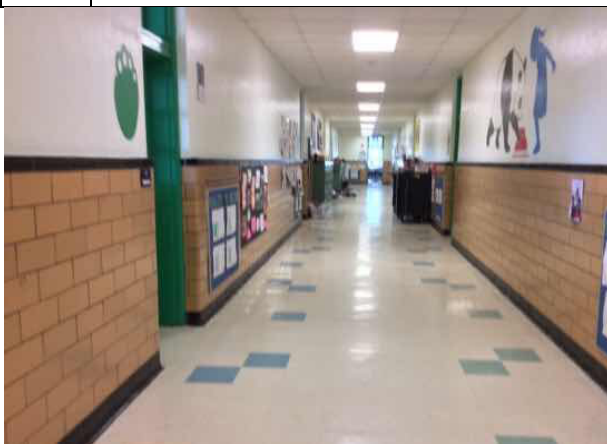
#8	ROOF
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#9:	MAIN ENTRANCE
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#10:	LOBBY
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#11:	CORRIDOR
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#12:	COMMUNITY ROOM
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#13: TEACHERS LOUNGE



#14: KITCHEN



#15: ELEVATOR CAB



#16: ELEVATOR MACHINERY



#17: SINK/LAVATORY



#18: TOILET



#19: URINAL



#20: WATER HEATER



#21: BOILER



#22: PACKAGED UNIT



#23: SPLIT SYSTEMS



#24: UNIT VENTILATOR





#25: SWITCHBOARD



#26: GENERATOR



#27: FIRE ALARM PANEL



#28: PARKING LOT



#29: PROPERTY SIGN



#30: PLAYGROUND

## Appendix B:

### Site Plan

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## Site Plan



**BUREAU  
VERITAS**

**Project Number**

148303.21R000-002.354

**Source**

Google

**Project Name**

Charles Barrett Elementary

**On-Site Date**

June 28-29, 2021



## Appendix C:

### Pre-Survey Questionnaire

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**BUREAU VERITAS FACILITY CONDITION ASSESSMENT:  
PRE-SURVEY QUESTIONNAIRE**

**Building / Facility Name:** Charles Barrett

**Name of person completing form:** John Finnigan

**Title / Association with property:** Director of Educational Facilities

**Length of time associated w/ property:** 6 years

**Date Completed:** 11/01/21

**Phone Number:** 703.517.1807

**Method of Completion:** Choose an item.

**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 / renovated	1949 / additions in 1971, 1999, 2011, 2015		
2	Building size in SF	70,844		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2016, 2018, 2021	Window systems (repaired with end dams, new sill plates, etc.)
		Roof	2018	Replaced
		Interiors	2016, 2018, 2021 / 2019	Interior walls; Auditorium seats, carpet, lighting
		HVAC	2022	Scheduled for summer 2022
		Electrical	2016	Fire alarm upgrade
		Site Pavement		
		Accessibility	2016	Ramp in new modular addition; ADA doors

QUESTION		RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	Phased window system repair completed in 2016, 2018 and 2020 including masonry soldier course removal, vapor barrier and weep installation; tuck-pointing; caulking.
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	HVAC system renovation for Summer 2022 has been budgeted. Asbestos remediation/VCT flooring demolition and LVT installation planned for 2022 and 2023. It has 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 <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Exterior retaining walls at the kindergarten wing have step cracks and are leaning in some locations, creating a safety hazard. They are scheduled for demolition using emergency funds.
8	Are there any wall, window, basement or roof leaks?		X			Addressed with phased window system repair projects.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			Additional insulation was added behind EIFS and on walls as part of window projects
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			Drainage issues near kindergarten wing will be addressed with removal of masonry walls and patios.



Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

## Appendix D:

### Component Condition Report

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Component Condition Report | Charles Barrett Elementary School Campus / Charles Barrett Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Interior stairs	Good	Stairs, Metal or Pan-Filled, Interior	75 SF	29	3046009
Facade						
B2020	Building exterior	Good	Storefront, Glazing & Framing	1,050 SF	19	3045987
B2050	Building exterior	Fair	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	12	16	3045989
Roofing						
B3010	Roof	Good	Roofing, Metal	2,465 SF	27	3045966
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	46,375 SF	16	3045965
Interiors						
C1030	Interior	Good	Interior Door, Wood, Solid-Core	65	29	3046002
C1070	Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	89,568 SF	14	3046047
C2030	Restrooms	Good	Flooring, Ceramic Tile	4,480 SF	32	3046041
Plumbing						
D2010	Gym restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	2	19	3046027
D2010	Modular and gym restrooms	Good	Urinal, Standard	1	19	3046025
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	11	3045969
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	16	24	3046028
D2010	Restrooms	Fair	Urinal, Standard	7	12	3046029
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	37	9	3046026
D2020	Electrical Room	Good	Pump, Sewage Ejector, 5 HP	1	4	3046015
HVAC						
D3030	Lower roof	Fair	Split System, Condensing Unit/Heat Pump, 16 to 20 TON	1	3	3046001
D3050	Upper Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-4]	1	3	3045981
D3050	Auditorium roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU-8]	1	3	3045976
D3050	Office Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-1]	1	3	3045974
D3050	Upper Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU-9]	1	3	3045980
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	2	12	3046004
Pedestrian Plazas & Walkways						
G2020	Parking and paving	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,480 SF	14	3045996
G2020	Parking and paving	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	17,480 SF	3	3178226

Component Condition Report | Charles Barrett Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Curtain Wall, Aluminum-Framed System	1,500 SF	39	3138586
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	142	19	3138568
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	110,000 SF	5	3138582
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	71,654 SF	4	3138585
C2030		Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	71,654 SF	4	3479695
C2030	Kitchen	Good	Flooring, Quarry Tile	2,000 SF	32	3138605
C2050	Throughout Building	Good	Ceiling Finishes, Gypsum Board/Plaster	13,435 SF	39	3138611
Conveying						
D1010	Mechanical room	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB	1	7	3138576
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	3138580
Plumbing						
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	3138566
D2010	Boiler room	Good	Backflow Preventer, Domestic Water	1	28	3138584
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	19	3138588
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	89,568 SF	15	3181629
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	3138594
D2030	Boiler room	Fair	Pump, Sump	1	6	3138622
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1000 MBH [HWB-1]	1	3	3138624
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP-3]	1	5	3138572
D3030	ROOF	Good	Split System, Condensing Unit/Heat Pump	1	9	3138604
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP-2]	1	5	3138596
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [HP-1]	1	5	3138610
D3030	ROOF	Good	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	8	3138578
D3030	Kindergarten Classrooms	Fair	Unit Ventilator, Approx./nominal 2 Ton, 500 CFM	8	5	3181630
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	9	3138569
D3030	Utility closet	Good	Split System Ductless, Multi Zone, per 2 TON FCU	1	11	3138613
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	9	3138606
D3030	Office	Good	Split System Ductless, Multi Zone, 2 TON FCU	1	5	3138603
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1	9	3138625
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	5	3138567

Component Condition Report | Charles Barrett Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, 3 TON	1	7	3138573
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	4	3138565
D3030		Good	Split System, Condensing Unit/Heat Pump	1	9	3138598
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 2 TON	1	5	3138607
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [2017]	1	16	3138609
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	6	3138570
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-10]	1	3	3138574
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	3	3138628
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU-2]	1	3	3138616
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU-5]	1	3	3138602
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	3	3138571
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 15 TON	1	3	3138577
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-7]	1	3	3138626
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-3]	1	3	3138579
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-3]	1	3	3138591
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF-1]	1	3	3138581
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	3138608
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-3]	1	14	3138592
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36" Damper, 8501 to 15000 CFM [RF-1]	1	7	3138600
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	14	3138590
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	14	3138614
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	14	3138583
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	3138620
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	5	3181719
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	25	5	3181716
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	7	3138612
D5010	Building exterior	Fair	Generator, Diesel, 60 KW	1	7	3138595
D5020	Throughout	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	89,568 SF	20	3181628
D5020	Electrical room	Good	Switchboard, 120/208 V	1	22	3138619
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	89,568 SF	9	3181627
D5040	Throughout	Good	Emergency & Exit Lighting, Exit Sign, LED	25	5	3181717

Component Condition Report | Charles Barrett Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	16	10	3181807
Fire Alarm & Electronic Systems						
D6030	Stage	Fair	Sound System, Theater/Auditorium/Church	89,568 SF	4	3046037
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	3138627
D7050	Office	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	89,568 SF	9	3181626
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	3138563
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3138629
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	3138593
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	3181718
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	3138589
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	5	3138615
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	3138623
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	3138597
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	315	10	3138617
Pedestrian Plazas & Walkways						
G2030	Building exterior	Good	Sidewalk, Concrete, Large Areas	5,300 SF	20	3181631
Athletic, Recreational & Playfield Areas						
G2050	Building exterior	Good	Play Structure, Multipurpose, Small	1	10	3181633
G2050	Building exterior	Fair	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	9,200 SF	2	3181634
Sitework						
G2060	Building exterior	Fair	Fences & Gates, Fence, Chain Link 4'	1,850 LF	10	3181632
G2060	Site	Fair	Flagpole, Metal	1	12	3138564
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	10	3138618
G2060	Site	Good	Picnic Table, Metal Powder-Coated	6	15	3138575
G4050	Building exterior	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W	6	5	3241871

## Appendix E:

### Replacement Reserves

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Replacement Reserves Report

12/14/2021

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
Charles Barrett Elementary School Campus	\$0	\$0	\$9,760	\$268,483	\$1,232,043	\$358,621	\$52,861	\$176,118	\$22,295	\$1,669,525	\$266,566	\$18,272	\$3,564	\$0	\$22,386	\$1,813,004	\$24,071	\$30,908	\$25,026	\$1,924,827	\$3,083,798	\$11,002,128
Charles Barrett Elementary School Campus / Charles Barrett Elementary School	\$0	\$0	\$0	\$234,462	\$3,692	\$0	\$0	\$0	\$9,964	\$62,760	\$0	\$17,164	\$45,197	\$11,551	\$661,555	\$0	\$1,283,404	\$0	\$109,919	\$117,713	\$0	\$2,557,381
Grand Total	\$0	\$0	\$9,760	\$502,945	\$1,235,734	\$358,621	\$52,861	\$176,118	\$32,260	\$1,732,285	\$266,566	\$35,436	\$48,761	\$11,551	\$683,941	\$1,813,004	\$1,307,475	\$30,908	\$134,945	\$2,042,540	\$3,083,798	\$13,559,509

Charles Barrett Elementary School Campus

Uniformat Code	Location Description	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	Building exterior	3138568	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	11	19	142	EA	\$950.00	\$134,900																				\$134,900		\$134,900		
C2010	Throughout	3138582	Wall Finishes, any surface, Prep & Paint	10	5	5	110000	SF	\$1.50	\$165,000						\$165,000										\$165,000							\$330,000	
C2030	Throughout	3138585	Flooring, Vinyl Tile (VCT), Replace	15	11	4	71654	SF	\$5.00	\$358,270					\$358,270																\$358,270		\$716,540	
C2030	Charles Barrett Elementary School Campus	3479695	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	11	4	71654	SF	\$8.00	\$573,232					\$573,232																\$573,232		\$1,146,464	
D1010	Elevator	3138580	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$9,000					\$9,000																\$9,000		\$18,000	
D1010	Mechanical room	3138576	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Replace	30	23	7	1	EA	\$70,000.00	\$70,000								\$70,000															\$70,000	
D2010	Boiler room	3138566	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																\$5,100			\$10,200	
D2010	Boiler room	3138594	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																\$5,100			\$10,200	
D2010	Throughout	3181629	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	89568	SF	\$11.00	\$985,248																\$985,248							\$985,248	
D2010	Kitchen	3138588	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	11	19	1	EA	\$2,500.00	\$2,500																					\$2,500		\$2,500	
D2030	Boiler room	3138622	Pump, Sump, Replace	15	9	6	1	EA	\$4,270.00	\$4,270							\$4,270																\$4,270	
D3020	Boiler room	3138624	Boiler, Gas, HVAC, 1000 MBH, Replace	30	27	3	1	EA	\$33,800.00	\$33,800				\$33,800																			\$33,800	
D3030	Roof	3138565	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	Roof	3138572	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,200.00	\$5,200						\$5,200																\$5,200	\$10,400	
D3030	Roof	3138596	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,200.00	\$5,200						\$5,200																\$5,200	\$10,400	
D3030	Roof	3138610	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	10	5	1	EA	\$7,100.00	\$7,100						\$7,100																\$7,100	\$14,200	
D3030	Kindergarten Classrooms	3181630	Unit Ventilator, Approx./nominal 2 Ton, 500 CFM, Replace	20	15	5	8	EA	\$7,400.00	\$59,200						\$59,200																		\$59,200
D3030	Office	3138603	Split System Ductless, Multi Zone, 2 TON FCU, Replace	15	10	5	1	EA	\$4,000.00	\$4,000						\$4,000																\$4,000	\$8,000	
D3030	Roof	3138567	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	10	5	1	EA	\$7,100.00	\$7,100						\$7,100																\$7,100	\$14,200	
D3030	Roof	3138607	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	10	5	1	EA	\$3,400.00	\$3,400						\$3,400																\$3,400	\$6,800	
D3030	Roof	3138573	Split System Ductless, 3 TON, Replace	15	8	7	1	EA	\$6,100.00	\$6,100								\$6,100																\$6,100
D3030	ROOF	3138578	Split System, Condensing Unit/Heat Pump, 2.5 TON, Replace	15	7	8	1	EA	\$3,800.00	\$3,800									\$3,800															\$3,800
D3030	ROOF	3138604	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$5,200.00	\$5,200										\$5,200														\$5,200
D3030	Roof	3138569	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$5,200.00	\$5,200										\$5,200														\$5,200
D3030	Roof	3138606	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$5,200.00	\$5,200										\$5,200														\$5,200
D3030	Roof	3138625	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	6	9	1	EA	\$4,800.00	\$4,800										\$4,800														\$4,800
D3030	Charles Barrett Elementary School Campus	3138598	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$5,200.00	\$5,200										\$5,200														\$5,200
D3030	Utility closet	3138613	Split System Ductless, Multi Zone, per 2 TON FCU, Replace	15	4	11	1	EA	\$4,000.00	\$4,000											\$4,000													\$4,000
D3050	Roof	3138574	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																				\$11,000
D3050	Roof	3138628	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																				\$20,000
D3050	Roof	3138616	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																				\$30,000
D3050	Roof	3138602	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	17	3	1	EA	\$40,000.00	\$40,000				\$40,000																				\$40,000
D3050	Roof	3138571	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																				\$20,000
D3050	Roof	3138577	Packaged Unit, RTU, Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																				\$30,000
D3050	Roof	3138626	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																				\$20,000
D3050	Roof	3138579	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																				\$20,000
D3050	Roof	3138570	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	14	6	1	EA	\$40,000.00	\$40,000						\$40,000																		\$40,000
D3050	Roof	3138609	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	4	16	1	EA	\$15,000.00	\$15,000																	\$15,000							\$15,000
D3060	Roof	3138591	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																				\$2,400
D3060	Roof	3138581	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																				\$1,200
D3060	Roof	3138608	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																				\$1,400
D3060	Roof	3138620	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																				



Uniformat Code	Location Description	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
D3060	Roof	3138583	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	6	14	1	EA	\$1,400.00	\$1,400														\$1,400							\$1,400
D4010	Kitchen	3181719	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	8	LF	\$400.00	\$3,200					\$3,200																\$3,200
D4030	Throughout	3181716	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	25	EA	\$150.00	\$3,750					\$3,750										\$3,750						\$7,500
D5010	Building exterior	3138595	Generator, Diesel, 60 KW, Replace	25	18	7	1	EA	\$40,000.00	\$40,000							\$40,000														\$40,000
D5010	Electrical room	3138612	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	\$12,000.00	\$12,000							\$12,000														\$12,000
D5020	Throughout	3181628	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	89568	SF	\$18.00	\$1,612,224																			\$1,612,224		\$1,612,224
D5040	Throughout	3181717	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	25	EA	\$220.00	\$5,500					\$5,500										\$5,500						\$11,000
D5040	Throughout	3181627	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	89568	SF	\$8.00	\$716,544									\$716,544												\$716,544
D5040	Building exterior	3181807	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	10	10	16	EA	\$250.00	\$4,000										\$4,000											\$4,000
D6030	Stage	3046037	Sound System, Theater/Auditorium/Church, Replace	20	16	4	89568	SF	\$1.50	\$134,352				\$134,352																	\$134,352
D7050	Office	3138627	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$15,000				\$15,000														\$15,000			\$30,000
D7050	Office	3181626	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	20	11	9	89568	SF	\$6.00	\$537,408									\$537,408												\$537,408
E1030	Kitchen	3181718	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,500.00	\$4,500			\$4,500														\$4,500				\$9,000
E1030	Kitchen	3138593	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,500.00	\$4,500					\$4,500														\$4,500		\$9,000
E1030	Kitchen	3138615	Foodservice Equipment, Freezer, Chest, Replace	15	10	5	1	EA	\$1,800.00	\$1,800					\$1,800														\$1,800		\$3,600
E1030	Kitchen	3138629	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$9,500.00	\$9,500							\$9,500									\$9,500					\$19,000
E1030	Kitchen	3138563	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,600.00	\$4,600								\$4,600													\$4,600
E1030	Kitchen	3138589	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000										\$25,000											\$25,000
E1030	Kitchen	3138623	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700										\$1,700											\$1,700
E1030	Kitchen	3138597	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600										\$4,600											\$4,600
E2010	Auditorium	3138617	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	10	10	315	EA	\$350.00	\$110,250									\$110,250												\$110,250
G2030	Building exterior	3181631	Sidewalk, Concrete, Large Areas, Replace	50	30	20	5300	SF	\$9.00	\$47,700																			\$47,700		\$47,700
G2050	Building exterior	3181634	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	3	1	2	9200	SF	\$1.00	\$9,200		\$9,200			\$9,200			\$9,200			\$9,200			\$9,200			\$9,200		\$9,200		\$64,400
G2050	Building exterior	3181633	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000										\$10,000											\$10,000
G2060	Building exterior	3181632	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	1850	LF	\$18.00	\$33,300										\$33,300											\$33,300
G2060	Site	3138575	Picnic Table, Metal Powder-Coated, Replace	20	5	15	6	EA	\$700.00	\$4,200															\$4,200						\$4,200
G2060	Site	3138618	Signage, Property, Pylon Standard, Replace/Install	20	10	10	1	EA	\$9,500.00	\$9,500										\$9,500											\$9,500
G2060	Site	3138564	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,500.00	\$2,500											\$2,500										\$2,500
G4050	Building exterior	3241871	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace	20	15	5	6	EA	\$4,200.00	\$25,200					\$25,200																\$25,200
Totals, Unescalated										\$0	\$0	\$9,200	\$245,700	\$1,094,654	\$309,350	\$44,270	\$143,200	\$17,600	\$1,279,552	\$198,350	\$13,200	\$2,500	\$0	\$14,800	\$1,163,698	\$15,000	\$18,700	\$14,700	\$1,097,702	\$1,707,424	\$7,389,600
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$9,760	\$268,483	\$1,232,043	\$358,621	\$52,861	\$176,118	\$22,295	\$1,669,525	\$266,566	\$18,272	\$3,564	\$0	\$22,386	\$1,813,004	\$24,071	\$30,908	\$25,026	\$1,924,827	\$3,083,798	\$11,002,128

Charles Barrett Elementary School Campus / Charles Barrett Elementary School

Uniformat Code	Location Description	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	Building exterior	3045987	Storefront, Glazing & Framing, Replace	30	11	19	1050	SF	\$55.00	\$57,750																			\$57,750		\$57,750
B2050	Building exterior	3045989	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	24	16	12	EA	\$950.00	\$11,400															\$11,400						\$11,400
B3010	Roof	3045965	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	46375	SF	\$17.00	\$788,375															\$788,375						\$788,375
C1070	Interior	3046047	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	89568	SF	\$4.20	\$376,186											\$376,186										\$376,186
D2010	Boiler Room	3045969	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, Replace	20	9	11	1	EA	\$12,400.00	\$12,400								\$12,400													\$12,400
D2010	Restrooms	3046026	Toilet, Commercial Water Closet, Replace	30	21	9	37	EA	\$1,300.00	\$48,100								\$48,100													\$48,100
D2010	Restrooms	3046029	Urinal, Standard, Replace	30	18	12	7	EA	\$1,100.00	\$7,700										\$7,700											\$7,700
D2010	Gym restrooms	3046027	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	11	19	2	EA	\$2,500.00	\$5,000																		\$5,000			\$5,000
D2010	Modular and gym restrooms	3046025	Urinal, Standard, Replace	30	11	19	1	EA	\$1,100.00	\$1,100																		\$1,100			\$1,100
D2020	Electrical Room	3046015	Pump, Sewage Ejector, 5 HP, Replace	15	11	4	1	EA	\$3,280.00	\$3,280			\$3,280															\$3,280			\$6,560
D3030	Lower roof	3046001	Split System, Condensing Unit/Heat Pump, 16 to 20 TON, Replace	15	12	3	1	EA	\$56,700.00	\$56,700			\$56,700															\$56,700			\$113,400
D3050	Upper Roof	3045981	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	\$20,000.00	\$20,000			\$20,000																		\$20,000
D3050	Auditorium roof	3045976	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	17	3	1	EA	\$60,000.00	\$60,000			\$60,000																		\$60,000
D3050	Office Roof	3045974	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	\$30,000.00	\$30,000			\$30,000																		\$30,000
D3050	Upper Roof	3045980	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	17	3	1	EA	\$40,000.00	\$40,000			\$40,000																		\$40,000
D5020	Electrical Room	3046004	Distribution Panel, 120/208 V, Replace	30	18	12	2	EA	\$12,000.00	\$24,000										\$24,000											\$24,000
G2020	Parking and paving	3178226	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	17480	SF	\$0.45	\$7,866			\$7,866					\$7,866			\$7,866					\$7,866					\$31,464
G2020	Parking and paving	3045996	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	17480	SF	\$3.50	\$61,180													\$61,180								\$61,180
Totals, Unescalated										\$0	\$0	\$0	\$214,566	\$3,280	\$0	\$0	\$0	\$7,866	\$48,100	\$0	\$12,400	\$31,700	\$7,866	\$437,366	\$0	\$799,775	\$0	\$64,566	\$67,130	\$0	\$1,694,615
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$234,462	\$3,692	\$0	\$0	\$0	\$9,964	\$62,760	\$0	\$17,164	\$45,197	\$11,551	\$661,555	\$0	\$1,283,404	\$0	\$109,919	\$117,713	\$0	\$2,557,381

## Appendix F:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3138576	D1010	Passenger Elevator	Hydraulic, 3 Floors, 1500 to 2500 LB	2500 LB	Charles Barrett Elementary School Campus	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found	2003	01046556	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229057	D2010	Pump	Circulation, Domestic Water, 1.5 HP	1.5	Transport Facility - System Wide	Boiler room	Marathon	6VA145TTDR5630DD	Not found		01033084	
2	3229060	D2010	Pump	Circulation, Domestic Water, 1.5 HP		Transport Facility - System Wide	Boiler room	Baldor	EM3154T-B	35Q1B7RU53E7		01033083	
3	3138566	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Charles Barrett Elementary School Campus	Boiler room	Armstrong	3x15x8 4030	481501	2003	01046504	
4	3138594	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Charles Barrett Elementary School Campus	Boiler room	Armstrong	3x15x8 4030	481502	2003	01046503	
5	3045969	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 99 GAL	81 GAL	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Boiler Room	A.O. SMITH	BTR-199-118	9280985000	2012	01046505	
6	3229077	D2010	Water Heater	Gas, Commercial 80 GAL		Transport Facility - System Wide	Boiler room	A. O. Smith	DRE 80 100	1611M001542		01033088	
7	3138584	D2010	Backflow Preventer	Domestic Water	2 IN	Charles Barrett Elementary School Campus	Boiler room	No tag/plate found	No tag/plate found	No tag/plate found	2019		
8	3046015	D2020	Pump	Sewage Ejector, 5 HP		Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Electrical Room	Not accessible	No tag/plate found	No tag/plate found	2010		
9	3138622	D2030	Pump	Sump	3 HP	Charles Barrett Elementary School Campus	Boiler room	No tag/plate found	No tag/plate found	No tag/plate found	2010		
10	3229068	D2060	Air Compressor	Tank-Style, 5 HP		Transport Facility - System Wide	Boiler room	BUCKEYE BOILER COMPANY	359260	Not found	1987		
11	3229072	D2060	Air Compressor	Tank-Style, 15 HP		Transport Facility - System Wide	Boiler room	Buckeye	P3665	01 0551J	1987		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229074	D3020	Boiler	Gas, HVAC, 1260 MBH		Transport Facility - System Wide	Boiler room	Burnham	4FW-209-SPL-0-GP	12191	1994	01033089	
2	3138624	D3020	Boiler [HWB-1]	Gas, HVAC, 1000 MBH		Charles Barrett Elementary School Campus	Boiler room	Fulton	PHW-1000	93989	1994	01046502	
3	3247056	D3020	Unit Heater	Natural Gas, 11 to 25 MBH		Transport Facility - System Wide	Garage						12
4	3246927	D3030	Split System	Fan Coil Unit, DX, 3 TON		Transport Facility - System Wide	Garage	Trane	Inaccessible	Inaccessible	2021		
5	3138604	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Charles Barrett Elementary School Campus	ROOF	Trane	4TWA3048B3000BB	15295NM84F	2015	01046534	
6	3138569	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Charles Barrett Elementary School Campus	Roof	Trane	4TWA3048B3000BA	15232KF84F	2015	01046543	

7	3138606	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Charles Barrett Elementary School Campus	Roof	Trane	4TWA3048B3000BB	15295N994F	2015	01046541
8	3138598	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Charles Barrett Elementary School Campus		Trane	4TWA3048B3000BB	15295N2H4F	2015	01046536
9	3046001	D3030	Split System	Condensing Unit/Heat Pump, 16 to 20 TON	20 TON	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Lower roof	Aaon	CA-20-2-BAAQOAO	200305-CCCJ02680	2003	01046510
10	3138607	D3030	Split System	Condensing Unit/Heat Pump, 2 TON		Charles Barrett Elementary School Campus	Roof	Sanyo	CH1271	0023311	2011	01046524
11	3138578	D3030	Split System	Condensing Unit/Heat Pump, 2.5 TON	2.5 TON	Charles Barrett Elementary School Campus	ROOF	Trane	4TWR3030C1000AA	14282UFB4F	2014	01046555
12	3229058	D3030	Split System	Condensing Unit/Heat Pump, 2.5 TON		Transport Facility - System Wide	Roof	Comfort Star	CM3-27-3Z	2402128320467		01033067
13	3229073	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Transport Facility - System Wide	Roof	Trane	4TWA3030A3000CA	16352G494F	2016	01033068
14	3138567	D3030	Split System	Condensing Unit/Heat Pump, 5 TON	5 TON	Charles Barrett Elementary School Campus	Roof	Trane	4TWA3060A3000BB	11292RHB2F	2011	01046545
15	3229062	D3030	Split System	Fan Coil Unit, DX, 1 TON	1 TON	Transport Facility - System Wide	Dispatch Office	Comfort Star	CPP012CD	Not found		01033073
16	3229076	D3030	Split System	Fan Coil Unit, DX, 1 TON		Transport Facility - System Wide	Office	Comfort Star	CPP012C0	Not found		01033075
17	3229065	D3030	Split System	Fan Coil Unit, DX, 1 TON		Transport Facility - System Wide	Employee lounge	Comfort Star	CPP012CD	Not found		01033074
18	3229061	D3030	Split System	Fan Coil Unit, DX, 1 TON		Transport Facility - System Wide	Dispatch Office	Comfort Star	CPP012CD	Not found		01033072
19	3229063	D3030	Split System	Fan Coil Unit, DX, 1.5 TON		Transport Facility - System Wide	Bathroom	Comfort Star	CPP018CD	Not found		01033077
20	3138610	D3030	Split System [HP-1]	Condensing Unit/Heat Pump, 5 TON	4 TON	Charles Barrett Elementary School Campus	Roof	Trane	4TWA3060A3000BB	11292RNU2F	2011	01046544
21	3138596	D3030	Split System [HP-2]	Condensing Unit/Heat Pump	4 TON	Charles Barrett Elementary School Campus	Roof	Trane	4TWA3048A3000BB	11312LLW2F	2011	01046547
22	3138572	D3030	Split System [HP-3]	Condensing Unit/Heat Pump	4 TON	Charles Barrett Elementary School Campus	Roof	Trane	4TWA3048A3000BB	11312LHF2F	2011	01046546
23	3138573	D3030	Split System Ductless	3 TON	3 TON	Charles Barrett Elementary School Campus	Roof	Daikin	RXYMQ36PVJU	E002957	2013	01046542
24	3138603	D3030	Split System Ductless	Multi Zone, 2 TON FCU		Charles Barrett Elementary School Campus	Office	SANYO	KHS2472	00028 11	2011	
25	3138613	D3030	Split System Ductless	Multi Zone, per 2 TON FCU		Charles Barrett Elementary School Campus	Utility closet	Mitsubishi	PKA-A24KA7	7YM04927	2017	01046532
26	3138625	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	Charles Barrett Elementary School Campus	Roof	Mitsubishi	PUZ-A24NHA6	43U01441B	2015	01046535
27	3138565	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	Charles Barrett Elementary School Campus	Roof	Sanyo	CH2472	01386 04	2010	01046523
28	3229075	D3030	Split System Ductless	Single Zone, 1.5 TON		Transport Facility - System Wide	Roof	Comfort Star	CM2-182Z	24008216401		01033071
29	3229070	D3030	Split System Ductless	Single Zone, 2 TON		Transport Facility - System Wide	Roof	Comfort Star	CM5-54-5Z	2401310570986331	2004	01033070

30	3181630	D3030	Unit Ventilator	Approx./nominal 2 Ton, 500 CFM		Charles Barrett Elementary School Campus	Kindergarten Classrooms						8
31	3138570	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Charles Barrett Elementary School Campus	Roof	Carrier	50EJQ024C-511CC	1507U09979	2007	01046537	
32	3138628	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	No tag/plate found	No tag/plate found	2003	01046517	
33	3138571	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	RK-10-2-FCWOR	200307AKGJ49820	2003	01046540	
34	3138577	D3050	Packaged Unit	RTU, Roof-Mounted, 15 TON	15 TON	Charles Barrett Elementary School Campus	Roof	Trane	TTA180B300CB	L322X7FAH	1996	01046516	
35	3138609	D3050	Packaged Unit [2017]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Charles Barrett Elementary School Campus	Roof	Trane	WSC090E3RGA0JE000	172610376L	2017	01046552	
36	3045974	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Office Roof	AAON	RK-08-2-F0-317	200307-AKGH49822	2003	01046507	
37	3138574	D3050	Packaged Unit [RTU-10]	RTU, Pad or Roof-Mounted, 6 TON	6 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	RK-06-EO-337-FKOWAQO-RDX	200307-AKGU9889	2003	01046519	
38	3138616	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	RK-13-2-EQ-327-FKWA00KH00P0X	200307-AKGU49826	2003	01046518	
39	3138579	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	RK-08-2-F0-317	200307-AKGU49823	2003	01046520	
40	3045981	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Upper Roof	AAON	RK-08-2-F0-317	200307-AKGH49824	2003	01046514	
41	3138602	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	RK-16-2-FO-327-FKOWOKHOOPOX	200307-AKGU49896	2003	01046515	
42	3138626	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Charles Barrett Elementary School Campus	Roof	AAON, Inc.	10-2-FC 327	200307-AKGU49820	2003	01046511	
43	3045976	D3050	Packaged Unit [RTU-8]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 TON	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Auditorium roof	AAON	RK-16-2-F0-327	200307-AKGM49897	2003	01046512	
44	3045980	D3050	Packaged Unit [RTU-9]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 TON	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Upper Roof	AAON	RK-16-2-E0-337	200307-AKGE49889	2003	01046513	
45	3138620	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Charles Barrett Elementary School Campus	Roof	Penn Ventilation	XV-8P	No tag/plate found	2003	01046554	
46	3138608	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Charles Barrett Elementary School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2003	01046522	
47	3138590	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	850 CFM	Charles Barrett Elementary School Campus	Roof	Greenheck	CUE-085-YG-66-X	14300426	2015	01046549	



48	3138614	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	850 CFM	Charles Barrett Elementary School Campus	Roof	Greenheck	CUE-095-VG-6-X	14300427	2015	01046550	
49	3138583	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	850 CFM	Charles Barrett Elementary School Campus	Roof	Greenheck	CUE-085-VG-6-X	14300424	2015	01046548	
50	3138581	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Charles Barrett Elementary School Campus	Roof		No tag/plate found	No tag/plate found	2003	01046508	
51	3138592	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	850 CFM	Charles Barrett Elementary School Campus	Roof	Greenheck	CUE-085-VG-6-X	14300425	2015	01046551	
52	3138591	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Charles Barrett Elementary School Campus	Roof		No tag/plate found	No tag/plate found	2000	01046521	
53	3229071	D3060	Exhaust Fan [F-1]	Roof-Mounted, 12" Damper, 1000 CFM		Transport Facility - System Wide	Roof	Greenheck	CUBE-180HP-7-X	13141178 1301	2001	01033069	
54	3138600	D3060	Exhaust Fan [RF-1]	Centrifugal, 36" Damper, 8501 to 15000 CFM	1500 CFM	Charles Barrett Elementary School Campus	Roof	Lau Industries	B18/326404	No tag/plate found	2003	01046509	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3181719	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Charles Barrett Elementary School Campus	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2003	01046531	8
2	3181716	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Charles Barrett Elementary School Campus	Throughout						25
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3138595	D5010	Generator	Diesel, 60 KW		Charles Barrett Elementary School Campus	Building exterior	Kohler	60RE0ZJB	0766751	2003	01046557	
2	3229059	D5010	Generator	Gas or Gasoline, 16 KW		Transport Facility - System Wide	Building exterior	Generac	Guardian	9021116			
3	3138612	D5010	Automatic Transfer Switch	ATS	200 AMP	Charles Barrett Elementary School Campus	Electrical room	Kohler	KCT-ACTA-0225S	K0765881	2003	01046500	
4	3229066	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Transport Facility - System Wide	Garage	Challenger	3BN JS0-100947	153-212		01033079	
5	3138619	D5020	Switchboard	120/208 V	3000 AMP	Charles Barrett Elementary School Campus	Electrical room	Siemens	No tag/plate found	No tag/plate found	2003	01046501	
6	3046004	D5020	Distribution Panel	120/208 V	800 AMP	Charles Barrett Elementary School Campus / Charles Barrett Elementary School	Electrical Room	Square D	42	2644280 A0	2003	01046506	2
7	3229078	D5020	Distribution Panel	120/208 V, 2000 AMP		Transport Facility - System Wide	Boiler room	General Electric	Not found	Not found	1975	01033081	
8	3229067	D5020	Distribution Panel [MDP]	120/208 V, 1200 AMP		Transport Facility - System Wide	Boiler room	General Electric	CCB	BR72314		01033082	
9	3181717	D5040	Emergency & Exit Lighting	Exit Sign, LED		Charles Barrett Elementary School Campus	Throughout						25
10	3247059	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W		Transport Facility - System Wide	Building exterior						4
11	3181807	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W		Charles Barrett Elementary School Campus	Building exterior						16

D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229069	D7050	Fire Alarm Panel	Fully Addressable		Transport Facility - System Wide	Boiler room	Honeywell	NFW-50X	Not found			
2	3138627	D7050	Fire Alarm Panel	Fully Addressable		Charles Barrett Elementary School Campus	Office	Simplex	4100 ES	0619-310	2010	01046533	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3470104	E1010	Charging Station	Electric Vehicle, Single Connection		Transport Facility - System Wide	Site				2020		3
2	3470100	E1010	Vehicle Lift	2-Post, 15000 LB		Transport Facility - System Wide	Maintenance				2019		
3	3138629	E1030	Foodservice Equipment	Convection Oven, Double		Charles Barrett Elementary School Campus	Kitchen	Blodgett	HV-100E	071318KL10B	2018	01046525	
4	3138593	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Charles Barrett Elementary School Campus	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2003	01046531	
5	3181718	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Charles Barrett Elementary School Campus	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2003	01046531	
6	3138623	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Charles Barrett Elementary School Campus	Kitchen	Accutemp Products Inc	E62403E11000200	50898	2016	01046529	
7	3138615	E1030	Foodservice Equipment	Freezer, Chest		Charles Barrett Elementary School Campus	Kitchen	C. Nelson	BD4	9918803	1999	01046528	
8	3138563	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Charles Barrett Elementary School Campus	Kitchen	Randell	2020P	W223292-1-1	2014	01046526	
9	3138597	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Charles Barrett Elementary School Campus	Kitchen	Victory	Inaccessible	Inaccessible	2016	01046527	
10	3138589	E1030	Foodservice Equipment	Walk-In, Freezer		Charles Barrett Elementary School Campus	Kitchen	TempTrak Enterprise	TEMPERATURE	167-067-039	2003	01046530	