

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Lyles-Crouch Traditional Academy  
530 South Saint Asaph Street  
Alexandria, Virginia 22302

## **PREPARED BY:**

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## **BV PROJECT #:**

148303.21R000-003.354

## **DATE OF REPORT:**

December 14, 2021

## **ON SITE DATE:**

20 August 2021

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	530 South Saint Asaph Street, Alexandria, Virginia 22302
Site Developed	YOC 1958 YOR 2001, 2016, 2020, 2021
Site Area	2.4 acres (estimated)
Parking Spaces	50 total spaces all in open lots; 1 of which is accessible
Building Area	65,645 SF
Number of Stories	3 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	20 August 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)	Abel Hernandez
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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

The original structure was constructed in 1958. Since then, a major renovation occurred in 2001 for the addition of the Media Center, 2016 roof replacement, 2020 office renovation, 2021 classroom flooring and multipurpose room renovation, and HVAC replacement. Currently, the building is undergoing some interior renovations as well as recent façade renovations.

### 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 flat roof was resurfaced in 2016 and is in good condition. Many of the exterior windows were recently replaced and are in excellent condition. Interior finishes have been well maintained throughout the facility. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear. Some finishes were in the middle of renovation during the time of the site visit. Asbestos abatement has occurred with new luxury flooring.

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

The HVAC systems and components appear to have been well maintained during recent years, with ongoing replacements over the years as needed. All the packaged rooftop units are new as of 2021 and in excellent condition. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed.

Electrical service equipment and systems appear adequate, with no concerns reported or observed regarding capacity or reliability. Interior lighting should be upgraded to LED in the near term.

The facility is protected with a complete fire alarm system throughout the building and appears to be adequate.

Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

### Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The parking lot has drainage issues as well as evident ponding and erosion. Regrading, milling and overlay is recommended. Parking lot modifications are designed and submitted for permitting.

### 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.

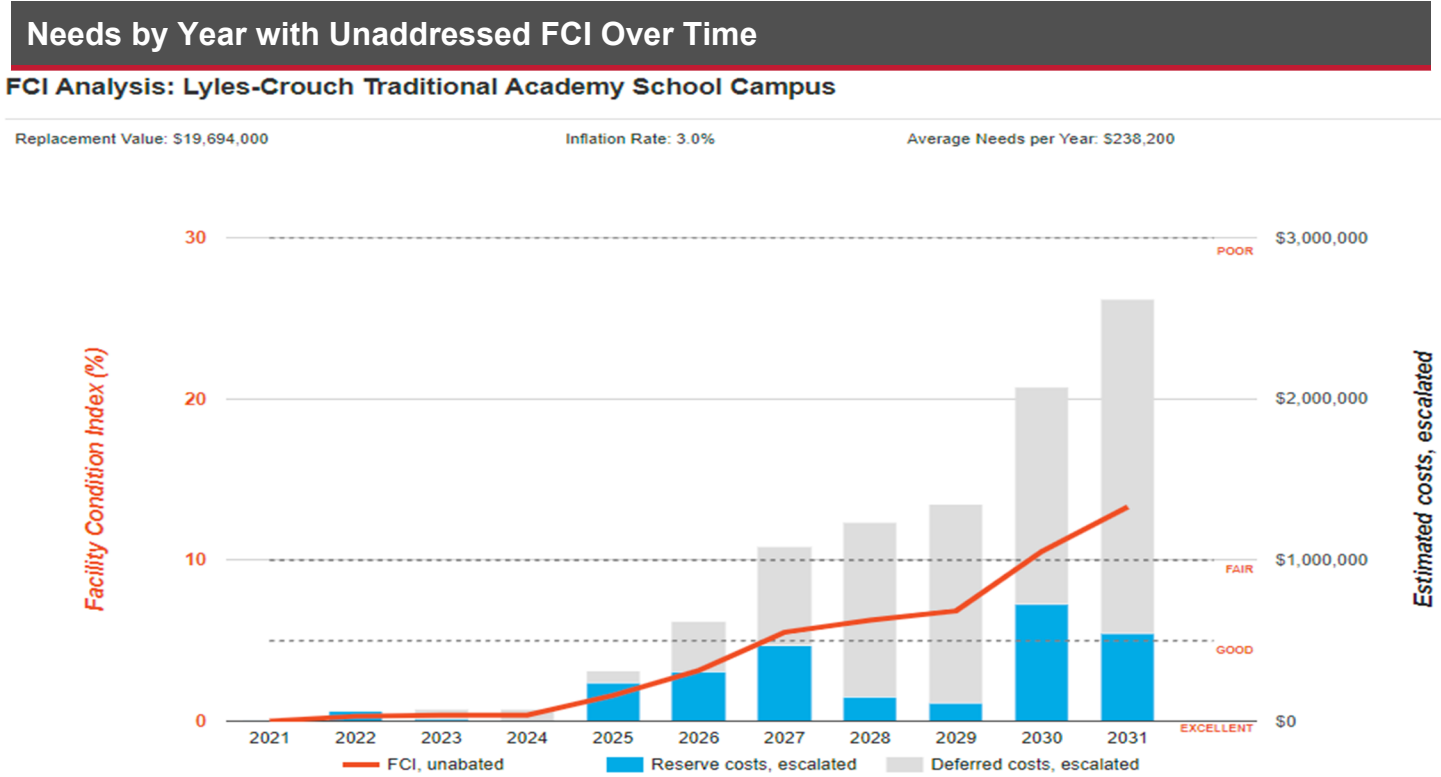
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

<i>Replacement Value</i> \$ 19,693,500	<i>Total SF</i> 65,645	<i>Cost/SF</i> \$ 300
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	<b>Est Reserve Cost</b>	<b>FCI</b>
<b>Current</b>	\$ 0	0.0 %
<b>3-Year</b>	\$ 74,300	0.4 %
<b>5-Year</b>	\$ 619,600	3.1 %
<b>10-Year</b>	\$ 2,619,600	13.3 %


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.



Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

Key Findings



### Parking Lots in Poor condition.

Pavement, Asphalt  
Lyles-Crouch Traditional Academy (2021)  
Lyles-Crouch Traditional Academy School  
Campus Parking area

Uniformat Code: G2021  
Recommendation: **Mill and Overlay in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$59,500

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Parking lot has drainage issues as well as evident ponding and erosion. Regrading, milling and overlay is recommended. - AssetCALC ID: 3316216

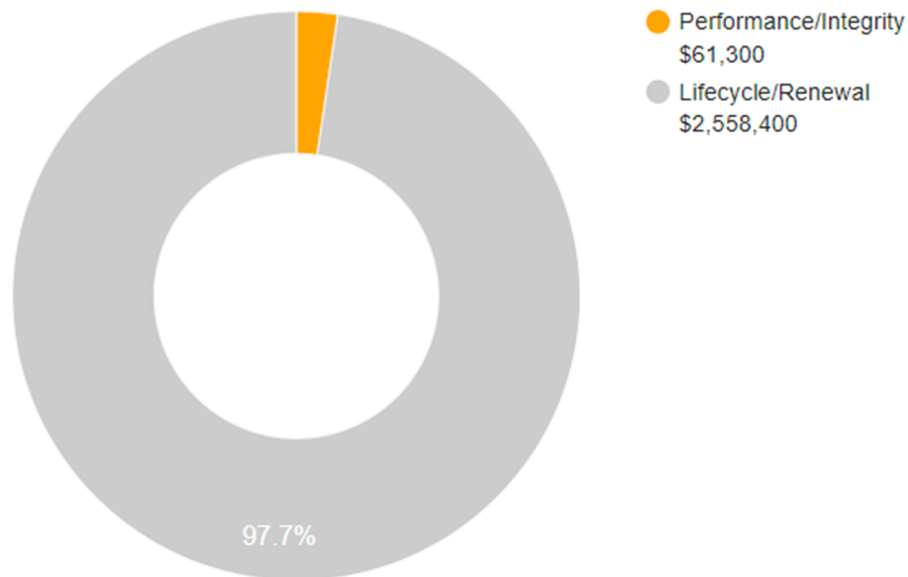
## Plan Types

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: \$2,619,700**



## 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 strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Curtain wall Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Domed construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Good
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 3 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank, tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Packaged units, Split-system heat pumps, Ductless split-systems	Excellent
<b>Fire Suppression</b>	Fire extinguishers and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Natural gas 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



## Systems Summary

<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes 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: Metal halide	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	NIC	
<b>Key Issues and Findings</b>	Parking lot has drainage issues as well as evident ponding and erosion. Regrading, milling and overlay is recommended.	

## 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	-	-	-	-	\$31,222	\$31,222
Roofing	-	-	-	-	\$634,087	\$634,087
Interiors	-	\$4,888	\$202,582	\$220,191	\$749,589	\$1,177,250
Conveying	-	-	\$10,433	\$100,793	\$16,255	\$127,481
Plumbing	-	-	-	\$3,628	\$1,354,198	\$1,357,826
HVAC	-	-	-	\$1,612	\$745,241	\$746,853
Fire Protection	-	-	\$2,086	\$2,150	\$2,804	\$7,040
Electrical	-	-	\$49,465	\$780,912	\$2,208,378	\$3,038,755
Fire Alarm & Electronic Systems	-	-	\$240,122	\$565,806	\$629,784	\$1,435,712
Equipment & Furnishings	-	-	\$28,863	\$77,873	\$63,695	\$170,431
Site Development	-	-	\$11,685	\$237,692	\$88,847	\$338,224
Site Pavement	-	\$69,400	-	\$9,408	\$23,551	\$102,359
Site Utilities	-	-	-	-	\$3,209	\$3,209
<b>TOTALS</b>	<b>-</b>	<b>\$74,300</b>	<b>\$545,300</b>	<b>\$2,000,100</b>	<b>\$6,550,900</b>	<b>\$9,170,600</b>

### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 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 Lyles-Crouch Traditional Academy, 530 South Saint Asaph Street, 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

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- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- 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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## Photographic Overview



1 - FRONT ELEVATION



2 - 2001 MEDIA CENTER ADDITION



3 - FRONT ELEVATION



4 - LEFT ELEVATION



5 - REAR AND LEFT ELEVATION



6 - RIGHT ELEVATION



## Photographic Overview



7 - ROOFING



8 - ROOFING



9 - CLASSROOM



10 - MULTIPURPOSE ROOM



11 - CAFETERIA



12 - MEDIA CENTER

## Photographic Overview



13 - TEACHER LOUNGE



14 - LOBBY



15 - COMMERCIAL KITCHEN



16 - ELEVATOR



17 - STAGE



18 - CORRIDOR



## Photographic Overview



19 - CURTAIN WALL



20 - EXTERIOR DOOR



21 - INTERIOR DOOR



22 - PASSENGER ELEVATOR



23 - WATER HEATER



24 - WATER HEATER

## Photographic Overview



25 - SINK/LAVATORY



26 - SINK/LAVATORY



27 - URINAL



28 - TOILET



29 - SINK/LAVATORY



30 - DRINKING FOUNTAIN



## Photographic Overview



31 - SPLIT SYSTEM



32 - PACKAGED UNIT



33 - PACKAGED UNIT



34 - EXHAUST FAN



35 - FIRE SUPPRESSION SYSTEM



36 - FIRE EXTINGUISHER

## Photographic Overview



37 - GENERATOR



38 - AUTOMATIC TRANSFER SWITCH



39 - SECONDARY TRANSFORMER



40 - INTERCOM/PA SYSTEM



41 - FIRE ALARM PANEL



42 - FOODSERVICE EQUIPMENT



## Photographic Overview



43 - FOODSERVICE EQUIPMENT



44 - CERAMICS EQUIPMENT



45 - PARKING LOTS



46 - PARKING LOTS



47 - PLAY STRUCTURE



48 - PLAY STRUCTURE



## Photographic Overview



49 - PICNIC TABLE



50 - FENCES and GATES



51 - SIGNAGE



52 - POLE LIGHT FIXTURE W/ LAMPS

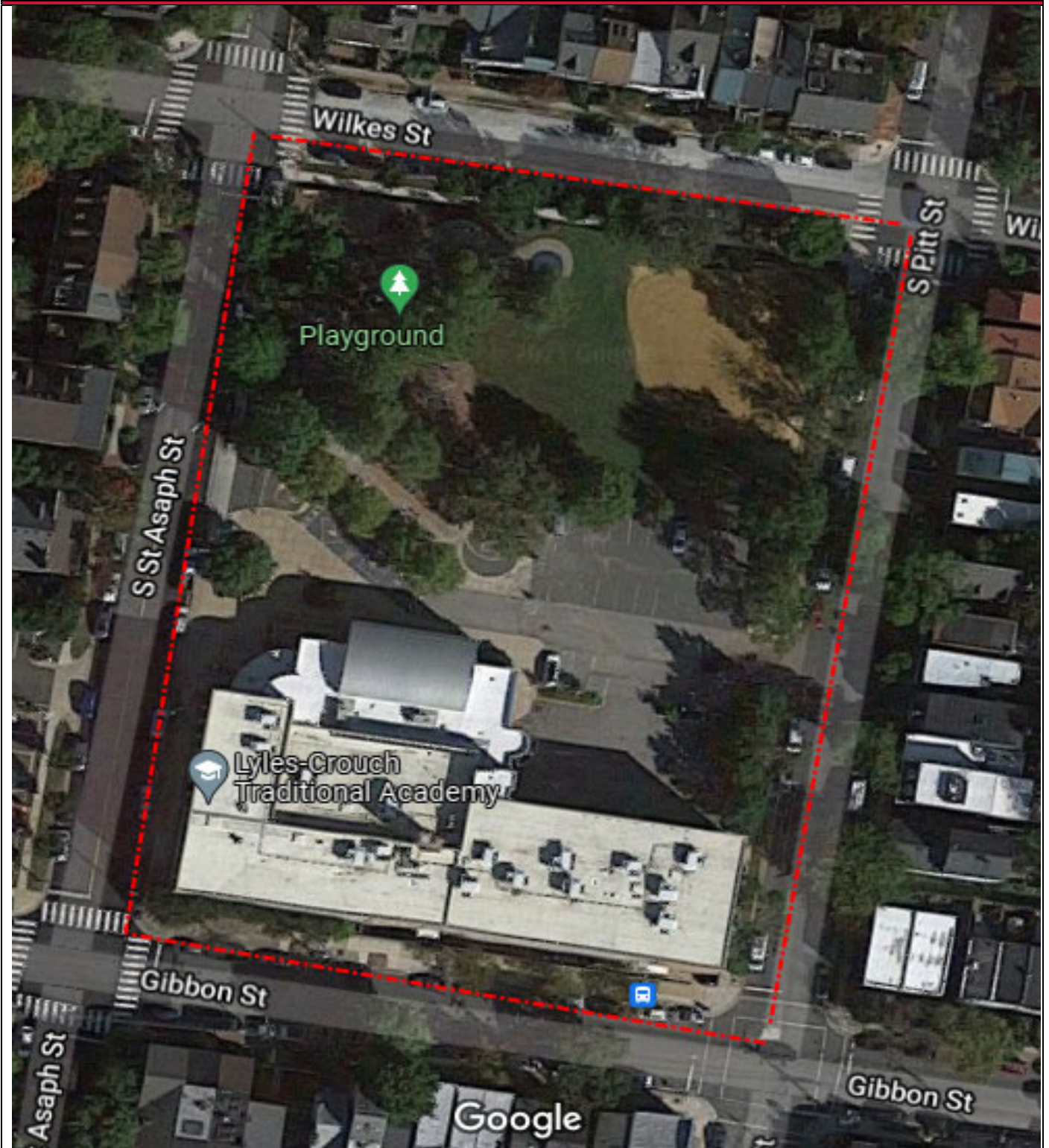
## Appendix B:

### Site and Floor Plans

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

148303.21R000-003.354

**Source**

Google

**Project Name**

Lyles-Crouch Traditional Academy

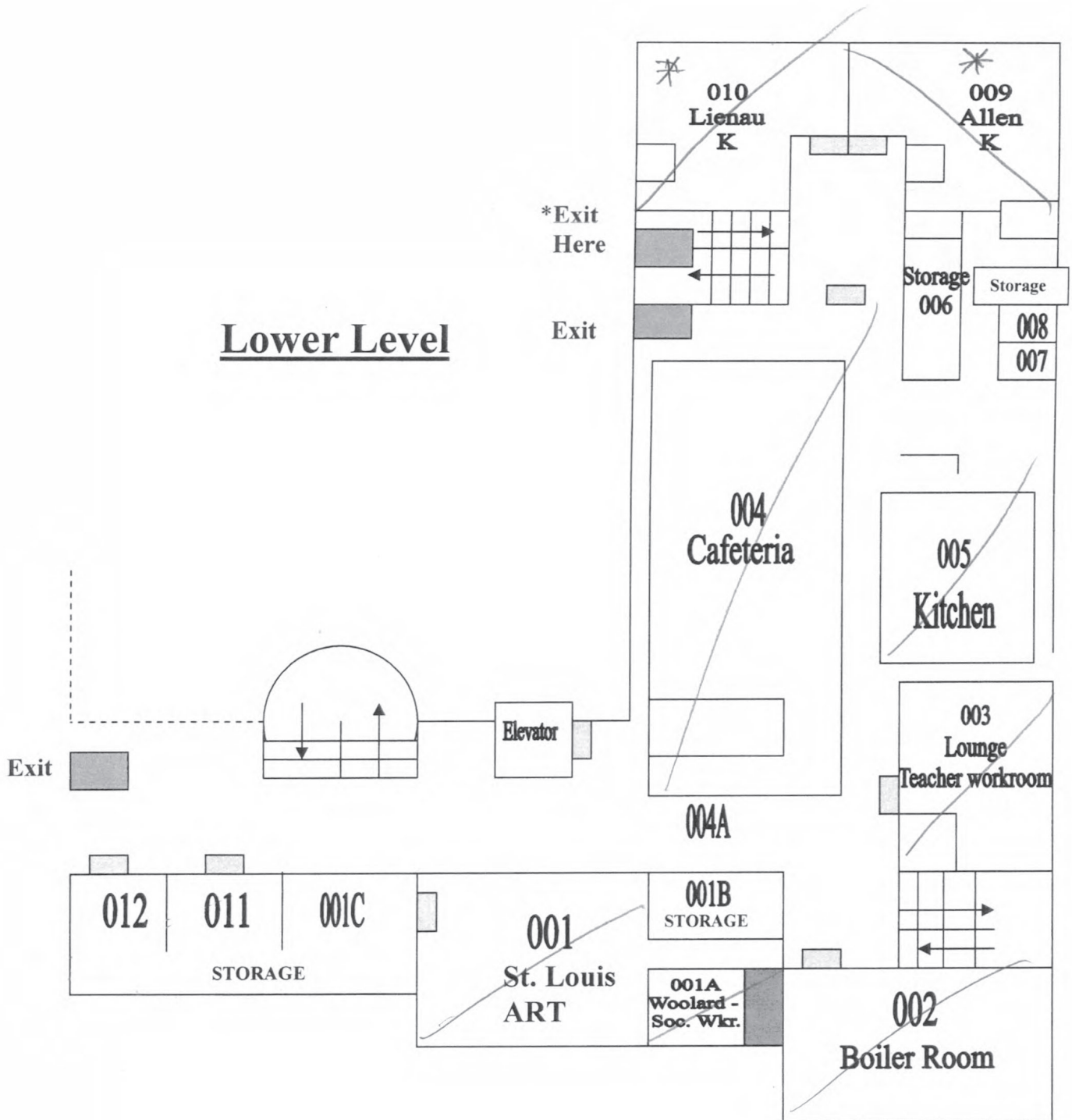
**On-Site Date**

August 20, 2021



# Lyles-Crouch Traditional Academy Map

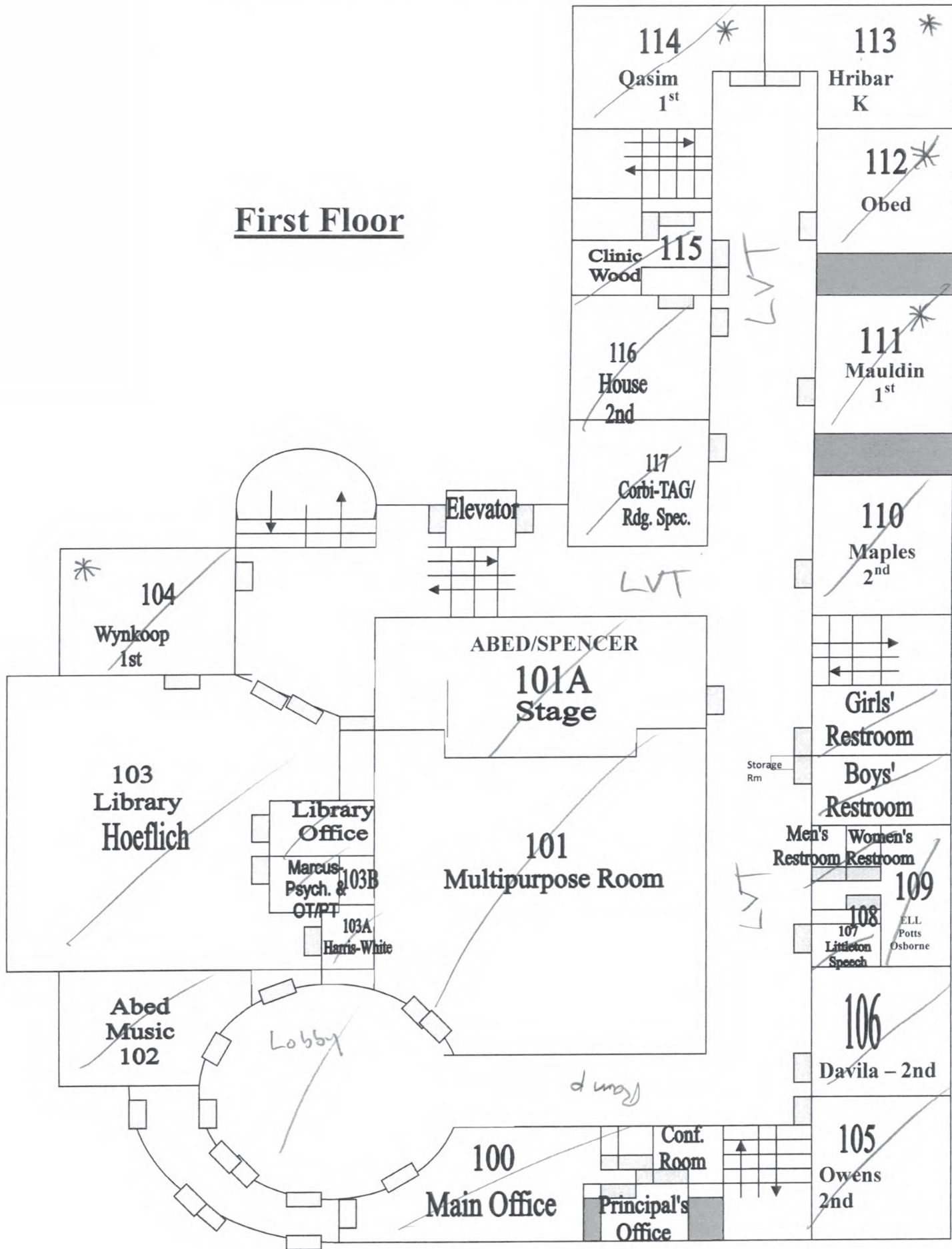
## Lower Level





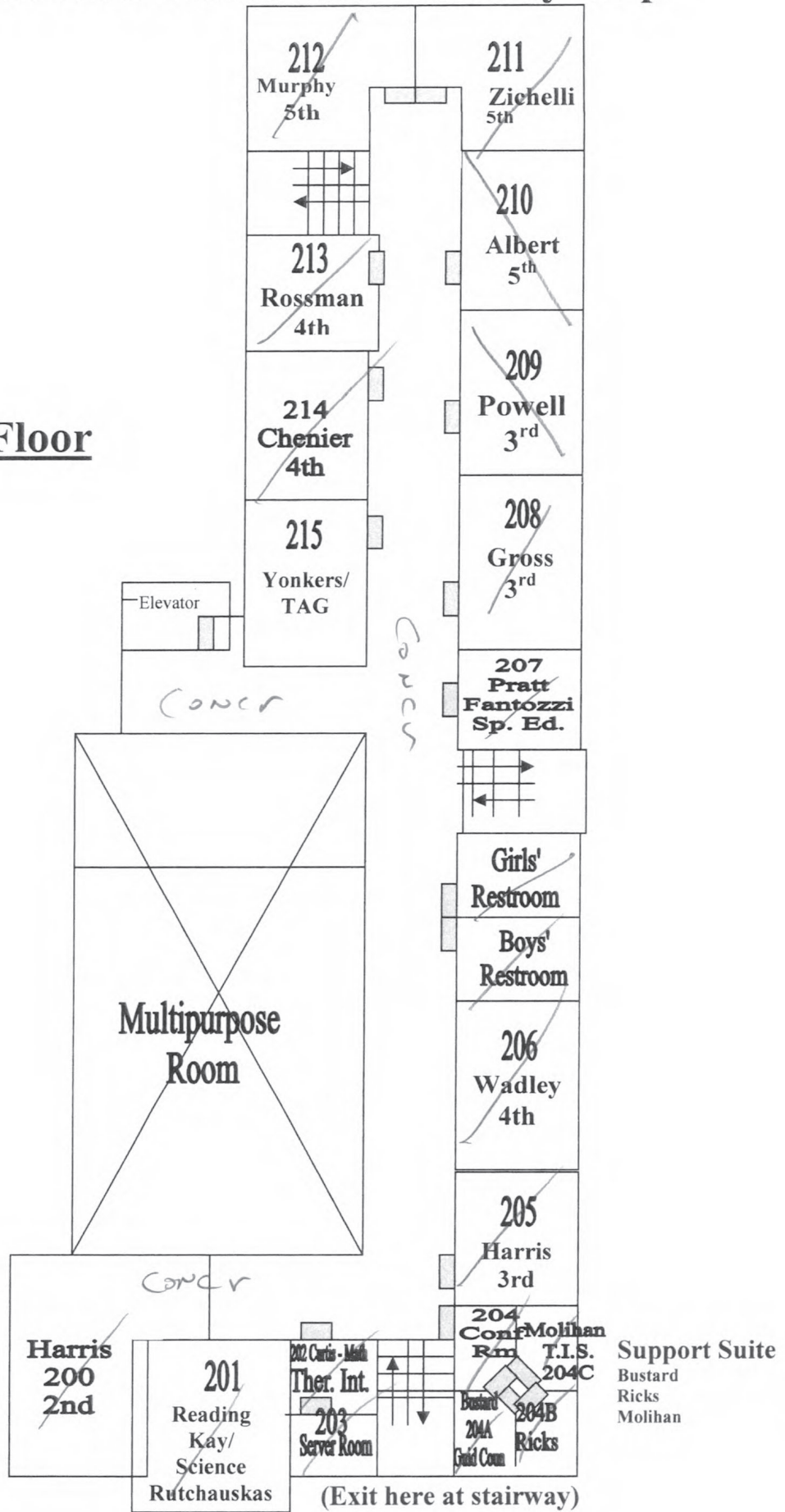
# Lyles-Crouch Traditional Academy Map

## First Floor



# Lyles-Crouch Traditional Academy Map

## Second Floor



## Appendix C:

### Pre-Survey Questionnaire

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## BV Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Lyles-Crouch Traditional Academy  
**Name of person completing form:** Abel Hernandez  
**Title / Association with property:** Custodian  
**Length of time associated w/ property:** 5 year  
**Date Completed:** 20 August 2021  
**Phone Number:** 571-707-6809  
**Method of Completion:** DURING: verbally completed during assessment

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1958/2001		
2	Building size in SF	65,645		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	Current	Windows
		Roof	2016	
		Interiors	Current	Carpet, VCT, LVT
		HVAC	Current	17 RTU
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Parking Lot		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Flooding in parking area		

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			
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? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or 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			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?		X			

## Appendix D:

### Component Condition Report

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Component Condition Report | Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior wall	Excellent	Curtain Wall, Aluminum-Framed System	6,750 SF	49	3316135
B2050	Exterior	Fair	Exterior Door, Fiberglass	14	11	3316343
B2050	Front entrance	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	16	3316345
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	22,168 SF	15	3316021
B3010	Media Center	Fair	Roofing, Metal	2,000 SF	20	3316022
Interiors						
C1030	Interior	Fair	Interior Door, Wood, Solid-Core	70	20	3316460
C1070	Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	33,671 SF	10	3316001
C1090	Restroom	Good	Toilet Partitions, Plastic/Laminate	30	15	3315986
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	99,000 SF	5	3316139
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	1,575 SF	26	3316003
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	1,152 SF	2	3314810
C2030	Corridors	Excellent	Flooring, Luxury Vinyl Tile (LVT)	6,489 SF	15	3316000
C2030	Small music room, library, and two basement classrooms	Good	Flooring, Carpet, Commercial Standard	4,062 SF	7	3316006
C2030	Stage	Fair	Flooring, Wood, Strip	1,152 SF	10	3314811
C2030	Gymnasium	Good	Flooring, Laminate Faux Wood	3,024 SF	13	3316005
C2030	Interior	Excellent	Flooring, Luxury Vinyl Tile (LVT)	16,037 SF	14	3315999
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	5,250 SF	5	3316004
C2030	Restroom	Fair	Flooring, Ceramic Tile	1,050 SF	26	3316002
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate [Elevator 1]	1	10	3315361
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [Elevator 1]	1	10	3315360
D1010	Elevator	Good	Elevator Cab Finishes, Standard [Elevator 1]	1	5	3315359
Plumbing						
D2010	Corridors	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	2	14	3314640
D2010	Restroom	Good	Toilet, Commercial Water Closet	25	25	3315948
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	17	3315942
D2010	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	11	25	3315983
D2010	Restroom	Good	Urinal, Standard	8	25	3315984
D2010	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	65,645 SF	19	3318173
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	24	20	3314637
D2010	Restroom	Good	Sink/Lavatory, Trough Style, Solid Surface	4	25	3315985
D2010	Custodial	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	15	3314642
D2010	Restroom	Fair	Water Heater, Electric, Instant Hot	1	11	3314747
D2010	Room 001	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	3315101



Component Condition Report | Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Corridors	Excellent	Drinking Fountain, Wall-Mounted, Bi-Level	3	14	3314641
D2020	Room 001	Fair	Supplemental Components, Grease Trap/Interceptor, Undercounter	1	10	3315113
HVAC						
D3030	Roof	Excellent	Split System Ductless, Single Zone, 1.5 to 2 TON [HP 2]	1	15	3314834
D3030	Roof	Excellent	Split System, Condensing Unit/Heat Pump, 2.5 TON [HP 1]	1	15	3314906
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 17]	1	20	3314919
D3050	Room 001	Excellent	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM [AHU 1]	1	25	3315107
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 1]	1	20	3314830
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 14]	1	20	3314914
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 9]	1	20	3314908
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 15]	1	20	3314915
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 16]	1	20	3314916
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 13]	1	20	3314913
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 5]	1	20	3314921
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 2]	1	20	3314831
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 3]	1	20	3314832
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 11]	1	20	3314911
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 7]	1	20	3314902
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 12]	1	20	3314912
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 10]	1	20	3314910
D3050	Building	Excellent	HVAC System, Ductwork, Medium Density	65,645 SF	30	3318337
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU 4]	1	20	3314833
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 8]	1	20	3314905
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 6]	1	20	3314926
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [No tag/plate found]	1	10	3314835
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [No tag/plate found]	1	15	3314907
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	10	3315366
D4030	Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	12	5	3314638
Electrical						
D5010	Roof	Fair	Generator, Diesel, 10 to 30 KW	1	8	3315096
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	8	3315941
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	9	3315940
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	13	3315945
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 800 AMP	1	10	3315373
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	9	3315943
D5020	Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	65,645 SF	20	3318339
D5040	Building	Fair	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	65,645 SF	5	3318515

Component Condition Report | Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	65,645 SF	9	3318340
D5040	Building	Fair	Special Fixture w/ Lamp, Metal Halide, 250 W	5	10	3316526
Fire Alarm & Electronic Systems						
D6060	Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	65,645 SF	7	3318516
D7010	Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Install	65,645 SF	4	3318681
D7030	Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	65,645 SF	10	3318514
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	8	3314737
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	3314742
D7050	Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	65,645 SF	6	3318684
D8010	Building	Excellent	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	65,645 SF	15	3318685
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	3315372
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3315368
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	7	3315367
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	3315371
E1030	Commercial kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	3315365
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	3315362
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	3315363
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	3315364
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	3315370
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	3315369
E1040	Basement	Fair	Ceramics Equipment, Kiln	1	10	3315944
E1060	Room 003	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	3315221
E1060	Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3314746
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	17,000 SF	2	3316217
G2020	Parking area	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,000 SF	1	3316216
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Play Structure, Multipurpose, Large	2	6	3316224
G2050	Multi Purpose Room	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	13	3314748
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	1	6	3316225
G2050	Playground	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	11	3316226
G2050	Playground	Fair	Playground Surfaces, Rubber, Poured-in-Place	4,000 SF	6	3316220
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	560 LF	5	3316221
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	10	15	3315946
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	3	16	3316222
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	6	15	3315947

Component Condition Report | Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Trash Receptacle, Portable/Light-Duty	5	12	3316223
G2060	Building	Fair	Signage, Property, Building-Mounted Individual Letters	30	10	3316218
G4050	Site	Fair	Pole Light Fixture w/ Lamps, Concrete Base Only	2	16	3316461

## Appendix E:

### Replacement Reserves

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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	3314835	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	10	10	1	EA	\$1,200.00	\$1,200											\$1,200											\$1,200		
D3060	Roof	3314907	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																	\$1,400						\$1,400	
D4010	Commercial kitchen	3315366	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	4	LF	\$400.00	\$1,600											\$1,600												\$1,600	
D4030	Building	3314638	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	12	EA	\$150.00	\$1,800						\$1,800											\$1,800						\$3,600	
D5010	Roof	3315096	Generator, Diesel, 10 to 30 KW, Replace	25	17	8	1	EA	\$20,000.00	\$20,000									\$20,000														\$20,000	
D5010	Electrical room	3315941	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	17	8	1	EA	\$12,000.00	\$12,000									\$12,000														\$12,000	
D5020	Electrical room	3315940	Secondary Transformer, Dry, Stepdown, 225 KVA, Replace	30	21	9	1	EA	\$25,000.00	\$25,000										\$25,000													\$25,000	
D5020	Electrical room	3315943	Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	21	9	1	EA	\$6,000.00	\$6,000										\$6,000													\$6,000	
D5020	Electrical room	3315373	Distribution Panel, 277/480 V, 800 AMP, Replace	30	20	10	1	EA	\$10,000.00	\$10,000											\$10,000												\$10,000	
D5020	Electrical room	3315945	Distribution Panel, 277/480 V, 400 AMP, Replace	30	17	13	1	EA	\$5,300.00	\$5,300														\$5,300									\$5,300	
D5020	Building	3318339	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	65645	SF	\$18.00	\$1,181,610																					\$1,181,610		\$1,181,610	
D5040	Building	3318515	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	10	5	5	65645	SF	\$0.65	\$42,669						\$42,669										\$42,669							\$85,339	
D5040	Building	3318340	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	65645	SF	\$8.00	\$525,160										\$525,160													\$525,160	
D5040	Building	3316526	Special Fixture w/ Lamp, Metal Halide, 250 W, Replace	20	10	10	5	EA	\$190.00	\$950											\$950													\$950
D6060	Building	3318516	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	65645	SF	\$1.65	\$108,314								\$108,314															\$108,314	
D7010	Building	3318681	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Install	15	11	4	65645	SF	\$3.25	\$213,346					\$213,346																\$213,346		\$426,693	
D7030	Building	3318514	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	65645	SF	\$2.00	\$131,290											\$131,290												\$131,290	
D7050	Building	3318684	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	14	6	65645	SF	\$3.00	\$196,935							\$196,935																\$196,935	
D7050	Lobby	3314737	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	\$1,580.00	\$1,580										\$1,580													\$1,580	
D7050	Office	3314742	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$15,000										\$15,000													\$15,000	
D8010	Building	3318685	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	0	15	65645	SF	\$2.50	\$164,113																\$164,113							\$164,113	
E1030	Commercial kitchen	3315368	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$9,500.00	\$9,500						\$9,500										\$9,500							\$19,000	
E1030	Commercial kitchen	3315363	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700						\$5,700															\$5,700		\$11,400	
E1030	Commercial kitchen	3315364	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600															\$4,600		\$9,200	
E1030	Commercial kitchen	3315369	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	Commercial kitchen	3315367	Foodservice Equipment, Range, 2-Burner, Replace	15	8	7	1	EA	\$1,700.00	\$1,700									\$1,700														\$1,700	
E1030	Commercial kitchen	3315362	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600									\$3,600														\$3,600	
E1030	Commercial kitchen	3315365	Foodservice Equipment, Steamer, Freestanding, Replace	10	2	8	1	EA	\$10,500.00	\$10,500										\$10,500									\$10,500				\$21,000	
E1030	Commercial kitchen	3315372	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000												\$15,000	
E1030	Commercial kitchen	3315371	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000												\$25,000	
E1030	Commercial kitchen	3315370	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	\$1,700.00	\$1,700												\$1,700											\$1,700	
E1040	Basement	3315944	Ceramics Equipment, Kiln, Replace	20	10	10	1	EA	\$3,200.00	\$3,200											\$3,200												\$3,200	
E1060	Office	3314746	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	Room 003	3315221	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	\$600.00	\$600													\$600										\$600	
G2020	Parking area	3316216	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	17000	SF	\$3.50	\$59,500	\$59,500																						\$59,500	
G2020	Parking area	3316217	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	17000	SF	\$0.45	\$7,650			\$7,650						\$7,650									\$7,650					\$30,600	
G2050	Playground	3316226	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	2	EA	\$9,500.00	\$19,000												\$19,000											\$19,000	
G2050	Multi Purpose Room	3314748	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	3	EA	\$9,500.00	\$28,500														\$28,500									\$28,500	
G2050	Playground	3316224	Play Structure, Multipurpose, Large, Replace	20	14	6	2	EA	\$35,000.00	\$70,000							\$70,000																\$70,000	
G2050	Playground	3316225	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA																										

## 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	3315360	D1010	Elevator Controls [Elevator 1]	Automatic, 1 Car	2500 lb	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Elevator	ThyssenKrupp	EP12525	EN2472	2001		
2	3315361	D1010	Passenger Elevator [Elevator 1]	Hydraulic, 3 Floors, 1500 to 2500 LB	2500 lb	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Elevator	ThyssenKrupp	EP12525	EN2472	2001	1031170	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3314747	D2010	Water Heater	Electric, Instant Hot		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Restroom	Eemax	EX95	2487250	2017	1031144	
2	3315942	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 99 GAL	100 gal	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Mechanical room	A. O. Smith	BTH250A200	1532M002390	2015	1031185	
3	3315113	D2020	Supplemental Components	Grease Trap/Interceptor, Undercounter		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Room 001						
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3314906	D3030	Split System [HP 1]	Condensing Unit/Heat Pump, 2.5 TON	2.5 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Daikin	RZQ30TAVJUA	E000560	2021	1031153	
2	3314834	D3030	Split System Ductless [HP 2]	Single Zone, 1.5 to 2 TON	2 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Daikin	RZQ24TAVJUA	E001893	2021	1031149	
3	3315107	D3050	Air Handler [AHU 1]	Interior AHU, Easy/Moderate Access, 801 to 1200 CFM	1000 cfm	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Room 001	Daikin	FTQ30TAVJUDAA	2006070124	2021	131168	
4	3314830	D3050	Packaged Unit [RTU 1]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01030EB093KB	202010ANGJ88201	2021	1031145	
5	3314910	D3050	Packaged Unit [RTU 10]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN00830EB093KB	202010ANGH88198	2021	1031156	
6	3314911	D3050	Packaged Unit [RTU 11]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01330EB093FB	202010ANGK88176	2021	1031157	
7	3314912	D3050	Packaged Unit [RTU 12]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN00930EB093FB	202010ANGQ88182	2021	1031158	

8	3314913	D3050	Packaged Unit [RTU 13]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01530EB093FB	202010ANGL88183	2021	1031159
9	3314914	D3050	Packaged Unit [RTU 14]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01130EB093FB	202010ANGZ88180	2021	1031160
10	3314915	D3050	Packaged Unit [RTU 15]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN00830EB093KB	202010ANGH88199	2021	1031161
11	3314916	D3050	Packaged Unit [RTU 16]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN00930EB093FB	202010ANGQ88184	2021	1031162
12	3314919	D3050	Packaged Unit [RTU 17]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN00830EB093KB	202010ANGH88200	2021	1031163
13	3314831	D3050	Packaged Unit [RTU 2]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01130EB093FB	202010ANGZ88181	2021	1031146
14	3314832	D3050	Packaged Unit [RTU 3]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN00830EB093KB	202010ANGH88197	2021	1031147
15	3314833	D3050	Packaged Unit [RTU 4]	RTU, Pad or Roof-Mounted, 4 TON	4 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RQ0043VEA0931B	202010AYGD26878	2021	1031148
16	3314921	D3050	Packaged Unit [RTU 5]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN02030EB0934B	202010BNGP88216	2021	1031164
17	3314926	D3050	Packaged Unit [RTU 6]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01330EB093FB	202010ANGK88175	2021	1031165
18	3314902	D3050	Packaged Unit [RTU 7]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01130EB093FB	202010ANGZ88177	2021	1031151
19	3314905	D3050	Packaged Unit [RTU 8]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01130EB093FB	202010ANGZ88178	2021	1031152
20	3314908	D3050	Packaged Unit [RTU 9]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Aaon	RN01130EB093FB	202010ANGZ88179	2021	1031155
21	3314835	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	No tag/plate found	No tag/plate found			1031150

22	3314907	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 cfm	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	No tag/plate found	No tag/plate found			1031154	
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3315366	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Commercial kitchen	ANSUL	R102	S396914		1031175	4
2	3314638	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Building						12
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3315096	D5010	Generator	Diesel, 10 to 30 KW	20 kW	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Roof	Detroit Diesel	Inaccessible	Inaccessible	2004	1031166	
2	3315941	D5010	Automatic Transfer Switch	ATS, 200 AMP	225 amp	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Electrical room	Detroit Diesel	Inaccessible	Inaccessible	2004	1031184	
3	3315943	D5020	Secondary Transformer	Dry, Stepdown, 15 KVA	15 kva	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Electrical room	Siemens	3F3Y015C		2000	1031186	
4	3315940	D5020	Secondary Transformer	Dry, Stepdown, 225 KVA	225 kva	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Electrical room	Siemens	3F3Y225C		2000	1031183	
5	3315945	D5020	Distribution Panel	277/480 V, 400 AMP	400 amp	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Electrical room	Siemens	480/277		2004	1031188	
6	3315373	D5020	Distribution Panel	277/480 V, 800 AMP	800 amp	Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Electrical room	Siemens	480/277		2001	1031182	
7	3316526	D5040	Special Fixture w/ Lamp	Metal Halide, 250 W		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Building						5
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3314742	D7050	Fire Alarm Panel	Fully Addressable		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Office	Honeywell	Notifier		2014	1031142	
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3315368	E1030	Foodservice Equipment	Convection Oven, Double		Lyles-Crouch Traditional Academy School Campus / Lyles-Crouch Traditional Academy (2021)	Commercial kitchen	Vulcan	VC4GD11D150K	541079526		1031177	

