

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Mount Vernon Community School
2601 Commonwealth Avenue
Alexandria, Virginia 22302

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BV PROJECT #:

148303.21R000-011.354

DATE OF REPORT:

December 20, 2021

ON SITE DATE:

June 28, 2021

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	2601 Commonwealth Avenue, Alexandria, Virginia 22302
Site Developed	YOC 1958 Additions in 1949, 1966, 1991, and 1997
Site Area	3.00 acres (estimated)
Parking Spaces	10 total spaces all in open lots; one of which is accessible
Building Area	112,730 SF
Number of Stories	Three
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 28, 2021
Management Point of Contact	Alexandria City Public Schools John Finnigan John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Vasean Gillis
Assessment and Report Prepared By	JT Ballway
Reviewed By	Tom Bart Program Manager Tom.Bart@bureauveritas.com 800.733.0660 x7540
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The existing three-story portion was built in 1940, with the auditorium addition in 1949. In 1966, a major addition doubled the size of the school and reoriented the main entrance to Commonwealth Avenue. A media center was added in 1991 and the city expanded and constructed the Mount Vernon Recreation Center adjacent to the school in 1997.

Architectural

The school is a three-story CMU and reinforced concrete structure with the third level being much smaller than the first and second levels. Exterior façade consists of brick veneer with double-glazed aluminum framed windows. The windows were installed quite some time ago but remain adequate, due to havewindow system modifications and repairs in 2016, 2018 and 2021. Exterior doors are swinging steel units with a small amount of glazing. The roof is primarily a TPO membrane, which was installed in recent years. There is damaged interior wall finishes along the north façade, reportedly due to prior roof leaks. This is evident in multiple rooms along the north side of the building.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school is primarily condition by a chilled water loop and a series of boilers. The chilled water loop consists of a water-cooled chiller and rooftop cooling tower. The cooling tower is scheduled for replacement in November and the chiller is nearing the end of its useful and maintenance is becoming an issue. It should be replaced soon as well. Classrooms, hallways and offices are primarily conditioned by ventilators. There is also a series of rooftop packaged units and split system units. The electrical distribution system appears to be older for the most part with some components replaced as needed. Unclear if some components are original or not. Lighting appears to be T-8 fixtures in large part. The plumbing is widespread as many of the classrooms have single occupancy restrooms, in addition to, the larger restrooms located on the lower two levels. Fire protection includes an integrated fire alarm system which includes horn strobes, pull stations and smoke detectors, as well as addressable fire alarm control panel. The exit lighting was observed to be poor. Fire suppression is limited to a network of extinguishers throughout the building. A small system is in the kitchen over the range.

Site

The site consists of a small parking area - which is shared with the library – and a large play area. The school is surrounded by a sidewalk on three sides. The sidewalk was observed to have trip hazards in isolated areas around the building.

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 | Mount Vernon Community School Campus(1958)

<i>Replacement Value</i> \$ 33,819,000	<i>Total SF</i> 112,730	<i>Cost/SF</i> \$ 300	
Est Reserve Cost			FCI
Current	\$ 17,200		0.1 %
3-Year	\$ 933,200		2.8 %
5-Year	\$ 1,967,700		5.8 %
10-Year	\$ 6,540,600		19.3 %

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.

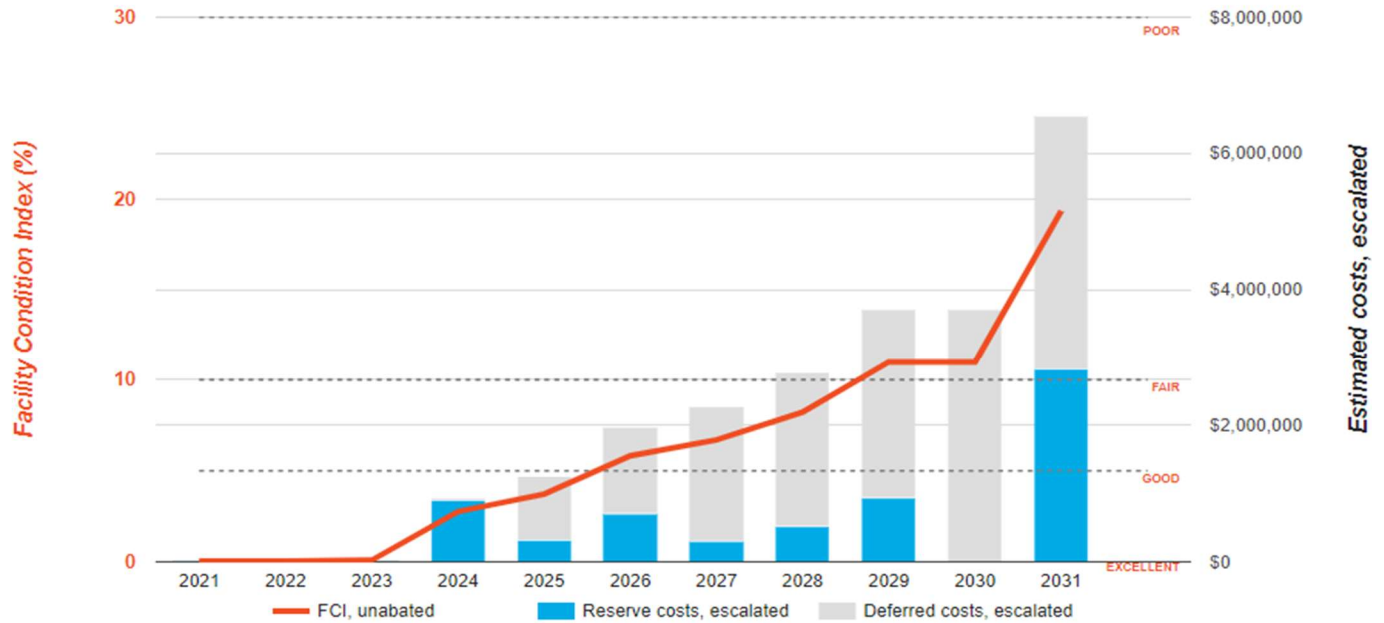
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mount Vernon Community School Campus

Replacement Value: \$33,819,000

Inflation Rate: 3.0%

Average Needs per Year: \$594,600

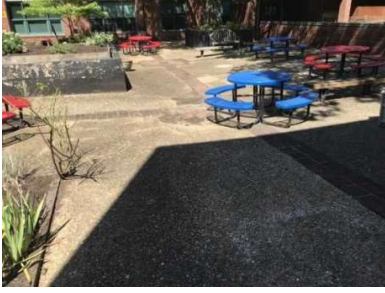


Immediate Needs

Mount Vernon Community School Campus

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3145861	Mount Vernon Community School Campus	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Safety	\$1,800
3145910	Mount Vernon Community School Campus	Courtyard	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Safety	\$900
3145926	Mount Vernon Community School Campus	Mechanical room	D5030	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	Failed	Performance/Integrity	\$7,000
3145920	Mount Vernon Community School Campus	Throughout building	C2010	Wall Finishes, any surface, Prep & Paint	Failed	Performance/Integrity	\$7,500
Total (4 items)							\$17,200

Key Findings



Sidewalk in Failed condition.

any pavement type, Sectional Repairs (per Man-Day)
Mount Vernon Community School Campus Courtyard

Uniformat Code: G2031
Recommendation: **Repair in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$900

\$\$\$\$

Grind trip hazard in courtyard. - AssetCALC ID: 3145910



Sidewalk in Failed condition.

any pavement type, Sectional Repairs (per Man-Day)
Mount Vernon Community School Campus Site

Uniformat Code: G2031
Recommendation: **Repair in 2021**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$1,800

\$\$\$\$

Grind trip hazards. - AssetCALC ID: 3145861



Variable Frequency Drive in Failed condition.

VFD, by HP of Motor
Mount Vernon Community School Campus Mechanical room

Uniformat Code: D5039
Recommendation: **Replace/Install in 2021**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Serves Chilled water pump #3. Drive is in a state of disrepair. - AssetCALC ID: 3145926



Wall Finishes in Failed condition.

any surface
Mount Vernon Community School Campus Throughout building

Uniformat Code: C2017
Recommendation: **Prep & Paint in 2021**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,500

\$\$\$\$

Damaged wall finishes exist on the north side of the building* due to prior roof leaks. - AssetCALC ID: 3145920



Emergency and Exit Lighting in Poor condition.

Exit Sign, LED
Mount Vernon Community School Campus
Throughout building

Unifomat Code: D5045
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,200

\$\$\$\$

Exit signs are beyond estimated useful lifespan. Illumination is poor. - AssetCALC ID: 3145921

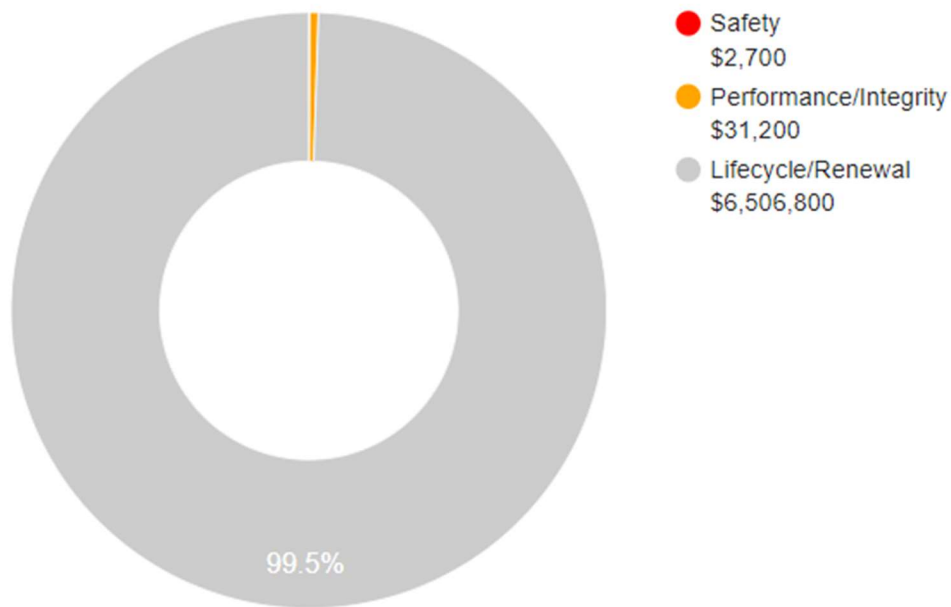
Plan Types

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: \$6,540,700

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with metal finish	Good
Interiors	Walls: Painted CMU, glazed brick Floors: Carpet, VCT, quarry tile Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all three floors	Fair
Plumbing	Distribution: Copper distribution and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in some restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding ventilators Non-Central System: Packaged units and Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair

Systems Summary

Site Development	Property entrance signage Playgrounds, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--
Key Issues and Findings	Trip hazards observed on concrete sidewalk, exit lighting is poor, a variable frequency drive is in a state of disrepair	

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	-	-	\$7,245	-	\$34,661	\$41,906
Roofing	-	-	-	-	\$1,649,657	\$1,649,657
Interiors	\$7,500	-	\$511,610	\$1,100,619	\$1,341,573	\$2,961,302
Conveying	-	-	\$86,612	\$11,068	-	\$97,680
Plumbing	-	-	\$12,520	\$194,107	\$376,505	\$583,132
HVAC	-	\$5,941	\$444,069	\$935,927	\$665,426	\$2,051,363
Fire Protection	-	-	\$4,217	-	\$3,176	\$7,393
Electrical	\$7,000	\$6,535	\$46,727	\$1,978,634	\$759,563	\$2,798,459
Fire Alarm & Electronic Systems	-	-	\$709,250	\$20,158	\$494,181	\$1,223,589
Equipment & Furnishings	-	-	\$107,321	\$234,706	\$164,446	\$506,473
Site Development	-	\$3,182	\$3,477	\$34,202	\$106,058	\$146,919
Site Utilities	-	-	-	\$14,514	-	\$14,514
Site Pavement	\$2,700	-	\$1,721	\$49,032	\$4,993	\$58,446
Sitework	-	-	-	-	-	-
TOTALS	\$17,200	\$15,700	\$1,934,800	\$4,573,000	\$5,600,300	\$12,141,000

3. Property Space Use and Observed Areas

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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- The gymnasium and attached recreation center

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 Mount Vernon Community School, 2601 Commonwealth Avenue, Alexandria, Virginia 22302, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

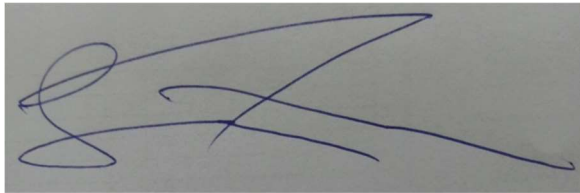
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: JT Ballway,
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Reviewed by: Jose L Rolon



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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 F: Equipment Inventory List

Appendix A:

Photographic Record



#1:	FRONT ELEVATION
-----	-----------------



#2:	LEFT ELEVATION
-----	----------------



#3:	RIGHT ELEVATION
-----	-----------------



#4:	REAR ELEVATION
-----	----------------



#5:	STRUCTURE
-----	-----------



#6:	BRICK FACADE AND ALUMINUM WINDOWS
-----	-----------------------------------



#7: TPO MENBRANE



#8: METAL ROOF



#9: KITCHEN



#10: ADMINISTRATIVE SPACE



#11: CAFETERIA



#12: RESTROOM



#13: CLASSROOM



#14: CORRIDOR



#15: DOMESTIC BOILER



#16: ELEVATOR EQUIPMENT



#17: DOMESTIC STORAGE TANK



#18: HVAC BOILER



#19: CHILLER



#20: COOLING TOWER



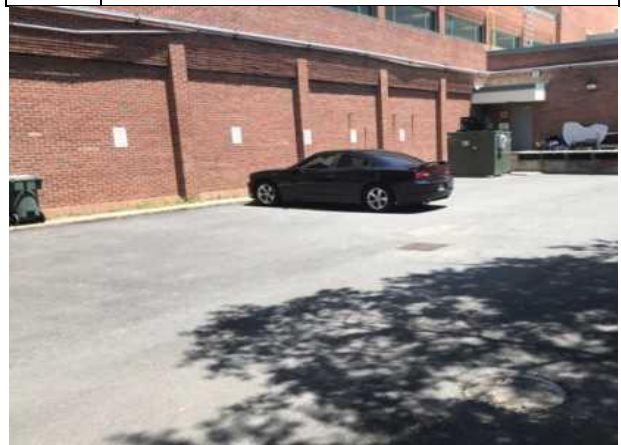
#21: FIRE ALARM PANEL



#22: TRIP HAZARD ON SIDEWALK



#23: PLAYGROUND



#24: PARKING LOT

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

148303.21R000-011.354

Source

Google

Project Name

Mount Vernon Community School

On-Site Date

June 28, 2021



Appendix C:

Pre-Survey Questionnaire

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

Building / Facility Name: Mount Vernon Community School

Name of person completing form: John Finnigan

Title / Association with property: Director of Educational Facilities

Length of time associated w/ property: 6 years

Date Completed: 11/01/21

Phone Number: 703.517.1807

Method of Completion: Choose an item.

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

DATA OVERVIEW		RESPONSE		
1	Year/s constructed / renovated	1940		
2	Building size in SF	112,730		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2016, 2018, 2021	Canopy roof and soffit repair; Window systems repairs (phased)
		Roof	2018	
		Interiors	2016, 2018, 2020, 2021	Asbestos remediation / VCT demolition, LVT installation; Auditorium carpet tile installation / painting; Library carpet tile installation; Wall repairs
		HVAC	2017; 2019	CU, RTU replacement; Auditorium RTUs replacement
		Electrical		
		Site Pavement	2019	Parking lot milling and asphalt
		Accessibility		
QUESTION		RESPONSE		
4	List other significant capital improvements (focus on recent years; provide approximate date).	RTUs replacement (2019); Playground renovation (2018); Kitchen renovation (ongoing 2021)		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Cooling tower replacement (2021); Chiller replacement (2022); Courtyard renovation / drainage improvements (2022)		

6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
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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				Some hardscape areas (sidewalk next to building) are heaving
8	Are there any wall, window, basement or roof leaks?		X			Addressed with phased window system repair projects.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				There were mold issues in the past from roof leaks and mechanical piping insulation leaks. New roof installed in 2018, mechanical piping re-insulation completed in phases 2017, 2018, 2019.
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			
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	

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	
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 | Mount Vernon Community School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior of the building	Fair	Exterior Walls, Brick, 3+ Story Building	25,241 SF	36	3047290
B2020	Exterior of the building	Fair	Windows	494	5	3047289
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	5	5	3047288
B2050	Exterior of the building	Fair	Exterior Door, Steel, Standard	20	21	3047292
B2050	Entrances and throughout the building	Fair	Exterior Door, Steel, Standard	12	16	3047318
Roofing						
B3010	Library roof	Fair	Roofing, Metal	7,500 SF	26	3047285
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	57,000 SF	18	3145916
B3060	Roof of the Building	Good	Roof Hatch, Metal	4	28	3047355
Interiors						
C1030	Corridors throughout the building	Fair	Door Hardware, School, per Door	20	6	3047306
C1030	Throughout building	Fair	Door Hardware, School, per Door	120	15	3145878
C1030	Throughout the Building	Fair	Interior Panel Doors	120	3	3047354
C1030	Throughout the Building	Fair	Interior Door, Wood, Solid-Core	120	25	3145869
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	105,000 SF	12	3145874
C1090	Corridors and locker rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,100	8	3047300
C1090	Restrooms	Good	Toilet Partitions, Metal	25	14	3047299
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	90,000 SF	5	3047341
C2010	Throughout building	Failed	Wall Finishes, any surface, Prep & Paint	5,000 SF	0	3145920
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	59,000 SF	7	3145907
C2030	Kitchen area and restrooms	Fair	Flooring, Quarry Tile	1,000 SF	26	3047335
C2030	Auditorium	Good	Flooring, Carpet, Commercial Standard	750 SF	8	3145944
C2030	Stage	Fair	Flooring, Wood, Strip	800 SF	6	3145867
C2030	Throughout the Building	Fair	Flooring, Carpet, Commercial Standard	43,330 SF	3	3047337
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	3145895
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	3145887
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	5	3145897
Plumbing						
D2010	Throughout the Building	Fair	Urinal, Standard	8	16	3047326
D2010	corridors	Fair	Drinking Fountain, Wall-Mounted, Single-Level	9	5	3047323
D2010	kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	3047278
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	112,730 SF	20	3145870
D2010	Mechanical room	Good	Piping & Valves, Mixing Valve, Domestic Water	1	25	3145894
D2010	Mechanical room	Good	Backflow Preventer, Domestic Water	1	25	3145877
D2010	Throughout the Building	Fair	Toilet, Commercial Water Closet	60	6	3047325

Component Condition Report | Mount Vernon Community School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Teachers restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	12	27	3047324
D2010	Mechanical room	Good	Boiler, Gas, Domestic	1	20	3145891
D2010	Mechanical room	Good	Storage Tank, Domestic Water	1	25	3145933
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	58	7	3047320
D2010	Site	Good	Drinking Fountain, Exterior/Site, Metal Pedestal	1	13	3145911
D2010	Bathrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	7	3047322
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	12	3047319
D2030	Building exterior	Fair	Plumbing System, Rain Water Drainage, Low Density	112,730 SF	16	3047352
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	8	3145880
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	8	3145908
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	8	3145876
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	3145923
D3030	Throughout building	Fair	Unit Ventilator, approx/nominal 2 Ton	68	10	3145892
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	3	3145871
D3030	Mechanical room	Fair	Chiller, Air-Cooled, 151 to 200 TON	1	3	3145924
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	3145941
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	3145881
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	3145932
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3145890
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3145928
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	3145939
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	3145930
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	112,730 SF	15	3145884
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	3145888
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3145902
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	3145942
D3050	ceiling interior	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	3047313
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	3145917
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	3145940
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	3145903
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3145886
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	3145931
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3145859
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	3145898
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	3145901
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	13	10	3145905
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	10	3145936

Component Condition Report | Mount Vernon Community School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	2	3145863
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	5	3145935
D4030	Throughout the Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	14	4	3145879
Electrical						
D5020	Electrical room	Fair	Motor Control Center, w/ Main Breaker	1	3	3145868
D5020	Electrical room	Good	Switchboard, 277/480 V	1	34	3145909
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	5	3145922
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	3145912
D5030	Mechanical room	Failed	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	0	3145926
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	3145885
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	112,730 SF	16	3047293
D5040	Throughout building	Poor	Emergency & Exit Lighting, Exit Sign, LED	28	2	3145921
D5040	Stage	Fair	Special Fixture w/ Lamp, Metal Halide	40	10	3145929
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	112,730 SF	10	3145882
Fire Alarm & Electronic Systems						
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	10	3145919
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	112,730 SF	5	3145934
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	112,730 SF	4	3145945
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	3145860
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	3145866
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	3145938
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	3145906
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	3145864
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3145937
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	3145925
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	3145914
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	3145872
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3145865
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	3145873
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3145927
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	3145899
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	3145862
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3145918
E1040	Office	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	3145904
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,030 SF	3	3047334
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	300	6	3047348

Component Condition Report | Mount Vernon Community School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,500 SF	3	3147210
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,000 SF	10	3147209
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	26	3047301
G2030	Site	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	3145861
G2030	Courtyard	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1	0	3145910
Site Development						
G2040	Gymnasiums	Fair	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	33	5	3047363
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	3,000 SF	2	3145896
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	1,200 SF	8	3145893
G2050	Site	Good	Play Structure, Multipurpose, Large	1	18	3145875
Sitework						
G2060	Site	Good	Picnic Table, Metal Powder-Coated	9	18	3145900
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 4'	1,400 LF	37	3047331
G2060	Site	Good	Picnic Table, Metal Powder-Coated	6	18	3145889
G2060	Site	Good	Park Bench, Metal Powder-Coated	3	18	3145943
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	5	18	3145915
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	10	3145913

Appendix E:

Replacement Reserves

Replacement Reserves Report

12/20/2021

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
Mount Vernon Community School Campus	\$17,200	\$0	\$15,659	\$900,298	\$324,737	\$709,754	\$296,125	\$514,825	\$933,103	\$0	\$2,828,931	\$4,153	\$579,230	\$514,648	\$160,864	\$636,367	\$862,827	\$34,379	\$1,800,749	\$642,528	\$364,527	\$12,140,903
Mount Vernon Community School Campus / Mount Vernon Community School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total	\$17,200	\$0	\$15,659	\$900,298	\$324,737	\$709,754	\$296,125	\$514,825	\$933,103	\$0	\$2,828,931	\$4,153	\$579,230	\$514,648	\$160,864	\$636,367	\$862,827	\$34,379	\$1,800,749	\$642,528	\$364,527	\$12,140,903

[illegible]

Appendix F:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145887	D1010	Elevator Controls	Automatic, 1 Car		Mount Vernon Community School Campus	Elevator	ThyssenKrupp	Not found	Not found	1998	01032552	
2	3145897	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Mount Vernon Community School Campus	Elevator	Hydraulik	US-73-83-25-460	105322	1990	01032553	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145933	D2010	Storage Tank	Domestic Water	200 GAL	Mount Vernon Community School Campus	Mechanical room	Lochinvar	RJA200-90000	101777687	2016	01032534	
2	3145891	D2010	Boiler	Gas, Domestic	285 MBH	Mount Vernon Community School Campus	Mechanical room	Lochinvar	AWN286PM	2915101790709	2016	01032535	
3	3145877	D2010	Backflow Preventer	Domestic Water	2 IN	Mount Vernon Community School Campus	Mechanical room	Watts Regulator	Illegible	400743	2016	01032539	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145880	D3020	Boiler	Gas, HVAC	1400 MBH	Mount Vernon Community School Campus	Mechanical room	Fulton Pulse	PHW1400K	2456	1999	01032536	
2	3145908	D3020	Boiler	Gas, HVAC	1400 MBH	Mount Vernon Community School Campus	Mechanical room	Fulton Pulse	PHW1400K	2453	1999	01032537	
3	3145876	D3020	Boiler	Gas, HVAC	1400 MBH	Mount Vernon Community School Campus	Mechanical room	Fulton Pulse	PHW1400K	Not found	1999	01032538	
4	3145924	D3030	Chiller	Air-Cooled, 151 to 200 TON	200 TON	Mount Vernon Community School Campus	Mechanical room	Carrier	30HXC206R	1097F58880	1999	01032544	
5	3145871	D3030	Cooling Tower	(Typical) Open Circuit	200 TON	Mount Vernon Community School Campus	Roof	Baltimore Aircoil Company	15219	97401084	1998	01032508	
6	3145923	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Mount Vernon Community School Campus	Roof	American Standard Inc.	4A7C4060A4000AA	17212H9U5F	2018	01032504	
7	3145941	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Mount Vernon Community School Campus	Roof	American Standard Inc.	4A7C4060A4000AA	17135MDH5F	2018	01032506	
8	3145881	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Mount Vernon Community School Campus	Roof	American Standard Inc.	4A7C4060A4000AA	17411MBU5F	2018	01032503	
9	3145932	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Mount Vernon Community School Campus	Roof	American Standard Inc.	4A7C4060A4000AA	17212JAY5F	2018	01032505	
10	3145892	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Mount Vernon Community School Campus	Throughout building	Inaccessible	Inaccessible	Inaccessible	2011		68
11	3145917	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Mount Vernon Community School Campus	Mechanical room	Bell & Gossett	Not found	Not found	1999	01032549	
12	3145940	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Mount Vernon Community School Campus	Mechanical room	Bell & Gossett	Not found	Not found	1999	01032550	
13	3145931	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Mount Vernon Community School Campus	Mechanical room	Bell & Gossett	Not found	Not found	1999	01032548	
14	3145898	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Mount Vernon Community School Campus	Mechanical room	Bell & Gossett	Not found	Not found	1999	01032551	

15	3047313	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5000 CFM	Mount Vernon Community School Campus	ceiling interior	Inaccessible	Inaccessible	Inaccessible	1998		
16	3145890	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Mount Vernon Community School Campus	Roof	Trane	TWA073D40RAA	143041DCYA	2015	01032512	
17	3145928	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Mount Vernon Community School Campus	Roof	Trane	Inaccessible	142144S3YA	2015	01032515	
18	3145939	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Mount Vernon Community School Campus	Roof	York	01CC300	NEFM055417	1998	01032517	
19	3145930	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Mount Vernon Community School Campus	Roof	Trane	WSC036H4R0A	172813790L	2018	01032507	
20	3145888	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Mount Vernon Community School Campus	Roof	York	D1CG300N32046D	NEFM0055418	1998	01032516	
21	3145902	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Mount Vernon Community School Campus	Roof	Trane	TWA120D40RAA	142727FAYA	2015	01032511	
22	3145942	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Mount Vernon Community School Campus	Roof	Trane	YSH240G4RHA0S	192410274D	2020	01032501	
23	3145903	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Mount Vernon Community School Campus	Roof	Trane	YSH240G4RHA0S	192410273D	2020	01032502	
24	3145886	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Mount Vernon Community School Campus	Roof	Trane	Inaccessible	Inaccessible	2015	01032513	
25	3145859	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Mount Vernon Community School Campus	Roof	Trane	TWA073D40RAA	143041DJYA	2015	01032514	
26	3145905	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	850 CFM	Mount Vernon Community School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2011		13
27	3145863	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Mount Vernon Community School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2011		4
28	3145936	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2500 CFM	Mount Vernon Community School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2011		
29	3145901	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Mount Vernon Community School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2006	01032531	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145935	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Mount Vernon Community School Campus	Kitchen				2006	01032526	4
2	3145879	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Mount Vernon Community School Campus	Throughout the Building				2015		14
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145922	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Mount Vernon Community School Campus	Utility closet	Hevi-Duty Electric	Not found	Not found	1980	01032500	
2	3145912	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Mount Vernon Community School Campus	Electrical room	Hevi-Duty Electric	Not found	Not found	1990	01032543	
3	3145909	D5020	Switchboard	277/480 V	1600 AMP	Mount Vernon Community School Campus	Electrical room	Square D	Not found	Not found	2015	01032541	
4	3145868	D5020	Motor Control Center	w/ Main Breaker	1600 AMP	Mount Vernon Community School Campus	Electrical room	Square D	Not found	Not found	1990	01032542	

5	3145926	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Mount Vernon Community School Campus	Mechanical room	ABB	ACH501-010-4-00P2	216211	1999	01032546	
6	3145885	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Mount Vernon Community School Campus	Mechanical room	ABB	ACH550-UH-031A	217200598	2018	01032545	
7	3145921	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mount Vernon Community School Campus	Throughout building				2001		28
8	3145929	D5040	Special Fixture w/ Lamp	Metal Halide	200 W	Mount Vernon Community School Campus	Stage				2011		40
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145919	D7050	Fire Alarm Panel	Fully Addressable		Mount Vernon Community School Campus	Office	Not found	Not found	Not found	2016	01032518	
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3145937	E1030	Foodservice Equipment	Convection Oven, Single		Mount Vernon Community School Campus	Kitchen	Blodgett	HV-100G	101918KI031T	2011	01032521	
2	3145865	E1030	Foodservice Equipment	Convection Oven, Single		Mount Vernon Community School Campus	Kitchen	Blodgett	HV-100G	101918KI032B	2011	01032522	
3	3145927	E1030	Foodservice Equipment	Convection Oven, Single		Mount Vernon Community School Campus	Kitchen	Blodgett	Inaccessible	Inaccessible	2011	01032524	
4	3145918	E1030	Foodservice Equipment	Convection Oven, Single		Mount Vernon Community School Campus	Kitchen	Blodgett	Inaccessible	Inaccessible	2011	01032523	
5	3145938	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Mount Vernon Community School Campus	Kitchen	Not found	Not found	Not found	2011	01032529	
6	3145914	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Mount Vernon Community School Campus	Kitchen	Not found	Not found	Not found	2011	01032525	
7	3145873	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Mount Vernon Community School Campus	Kitchen	Not found	Not found	Not found	2011	01032520	
8	3145925	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Mount Vernon Community School Campus	Kitchen	Not found	Not found	Not found	2011	01032519	
9	3145872	E1030	Foodservice Equipment	Range, 2-Burner		Mount Vernon Community School Campus	Kitchen	Vulcan	1067	845	2011	01032528	
10	3145860	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Mount Vernon Community School Campus	Roof	Not found	Not found	Not found	2011	01032509	
11	3145864	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Mount Vernon Community School Campus	Roof	Not found	Not found	Not found	2011	01032510	
12	3145899	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Mount Vernon Community School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2010	01032617	
13	3145862	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Mount Vernon Community School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2011	01032618	
14	3145866	E1030	Foodservice Equipment	Walk-In, Freezer		Mount Vernon Community School Campus	Kitchen	Kool Star	B2000	117092F	2011	01032619	
15	3145906	E1030	Foodservice Equipment	Walk-In, Refrigerator		Mount Vernon Community School Campus	Kitchen	Not found	Not found	Not found	2011	01032532	
16	3145904	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Mount Vernon Community School Campus	Office				2018		