

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



James K. Polk Elementary
5000 Polk Avenue
Alexandria, Virginia 22302

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BV PROJECT #:

148303.21R000-009.354

DATE OF REPORT:

December 17, 2021

ON SITE DATE:

July 1, 2021

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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..... 7

2. Building and Site Information 8

3. ADA Accessibility 11

4. Purpose and Scope 12

5. Opinions of Probable Costs 14

Methodology 14

Definitions 14

6. Certification..... 16

7. Appendices 17



1. Executive Summary

Property Overview and Assessment Details

| General Information | |
|-----------------------------------|--|
| Property Type | School |
| Main Address | 5000 Polk Avenue, Alexandria, Virginia 22302 |
| Site Developed | YOC 1958 2015 east wing modular addition, 2018 trailer addition, 20210-21 interior renovation |
| Site Area | 12.6 acres (estimated) |
| Parking Spaces | 50 total spaces all in open lots; 4 of which are accessible |
| Building Area | 89,253 SF |
| Number of Stories | 2 above grade with 1 below-grade basement levels |
| Outside Occupants / Leased Spaces | None |
| Date(s) of Visit | July 01, 2021 |
| Management Point of Contact | John Finnigan Director of Educational Facilities Alexandria City Public Schools 1340 Braddock Place, Alexandria, Virginia 22314 703-619-8297 john.finnigan@acps.k12.va.us |
| On-site Point of Contact (POC) | Will McGhee |
| Assessment and Report Prepared By | Diego F. Mora |
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| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |

Significant/Systemic Findings and Deficiencies

Historical Summary

James K. Polk Elementary was originally constructed 1965, with additions in 2015 and 2018 and interior renovation in 2020-21. The spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical and other utility spaces. Overall, the building is well constructed and maintained. The building exterior and interior finishes along with the mechanical equipment have been upgraded over the years.

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 singly ply membrane and green (vegetated) roof system. Regular maintenance is highly recommended throughout the facility.

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 geothermal system with water sourced heat pumps, package units, air, and roof top exhaust fans. The hot water is provided by a gas domestic water boilers with water storage tank, with transformers and distribution panels throughout the building. The facility has fire alarm system but there is no sprinkler system. Most of the MEPF components will need to be replace 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. |

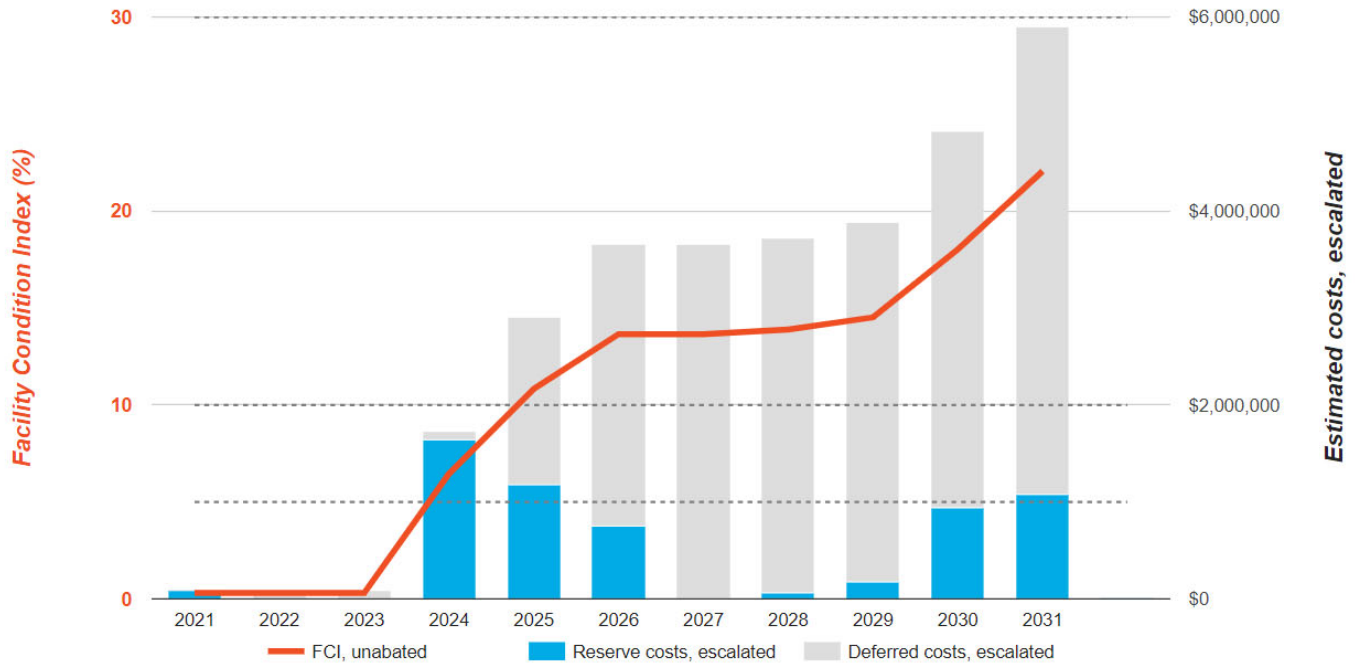
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 | James K. Polk Elementary School Campus(1958)

| <i>Replacement Value</i> \$ 26,775,900 | <i>Total SF</i> 89,253 | <i>Cost/SF</i> \$ 300 |
|---|---------------------------|--------------------------|
| Est Reserve Cost | | FCI |
| Current | \$ 82,500 | 0.3 % |
| 3-Year | \$ 1,727,800 | 6.5 % |
| 5-Year | \$ 3,655,500 | 13.7 % |
| 10-Year | \$ 5,904,900 | 22.1 % |

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 |
|--|-------------|-----------------|
| James K. Polk Elementary School Campus | 1 | \$82,500 |
| Total | 1 | \$82,500 |

James K. Polk Elementary School Campus

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|--|----------------------|---------|--|-----------|-----------------------|-----------------|
| 3148332 | James K. Polk Elementary School Campus | Building exterior | B2010 | Exterior Walls, Fiber Cement Siding, 1-2 Story Building, Replace | Failed | Performance/Integrity | \$82,500 |
| Total (1 items) | | | | | | | \$82,500 |

Key Findings



Exterior Walls in Failed condition.

Fiber Cement Siding, 1-2 Story Building
James K. Polk Elementary School Campus
Building exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$82,500

\$\$\$\$

Siding on rear and left elevation of the building is failing (broken) and exposing foundation to the elements. - AssetCALC ID: 3148332

Recommended Follow-up Study: Structural, General Design

Structural, General Design
Minnie Howard Secondary School Campus

Uniformat Code: P2032
Recommendation: **Perform Study in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

- AssetCALC ID: 3480103

Recommended Follow-up Study: Structural, Retaining Wall

Structural, Retaining Wall
Minnie Howard Secondary School Campus

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

- AssetCALC ID: 3480104



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
James K. Polk Elementary School Campus
Throughout building

Uniformat Code: D4011
Recommendation: **Install in 2025**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$446,300

\$\$\$\$

Building does not have sprinkler system and installation is recommended. - AssetCALC ID: 3148325



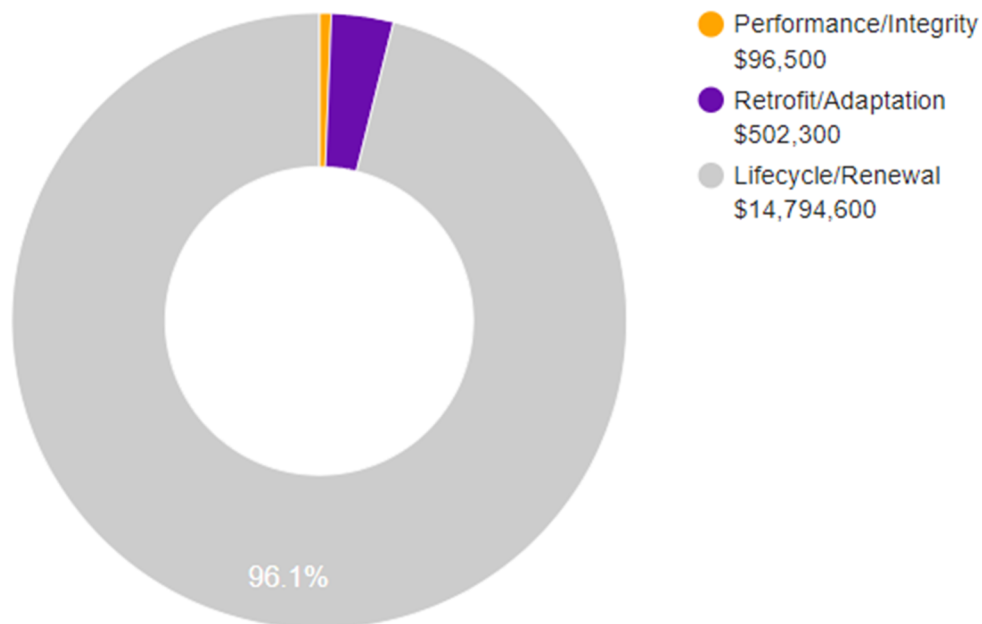
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$15,393,400

2. Building and Site Information



Systems Summary

| <i>System</i> | <i>Description</i> | <i>Condition</i> |
|--------------------------|---|------------------|
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system | Good |
| Façade | Brick veneer, and cementitious board siding with aluminum windows | Poor |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with green roof | 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 | None | -- |
| Plumbing | Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas boiler with hot water tank Fixtures: Toilets, urinals, and sinks | Fair |
| HVAC | Geothermal system with water sourced heat pumps, Individual package units, 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 | Good |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |
| Equipment/Special | Commercial kitchen equipment | Fair |
| Site Pavement | Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs | Good |

Systems Summary

| | | |
|-----------------------------------|---|------|
| Site Development | Property entrance signage. 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 | 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 | Building lacks fire suppression. The exterior cementitious board siding failing and broken. | |

Systems Expenditure Forecast

| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| Facade | \$82,500 | - | \$163,909 | \$264,998 | \$237,389 | \$748,796 |
| Roofing | - | - | \$1,175,140 | \$2,398,342 | - | \$3,573,482 |
| Interiors | - | - | \$1,623,128 | \$263,287 | \$3,170,922 | \$5,057,337 |
| Conveying | - | - | \$9,834 | \$73,915 | \$15,321 | \$99,070 |
| Plumbing | - | - | \$3,802 | \$233,461 | \$5,418,567 | \$5,655,830 |
| HVAC | - | - | \$616,510 | \$1,191,216 | \$1,155,771 | \$2,963,497 |
| Fire Protection | - | - | \$505,651 | \$20,158 | \$12,470 | \$538,279 |
| Electrical | - | - | \$29,873 | \$2,598,258 | \$2,983,373 | \$5,611,504 |
| Fire Alarm & Electronic Systems | - | \$830,270 | \$894,185 | \$1,524,884 | \$2,693,255 | \$5,942,594 |
| Equipment & Furnishings | - | - | \$242,725 | \$101,068 | \$326,954 | \$670,747 |
| Site Pavement | - | \$23,870 | \$6,786 | \$270,724 | \$205,341 | \$506,721 |
| Site Development | - | - | \$135,018 | \$49,905 | \$122,803 | \$307,726 |
| Site Utilities | - | - | \$45,894 | - | \$15,867 | \$61,761 |
| Follow-up Studies | \$14,000 | - | - | - | - | \$14,000 |
| TOTALS | \$96,500 | \$854,200 | \$5,452,500 | \$8,990,300 | \$16,358,100 | \$31,751,600 |

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.

3. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1965. The facility was substantially renovated, and some accessibility improvements appear to have been implemented at that time.

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

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 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 James K. Polk Elementary, 5000 Polk 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.

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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 A:

Photographic Record



#1: FRONT ELEVATION



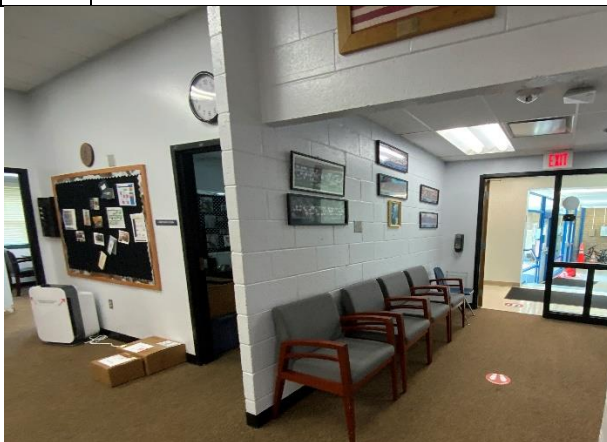
#2: LEFT ELEVATION



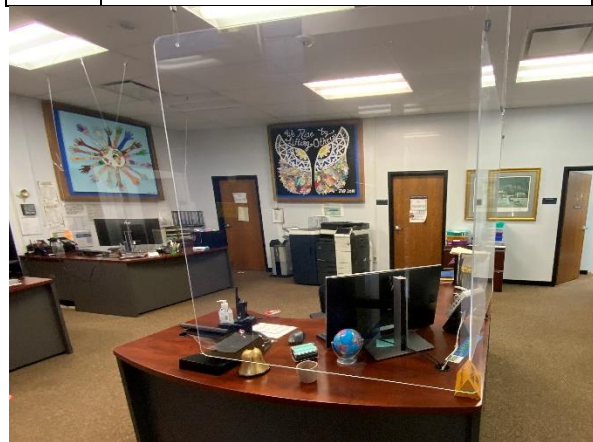
#3: REAR ELEVATION



#4: RIGHT ELEVATION



#5: LOBBY



#6: OFFICE



#7: LIBRARY



#8: CLASSROOM



#9: BOILERS



#10: WATER TAN



#11: GEOTHERMAL SYSTEM COMPONENT



#12: WATER SOURCED HEAT PUMPS



#13 ROOFTOP UNIT



#14: ELECTRICAL DISTRIBUTION



#15 GYMNASIUM



#16: COURTYARD LANDSCAPING



#17: GREEN ROOF



#18: PLAYGROUND

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

148303.21R000-009.354

Source

Google

Project Name

James K. Polk Elementary

On-Site Date

July 1, 2021



Appendix C:

Pre-Survey Questionnaire

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

Building / Facility Name: James K. Polk Elementary

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:

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 | 1965 / Additions 2010, 2015, 2017 | | |
| 2 | Building size in SF | 87,650 | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Façade | | |
| | | Roof | | |
| | | Interiors | 2018; 2021 | Flooring (kindergarten wing); sinks (south wing); Exterior wall parge coating; Flooring (asbestos remediation, VCT removal, LVT installation) |
| | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | | |
| | | Accessibility | | |

| QUESTION | | RESPONSE |
|----------|--|--|
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | 2015 Modular addition; 2017 Trailer addition; 2018 Playground renovation; 2019 Soccer pitch installation (asphalt) |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | |

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown") | | | | | | |
|--|---|----------|----|-----|----|----------|
| QUESTION | | RESPONSE | | | | COMMENTS |
| | | Yes | No | Unk | NA | |
| 7 | Are there any problems with foundations or structures, like excessive settlement? | | X | | | |
| 8 | Are there any wall, window, basement or roof leaks? | | X | | | |
| 9 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality 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 | | | |
| 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 | | | |
| 17 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? | | X | | | |

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates “ <i>Not Applicable</i> ”, Unk indicates “ <i>Unknown</i> ”) | | | | | | |
|--|---|----------|----|-----|----|----------|
| QUESTION | | RESPONSE | | | | COMMENTS |
| | | Yes | No | Unk | NA | |
| 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

Component Condition Report | James K. Polk Elementary School Campus

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|---------------------|-----------|--|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building exterior | Failed | Exterior Walls, Fiber Cement Siding, 1-2 Story Building | 7,500 SF | 0 | 3148332 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, Green | 4,290 SF | 8 | 3147057 |
| B3010 | Roof | Fair | Roofing, Single-Ply Membrane, TPO/PVC | 63,260 SF | 3 | 3147056 |
| Interiors | | | | | | |
| C2030 | Restroom | Good | Flooring, Ceramic Tile | 2,700 SF | 29 | 3148335 |
| C2030 | Kitchen/Restroom | Good | Flooring, Quarry Tile | 1,800 SF | 38 | 3148336 |
| C2030 | Gymnasium | Fair | Flooring, Wood, Sports | 4,200 SF | 19 | 3148334 |
| Plumbing | | | | | | |
| D2010 | Kitchen | Fair | Sink/Lavatory, Commercial Kitchen, 3-Bowl | 1 | 10 | 3145689 |
| D2010 | Mechanical room | Fair | Boiler, Gas, Domestic, 500 MBH | 1 | 13 | 3145661 |
| D2010 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 89,253 SF | 20 | 3147058 |
| D2020 | Mechanical room | Fair | Pump, Sewage Ejector, 5 HP | 1 | 5 | 3145692 |
| HVAC | | | | | | |
| D3020 | Mechanical room | Fair | Boiler, Gas, HVAC, 500 MBH | 1 | 18 | 3145676 |
| D3030 | Mechanical room | Fair | Split System, Condensing Unit/Heat Pump, 8 to 10 TON [HP-1C-1] | 1 | 4 | 3145660 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 5 TON | 1 | 3 | 3145669 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON [HP-1A-2] | 1 | 3 | 3145657 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON | 1 | 3 | 3145680 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON [HP-1A-3] | 1 | 3 | 3145665 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON [HP-1D-1] | 1 | 3 | 3145681 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON [HP-1C-1] | 1 | 3 | 3145690 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON | 1 | 3 | 3145682 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON [HP-1C-2] | 1 | 3 | 3145684 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON | 1 | 3 | 3145656 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON [HP-1A-1] | 1 | 3 | 3145700 |
| D3030 | Mechanical room | Fair | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON | 1 | 4 | 3145664 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 4 TON | 1 | 8 | 3145658 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 8 TON [ERU-1-2] | 1 | 8 | 3145691 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 4 TON | 1 | 8 | 3145667 |
| D3050 | ROOF | Fair | Packaged Unit, RTU, Roof-Mounted, 18 TON [ERU-2] | 1 | 9 | 3145678 |

Component Condition Report | James K. Polk Elementary School Campus

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------------------|---------------------|-----------|---|-----------|-----|---------|
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 4 TON [No tag/plate found] | 1 | 8 | 3145699 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 4 TON | 1 | 8 | 3145694 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 25 TON [ERU-1] | 1 | 9 | 3145672 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted, 15 TON [ERU-4] | 1 | 9 | 3145697 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Roof-Mounted | 1 | 9 | 3145655 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON | 1 | 9 | 3145687 |
| D3060 | Roof | Fair | Exhaust Fan, Roof-Mounted, 16" Damper, 2000 CFM [EF-2] | 1 | 7 | 3145662 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM | 1 | 9 | 3145659 |
| Fire Protection | | | | | | |
| D4010 | Throughout building | NA | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install | 89,253 SF | 4 | 3148325 |
| Electrical | | | | | | |
| D5020 | Mechanical room | Fair | Distribution Panel, 277/480 V, 1200 AMP [1999] | 1 | 8 | 3145685 |
| D5020 | Throughout building | Fair | Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity | 89,253 SF | 18 | 3145695 |
| D5020 | Mechanical room | Good | Secondary Transformer, Dry, Stepdown, 300 KVA | 1 | 25 | 3145670 |
| D5040 | Throughout building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 89,253 SF | 10 | 3148333 |
| Fire Alarm & Electronic Systems | | | | | | |
| D7050 | Utility closet | Fair | Fire Alarm Panel, Fully Addressable | 1 | 4 | 3145698 |
| D7050 | Throughout building | Fair | Fire Alarm System, Full System Upgrade, Advanced Addressable, Install | 89,253 SF | 9 | 3148324 |
| D8010 | Mechanical closet | Fair | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 89,253 SF | 4 | 3145688 |
| Equipment & Furnishings | | | | | | |
| E1030 | Kitchen | Fair | Foodservice Equipment, Freezer, 2-Door Reach-In | 1 | 4 | 3145679 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Refrigerator | 1 | 20 | 3145673 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle | 1 | 5 | 3145675 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 5 | 3145677 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double | 1 | 3 | 3145671 |
| E1030 | Kitchen | Good | Foodservice Equipment, Freezer, 2-Door Reach-In | 1 | 15 | 3145686 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Exhaust Hood, 10 LF | 1 | 3 | 3145668 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 5 | 3145696 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Steamer, Freestanding | 1 | 5 | 3145693 |
| E1030 | Kitchen | Good | Foodservice Equipment, Convection Oven, Double | 1 | 9 | 3145666 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Freezer, 2-Door Reach-In | 1 | 4 | 3145674 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2010 | Parking lot | Good | Roadways, Pavement, Asphalt, Seal & Stripe | 13,400 SF | 4 | 3152821 |

Component Condition Report | James K. Polk Elementary School Campus

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|-------------------|-----------|--|-----------|-----|---------|
| G2020 | Parking lot | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 13,500 SF | 14 | 3148330 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Building exterior | Fair | Athletic Surfaces & Courts, Rubber-Acrylic w/ Integral Color | 7,150 SF | 5 | 3148327 |
| Sitework | | | | | | |
| G2060 | Site | Fair | Signage, Property, Pylon Robust/Electronic Programmable | 1 | 10 | 3145663 |
| G2060 | Building exterior | Fair | Flagpole, Metal | 1 | 19 | 3148326 |

Component Condition Report | James K. Polk Elementary School Campus / James K. Polk Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|--|-----------|--|------------|-----|---------|
| Interiors | | | | | | |
| C1030 | Building interior Doors | Fair | Interior Door, Wood, Solid-Core | 140 | 20 | 3046656 |
| C2010 | Interior walls | Fair | Wall Finishes, any surface, Prep & Paint | 142,800 SF | 5 | 3046690 |
| C2030 | Building interior | Fair | Flooring, Vinyl Tile (VCT) | 71,400 SF | 5 | 3046688 |
| C2030 | Building interior | Fair | Flooring, Carpet, Commercial Standard | 6,500 SF | 3 | 3046689 |
| Plumbing | | | | | | |
| D2010 | Mechanical room | Fair | Storage Tank, Domestic Water, 1250 GAL | 1 | 19 | 3046618 |
| D2010 | Classrooms | Fair | Sink/Lavatory, Drop-In Style, Stainless Steel | 27 | 7 | 3046678 |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 32 | 10 | 3046675 |
| Electrical | | | | | | |
| D5020 | Boiler room | Fair | Secondary Transformer, Dry, Stepdown, 300 KVA | 1 | 19 | 3046658 |
| Fire Alarm & Electronic Systems | | | | | | |
| D8010 | Roof | Fair | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 76,265 SF | 4 | 3046698 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Site playground | Fair | Play Structure, Multipurpose, Medium | 1 | 5 | 3046705 |
| G2050 | Playground | Fair | Play Structure, Multipurpose, Small | 1 | 9 | 3046703 |
| G2050 | Asphalt Paved Playfield and Basketball Court | Fair | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 12,900 SF | 14 | 3046704 |

Appendix E:

Replacement Reserves

| Replacement Reserves Report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------------|---------|---|----------------|------|-------------|-------------|-----------|-------------|-------------|-----------|-----------|-------------|-------------|-----------|-----------|-----------|-----------|------|------|-------------|-------------|-------------|--------------------------|----------|------|----------|------|------|-----------|----------|----------------------------|----------|
| 12/17/2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | |
| James K. Polk Elementary School Campus | | | \$82,500 | \$0 | \$0 | \$1,592,016 | \$851,366 | \$69,041 | \$0 | \$2,952 | \$170,191 | \$923,059 | \$996,546 | \$0 | \$0 | \$46,993 | \$80,591 | \$74,432 | \$0 | \$0 | \$3,402,404 | \$653,291 | \$1,830,788 | \$10,776,169 | | | | | | | | | |
| James K. Polk Elementary School Campus / James K. Polk Elementary School | | | \$0 | \$0 | \$0 | \$53,270 | \$321,888 | \$685,363 | \$0 | \$59,772 | \$0 | \$13,048 | \$83,860 | \$0 | \$0 | \$71,591 | \$68,293 | \$333,717 | \$0 | \$0 | \$0 | \$599,688 | \$821,781 | \$3,112,272 | | | | | | | | | |
| Grand Total | | | \$82,500 | \$0 | \$0 | \$1,645,286 | \$1,173,254 | \$754,403 | \$0 | \$62,724 | \$170,191 | \$936,107 | \$1,080,407 | \$0 | \$0 | \$118,584 | \$148,884 | \$408,149 | \$0 | \$0 | \$3,402,404 | \$1,252,979 | \$2,652,569 | \$13,888,440 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| James K. Polk 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 | |
| B2010 | Building exterior | 3148332 | Exterior Walls, Fiber Cement Siding, 1-2 Story Building, Replace | 45 | 45 | 0 | 7500 | SF | \$11.00 | \$82,500 | \$82,500 | | | | | | | | | | | | | | | | | | | | | \$82,500 | |
| B3010 | Roof | 3147056 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 17 | 3 | 63260 | SF | \$17.00 | \$1,075,420 | | | | \$1,075,420 | | | | | | | | | | | | | | | | | | \$1,075,420 | |
| B3010 | Roof | 3147057 | Roofing, Green, Replace | 20 | 12 | 8 | 4290 | SF | \$15.00 | \$64,350 | | | | | | | | | | | \$64,350 | | | | | | | | | | | \$64,350 | |
| C2030 | Gymnasium | 3148334 | Flooring, Wood, Sports, Replace | 30 | 11 | 19 | 4200 | SF | \$12.00 | \$50,400 | | | | | | | | | | | | | | | | | | | | \$50,400 | | \$50,400 | |
| D2010 | Mechanical room | 3145661 | Boiler, Gas, Domestic, 500 MBH, Replace | 25 | 12 | 13 | 1 | EA | \$22,500.00 | \$22,500 | | | | | | | | | | | | | | | | | \$22,500 | | | | | \$22,500 | |
| D2010 | Throughout building | 3147058 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 20 | 20 | 89253 | SF | \$11.00 | \$981,783 | | | | | | | | | | | | | | | | | | | | \$981,783 | | \$981,783 | |
| D2010 | Kitchen | 3145689 | Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace | 30 | 20 | 10 | 1 | EA | \$2,500.00 | \$2,500 | | | | | | | | | | | | | | | | | | | | | | \$2,500 | |
| D2020 | Mechanical room | 3145692 | Pump, Sewage Ejector, 5 HP, Replace | 15 | 10 | 5 | 1 | EA | \$3,280.00 | \$3,280 | | | | | | \$3,280 | | | | | | | | | | | | | | | \$3,280 | \$6,560 | |
| D3020 | Mechanical room | 3145676 | Boiler, Gas, HVAC, 500 MBH, Replace | 30 | 12 | 18 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | | | | | | | | | | \$20,000 | | \$20,000 | |
| D3030 | Mechanical room | 3145669 | Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145657 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145680 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145665 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145681 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145690 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$30,000.00 | \$30,000 | | | | \$30,000 | | | | | | | | | | | | | | | | \$30,000 | | \$30,000 | |
| D3030 | Mechanical room | 3145682 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145684 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145656 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145700 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 12 | 3 | 1 | EA | \$37,500.00 | \$37,500 | | | | \$37,500 | | | | | | | | | | | | | | | | \$37,500 | | \$37,500 | |
| D3030 | Mechanical room | 3145660 | Split System, Condensing Unit/Heat Pump, 8 to 10 TON, Replace | 15 | 11 | 4 | 1 | EA | \$25,800.00 | \$25,800 | | | | | \$25,800 | | | | | | | | | | | | | | | | \$25,800 | | \$51,600 |
| D3030 | Mechanical room | 3145664 | Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace | 15 | 11 | 4 | 1 | EA | \$30,000.00 | \$30,000 | | | | \$30,000 | | | | | | | | | | | | | | | | \$30,000 | | \$60,000 | |
| D3050 | Roof | 3145658 | Packaged Unit, RTU, Roof-Mounted, 4 TON, Replace | 20 | 12 | 8 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | \$9,000 | | | | | | | | | | | \$9,000 | |
| D3050 | Roof | 3145691 | Packaged Unit, RTU, Roof-Mounted, 8 TON, Replace | 20 | 12 | 8 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | \$20,000 | | | | | | | | | | | \$20,000 | |
| D3050 | Roof | 3145667 | Packaged Unit, RTU, Roof-Mounted, 4 TON, Replace | 20 | 12 | 8 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | \$9,000 | | | | | | | | | | | \$9,000 | |
| D3050 | Roof | 3145699 | Packaged Unit, RTU, Roof-Mounted, 4 TON, Replace | 20 | 12 | 8 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | \$9,000 | | | | | | | | | | | \$9,000 | |
| D3050 | Roof | 3145694 | Packaged Unit, RTU, Roof-Mounted, 4 TON, Replace | 20 | 12 | 8 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | \$9,000 | | | | | | | | | | | \$9,000 | |
| D3050 | ROOF | 3145678 | Packaged Unit, RTU, Roof-Mounted, 18 TON, Replace | 20 | 11 | 9 | 1 | EA | \$40,000.00 | \$40,000 | | | | | | | | | | | | | | | \$40,000 | | | | | | | \$40,000 | |
| D3050 | Roof | 3145672 | Packaged Unit, RTU, Roof-Mounted, 25 TON, Replace | 20 | 11 | 9 | 1 | EA | \$45,000.00 | \$45,000 | | | | | | | | | | | | | | | \$45,000 | | | | | | | \$45,000 | |
| D3050 | Roof | 3145697 | Packaged Unit, RTU, Roof-Mounted, 15 TON, Replace | 20 | 11 | 9 | 1 | EA | \$30,000.00 | \$30,000 | | | | | | | | | | | | | | | \$30,000 | | | | | | | \$30,000 | |
| D3050 | Roof | 3145655 | Packaged Unit, RTU, Roof-Mounted, Replace | 20 | 11 | 9 | 1 | EA | \$30,000.00 | \$30,000 | | | | | | | | | | | | | | | \$30,000 | | | | | | | \$30,000 | |
| D3050 | Roof | 3145687 | Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace | 20 | 11 | 9 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | | | | | \$9,000 | | | | | | | \$9,000 | |
| D3060 | Roof | 3145662 | Exhaust Fan, Roof-Mounted, 16" Damper, 2000 CFM, Replace | 20 | 13 | 7 | 1 | EA | \$2,400.00 | \$2,400 | | | | | | | | \$2,400 | | | | | | | | | | | | | | \$2,400 | |
| D3060 | Roof | 3145659 | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM, Replace | 20 | 11 | 9 | 1 | EA | \$2,400.00 | \$2,400 | | | | | | | | | | | | | | | \$2,400 | | | | | | | \$2,400 | |
| D4010 | Throughout building | 3148325 | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install | 40 | 36 | 4 | 89253 | SF | \$5.00 | \$446,265 | | | | | \$446,265 | | | | | | | | | | | | | | | | | \$446,265 | |
| D5020 | Mechanical room | 3145685 | Distribution Panel, 277/480 V, 1200 AMP, Replace | 30 | 22 | 8 | 1 | EA | \$14,000.00 | \$14,000 | | | | | | | | | | | | | | \$14,000 | | | | | | | | | |

| 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 | |
|---|----------------------|---------|---|----------------|------|-----|----------|------|-------------|------------|----------|------|------|-------------|-----------|----------|------|---------|-----------|-----------|-----------|------|------|----------|----------|----------|------|------|-------------|-----------|-------------|----------------------------|--------------|
| E1030 | Kitchen | 3145677 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 10 | 5 | 1 | EA | \$1,700.00 | \$1,700 | | | | | | \$1,700 | | | | | | | | | | | | | | | \$1,700 | \$3,400 | |
| E1030 | Kitchen | 3145696 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 10 | 5 | 1 | EA | \$1,700.00 | \$1,700 | | | | | | \$1,700 | | | | | | | | | | | | | | | \$1,700 | \$3,400 | |
| E1030 | Kitchen | 3145693 | Foodservice Equipment, Steamer, Freestanding, Replace | 10 | 5 | 5 | 1 | EA | \$10,500.00 | \$10,500 | | | | | | \$10,500 | | | | | | | | | | \$10,500 | | | | | | \$21,000 | |
| E1030 | Kitchen | 3145666 | Foodservice Equipment, Convection Oven, Double, Replace | 10 | 1 | 9 | 1 | EA | \$9,500.00 | \$9,500 | | | | | | | | | | \$9,500 | | | | | | | | | \$9,500 | | \$19,000 | | |
| E1030 | Kitchen | 3145686 | Foodservice Equipment, Freezer, 2-Door Reach-In, Replace | 15 | 0 | 15 | 1 | EA | \$5,100.00 | \$5,100 | | | | | | | | | | | | | | | | \$5,100 | | | | | | \$5,100 | |
| E1030 | Kitchen | 3145673 | Foodservice Equipment, Walk-In, Refrigerator, Replace | 20 | 0 | 20 | 1 | EA | \$15,000.00 | \$15,000 | | | | | | | | | | | | | | | | | | | | \$15,000 | \$15,000 | | |
| G2010 | Parking lot | 3152821 | Roadways, Pavement, Asphalt, Seal & Stripe | 5 | 1 | 4 | 13400 | SF | \$0.45 | \$6,030 | | | | | \$6,030 | | | | | \$6,030 | | | | | \$6,030 | | | | | \$6,030 | | \$24,120 | |
| G2020 | Parking lot | 3148330 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 11 | 14 | 13500 | SF | \$3.50 | \$47,250 | | | | | | | | | | | | | | | \$47,250 | | | | | | | \$47,250 | |
| G2050 | Building exterior | 3148327 | Athletic Surfaces & Courts, Rubber-Acrylic w/ Integral Color, Replace | 10 | 5 | 5 | 7150 | SF | \$4.50 | \$32,175 | | | | | | \$32,175 | | | | | | | | | | \$32,175 | | | | | | \$64,350 | |
| G2060 | Site | 3145663 | Signage, Property, Pylon Robust/Electronic Programmable, Replace | 20 | 10 | 10 | 1 | EA | \$25,000.00 | \$25,000 | | | | | | | | | | | \$25,000 | | | | | | | | | | | \$25,000 | |
| G2060 | Building exterior | 3148326 | Flagpole, Metal, Replace | 30 | 11 | 19 | 1 | EA | \$2,500.00 | \$2,500 | | | | | | | | | | | | | | | | | | | | \$2,500 | | \$2,500 | |
| Totals, Unescalated | | | | | | | | | | | \$82,500 | \$0 | \$0 | \$1,456,920 | \$756,428 | \$59,555 | \$0 | \$2,400 | \$134,350 | \$707,448 | \$741,524 | \$0 | \$0 | \$32,000 | \$53,280 | \$47,775 | \$0 | \$0 | \$1,998,554 | \$372,563 | \$1,013,663 | | \$7,458,959 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$82,500 | \$0 | \$0 | \$1,592,016 | \$851,366 | \$69,041 | \$0 | \$2,952 | \$170,191 | \$923,059 | \$996,546 | \$0 | \$0 | \$46,993 | \$80,591 | \$74,432 | \$0 | \$0 | \$3,402,404 | \$653,291 | \$1,830,788 | | \$10,776,169 |

James K. Polk Elementary School Campus / James K. Polk Elementary School

| Uniform 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 | |
|---|--|---------|--|-------------------|------|-----|----------|------|-------------|-----------|------|------|------|----------|-----------|-----------|-----------|----------|----------|----------|----------|----------|------|----------|----------|-----------|-----------|------|------|-----------|-----------|----------------------------------|-------------|
| C1030 | Building interior Doors | 3046656 | Interior Door, Wood, Solid-Core, Replace | 40 | 20 | 20 | 140 | EA | \$700.00 | \$98,000 | | | | | | | | | | | | | | | | | | | | \$98,000 | \$98,000 | | |
| C2010 | Interior walls | 3046690 | Wall Finishes, any surface, Prep & Paint | 10 | 5 | 5 | 142800 | SF | \$1.50 | \$214,200 | | | | | | \$214,200 | | | | | | | | | | \$214,200 | | | | | | \$428,400 | |
| C2030 | Building interior | 3046688 | Flooring, Vinyl Tile (VCT), Replace | 15 | 10 | 5 | 71400 | SF | \$5.00 | \$357,000 | | | | | | \$357,000 | | | | | | | | | | | | | | \$357,000 | \$714,000 | | |
| C2030 | Building interior | 3046689 | Flooring, Carpet, Commercial Standard, Replace | 10 | 7 | 3 | 6500 | SF | \$7.50 | \$48,750 | | | | \$48,750 | | | | | | | | | | \$48,750 | | | | | | | | \$97,500 | |
| D2010 | Mechanical room | 3046618 | Storage Tank, Domestic Water, 1250 GAL, Replace | 30 | 11 | 19 | 1 | EA | \$11,000.00 | \$11,000 | | | | | | | | | | | | | | | | | | | | \$11,000 | | \$11,000 | |
| D2010 | Classrooms | 3046678 | Sink/Lavatory, Drop-In Style, Stainless Steel, Replace | 30 | 23 | 7 | 27 | EA | \$1,800.00 | \$48,600 | | | | | | | | \$48,600 | | | | | | | | | | | | | | \$48,600 | |
| D2010 | Restrooms | 3046675 | Toilet, Commercial Water Closet, Replace | 30 | 20 | 10 | 32 | EA | \$1,950.00 | \$62,400 | | | | | | | | | | | \$62,400 | | | | | | | | | | | \$62,400 | |
| D5020 | Boiler room | 3046658 | Secondary Transformer, Dry, Stepdown, 300 KVA, Replace | 30 | 11 | 19 | 1 | EA | \$45,000.00 | \$45,000 | | | | | | | | | | | | | | | | | | | | \$45,000 | | \$45,000 | |
| D8010 | Roof | 3046698 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 15 | 11 | 4 | 76265 | SF | \$3.75 | \$285,994 | | | | | \$285,994 | | | | | | | | | | | | | | | | \$285,994 | | \$571,988 |
| G2050 | Asphalt Paved Playfield and Basketball Court | 3046704 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 25 | 11 | 14 | 12900 | SF | \$3.50 | \$45,150 | | | | | | | | | | | | | | | \$45,150 | | | | | | | \$45,150 | |
| G2050 | Site playground | 3046705 | Play Structure, Multipurpose, Medium, Replace | 20 | 15 | 5 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | \$20,000 | | | | | | | | | | | | | | | | \$20,000 | |
| G2050 | Playground | 3046703 | Play Structure, Multipurpose, Small, Replace | 20 | 11 | 9 | 1 | EA | \$10,000.00 | \$10,000 | | | | | | | | | | \$10,000 | | | | | | | | | | | | \$10,000 | |
| Totals, Unescalated | | | | | | | | | | | | \$0 | \$0 | \$0 | \$48,750 | \$285,994 | \$591,200 | \$0 | \$48,600 | \$0 | \$10,000 | \$62,400 | \$0 | \$0 | \$48,750 | \$45,150 | \$214,200 | \$0 | \$0 | \$0 | \$341,994 | \$455,000 | \$2,152,038 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | | \$0 | \$0 | \$0 | \$53,270 | \$321,888 | \$685,363 | \$0 | \$59,772 | \$0 | \$13,048 | \$83,860 | \$0 | \$0 | \$71,591 | \$68,293 | \$333,717 | \$0 | \$0 | \$0 | \$599,688 | \$821,781 | \$3,112,272 |