

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



John Adams Elementary and Early Childhood
Center
5651 Rayburn Avenue
Alexandria, Virginia 22311

PREPARED BY:

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BV PROJECT #:

148303.21R000-001.354

DATE OF REPORT:

December 8, 2021

ON SITE DATE:

August 3-4, 2021

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	5651 Rayburn Avenue, Alexandria, Virginia 22311
Site Developed	YOC 1967 Renovated 2018-19, 2020-21
Site Area	11.3 acres (estimated)
Parking Spaces	145 total spaces all in open lots; 6 of which are accessible
Building Area	143,290 SF
Number of Stories	2 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 3-4, 2021
Management Point of Contact	John Finnigan 703.517.1807 John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Pharoh Jackson
Assessment and Report Prepared By	David Harrell, PE
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 original structure was constructed in 1967. Since then, a major renovation occurred in 2018-19 as the Early Childhood Center was completed over those two years. Overall, the building shows evidence of good construction and adequate maintenance practices in recent years.

Architectural

The building appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The exterior envelope systems and components were observed to be performing adequately. The flat roof was resurfaced in 2020 and is in excellent condition, contemporaneously, roof drainage, building drainage and stormwater management improvements were undertaken. Interior finishes have been well maintained throughout the facility. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear. The second floor was in the middle of renovation (asbestos remediation; luxury vinyl tile installation) during the time of the site visit." The Early Childhood Center is on the first floor and was not part of the ongoing renovation as it was renovated in 2018-19.

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. 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 will need to be upgraded in the near term. The facility is protected with a complete fire alarm and fire suppression 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.

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 | John Adams Elementary School Campus(1967)

<i>Replacement Value</i> \$ 42,987,000	<i>Total SF</i> 143,290	<i>Cost/SF</i> \$ 300	
	Est Reserve Cost		FCI
Current	\$ 6,500		0.0 %
3-Year	\$ 1,142,400		2.7 %
5-Year	\$ 5,060,400		11.8 %
10-Year	\$ 11,773,700		27.4 %

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.

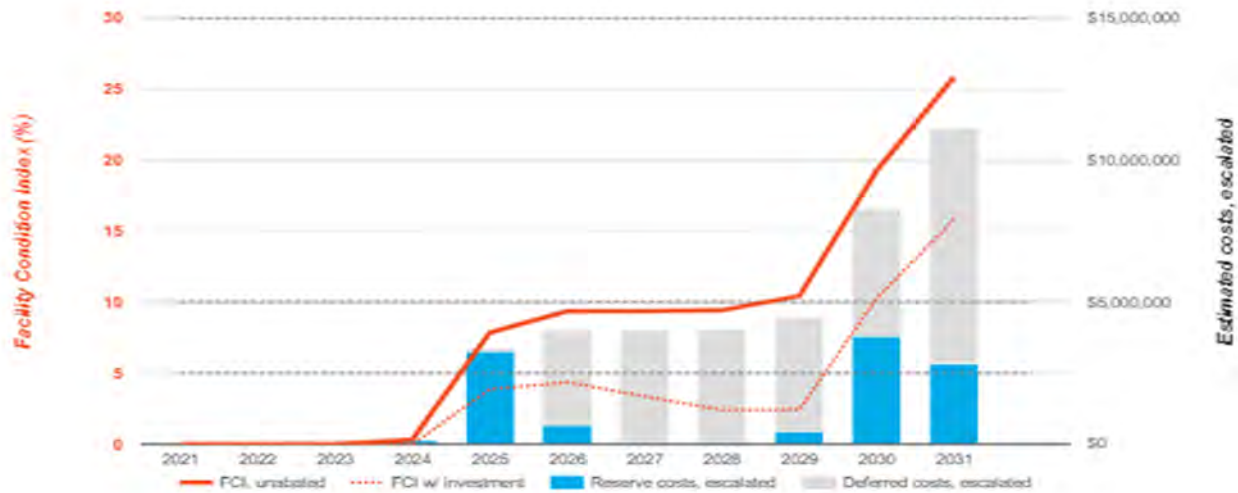
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: John Adams Elementary School Campus

Replacement Value: \$42,987,000

Inflation Rate: 3.0%

Average Needs per Year: \$1,009,700



Immediate Needs

Facility/Building	Total Items	Total Cost
John Adams Elementary and Early Childhood Center	1	\$6,500
Transport Facility - System Wide	2	\$52,600
Total	3	\$59,100

John Adams Elementary and Early Childhood Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3196934	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Parking area	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$6,500
Total (1 items)							\$6,500

Transport Facility - System Wide

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

Key Findings



Exterior Walls in Failed condition.

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

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$45,600

\$\$\$\$

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



Boiler in Poor condition.

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

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

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,800

\$\$\$\$

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



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Transport Facility - System Wide Building exterior

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

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

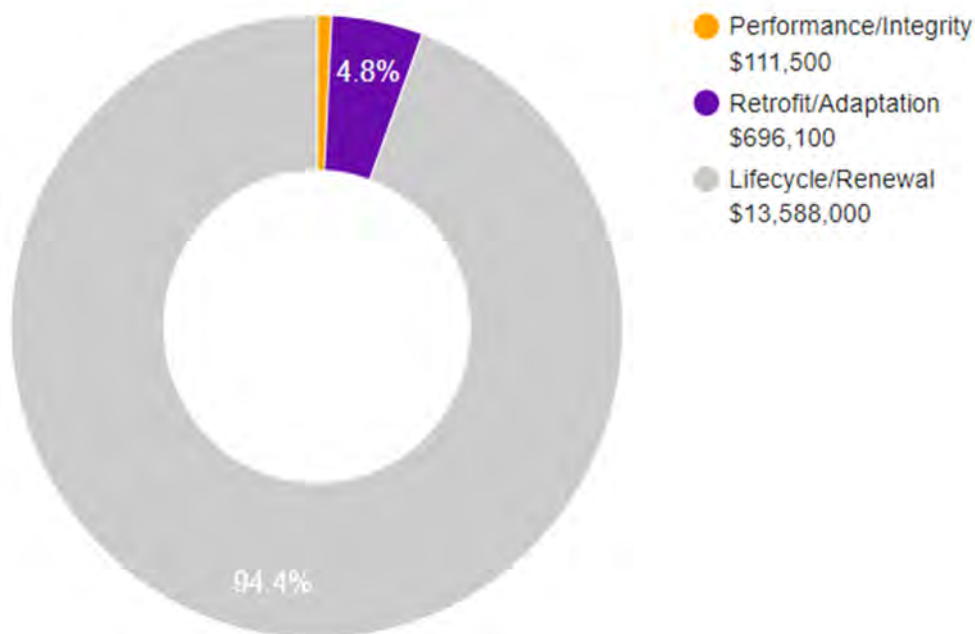
Plan Types

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

Plan Type Descriptions

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: \$14,395,600

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: N/A	Excellent
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: Carpet, VCT, Epoxy, ceramic tile, wood strip, Unfinished Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and air handlers feeding terminal units Non-Central System: Packaged units, Split-system VRV units Supplemental components: Ductless split-systems, Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	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

Systems Summary

Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted signage; chain link, wrought iron fencing; chain-link fence dumpster enclosures Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Good
Ancillary Structures	None	--
Key Issues and Findings	There are a few sections of the asphalt that will require repairs. It is recommended that a lift be installed at the stage for access purposes.	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$5,608	\$5,608
Facade	\$45,600	-	\$25,075	\$3,494	\$660,733	\$734,902
Roofing	-	\$125,849	\$8,643	-	\$3,159,817	\$3,294,309
Interiors	-	\$115,213	\$1,660,541	\$688,671	\$3,500,320	\$5,964,745
Conveying	-	-	\$10,433	\$6,523	\$112,697	\$129,653
Plumbing	-	-	\$50,022	\$2,387,037	\$522,147	\$2,959,206
HVAC	-	\$52,324	\$1,794,820	\$986,729	\$3,423,738	\$6,257,611
Fire Protection	-	-	\$168,513	\$288,854	\$7,010	\$464,377
Electrical	-	-	\$874,005	\$1,778,073	\$293,118	\$2,945,196
Fire Alarm & Electronic Systems	-	-	\$1,618,712	\$560,882	\$2,359,958	\$4,539,552
Equipment & Furnishings	-	-	\$19,969	\$247,122	\$561,500	\$828,591
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	-	\$252,518	\$134,187	\$386,705
Site Pavement	\$6,500	-	\$506,809	\$105,400	\$700,069	\$1,318,778
Site Utilities	-	-	-	-	\$68,097	\$68,097
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
TOTALS	\$59,100	\$293,400	\$6,737,600	\$7,305,400	\$15,509,000	\$29,904,500

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

All key areas of the property were accessible and observed.

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall 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 John Adams Elementary and Early Childhood Center, 5651 Rayburn Avenue, Alexandria, Virginia 22311, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

- Appendix A: Photographic Record
- Appendix B: Site 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



#1: FRONT ELEVATION



#2: LEFT ELEVATION



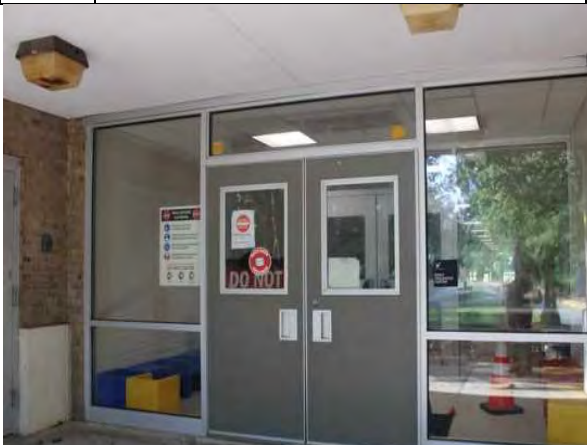
#3: RIGHT ELEVATION



#4: REAR ELEVATION



#5: WINDOW



#6: EXTERIOR DOOR



#7: ROOF



#8 ROOF SKYLIGHT



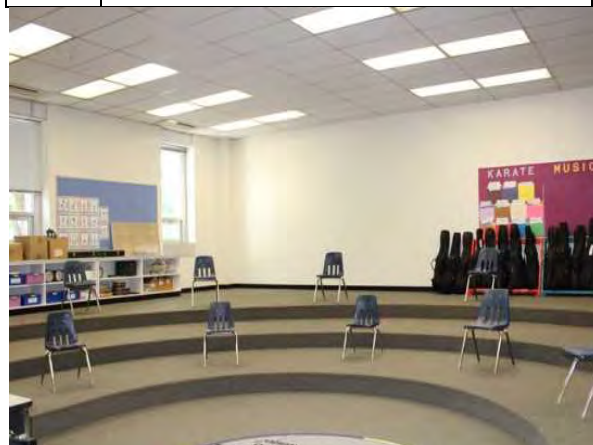
#9: CLASSROOM



#10: CAFETORIUM



#11: STAGE



#12: CHOIR PRACTICE



#13: KITCHEN



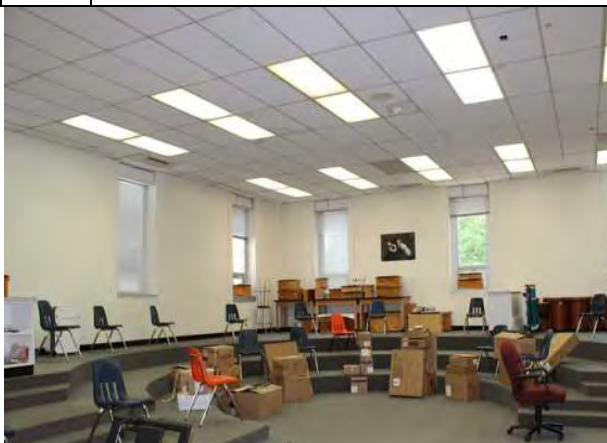
#14: GYMNASIUM



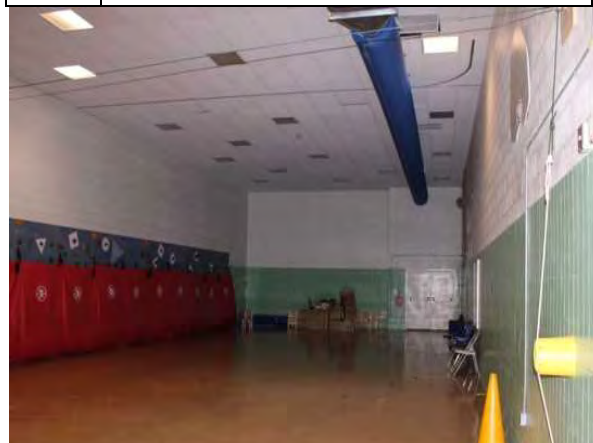
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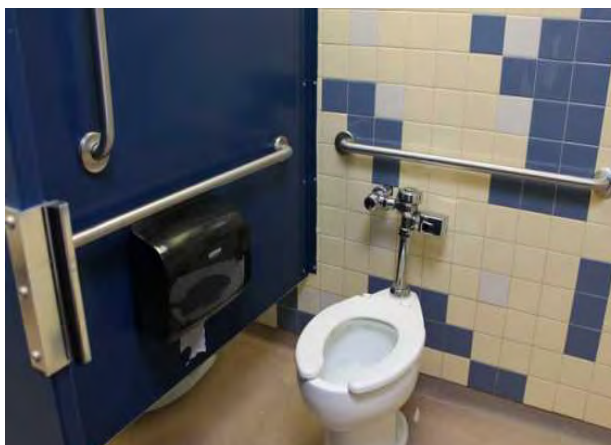
#16: COURTYARD



#17: BAND PRACTICE



#18: AUXILLARY GYMNASIUM



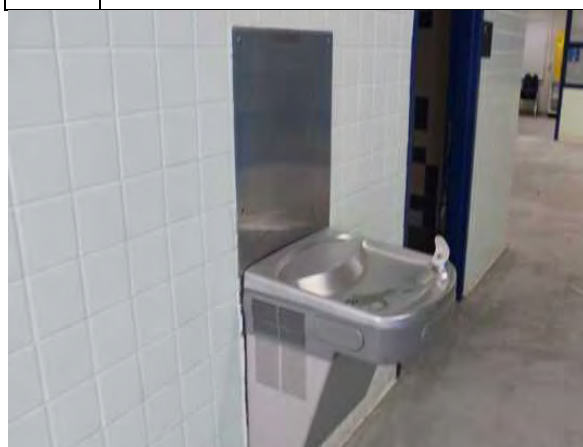
#19: TOILET



#20: SINK/LAVATORY



#21: URINAL



#22: DRINKING FOUNTAIN



#23: WATER HEATER



#24: BOILER



#25: PACKAGED UNIT



#26: HEAT PUMP, VRV



#27: MAKE-UP AIR UNIT



#28: PUMP



#29: SPLIT SYSTEM DUCTLESS



#30: SPLIT SYSTEM DUCTLESS



#31: MAIN SWITCHBOARD



#32: FIRE ALARM PANEL



#33: FOODSERVICE EQUIPMENT



#34: PARKING LOT



#35: PARKING LOT

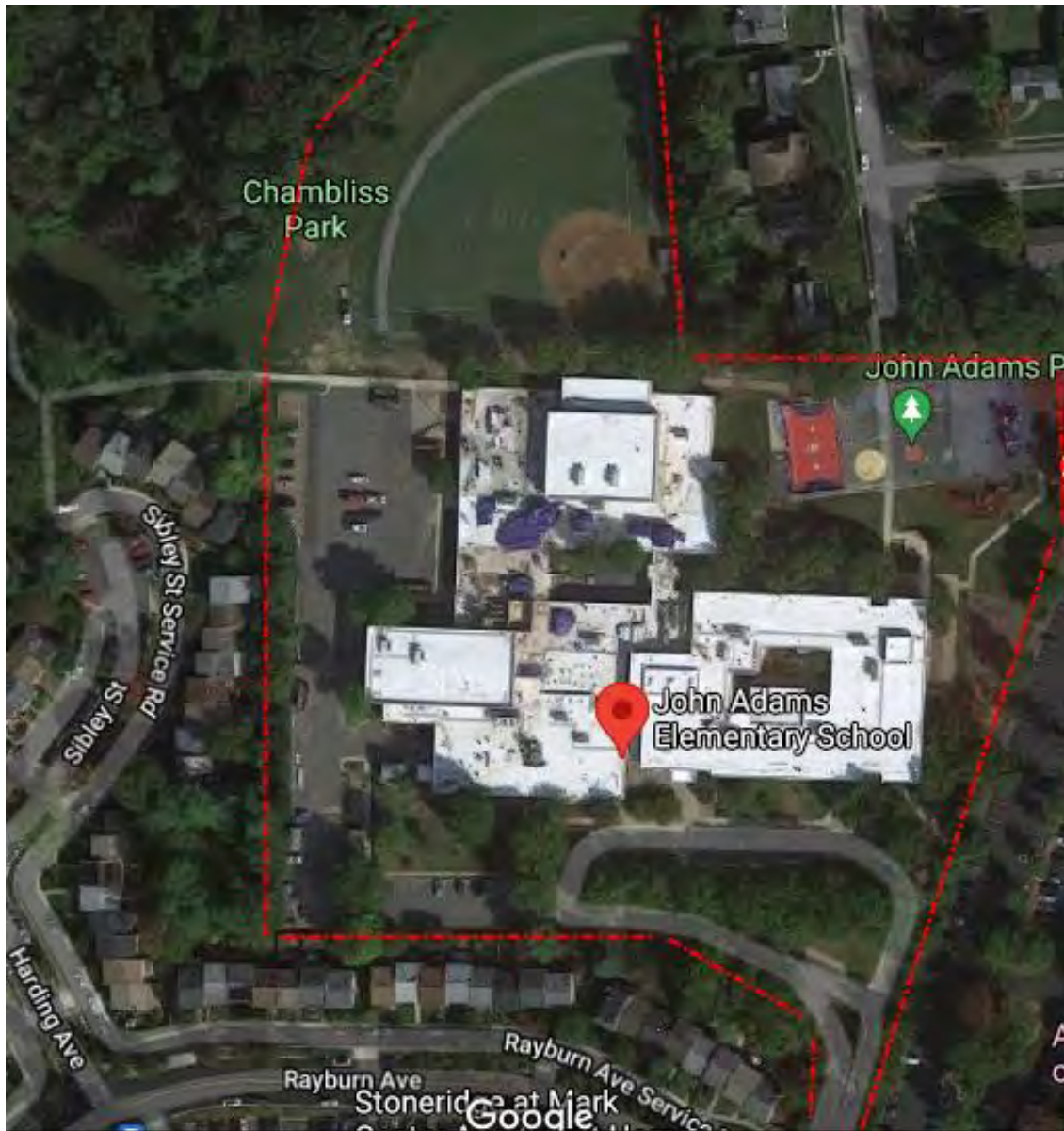


#36: PLAYGROUND

Appendix B:

Site and Floor Plans

Site Plan



**BUREAU
VERITAS**

Project Number

148303.21R000-001.354

Source

Google

Project Name

John Adams Elementary and Early
Childhood Center

On-Site Date

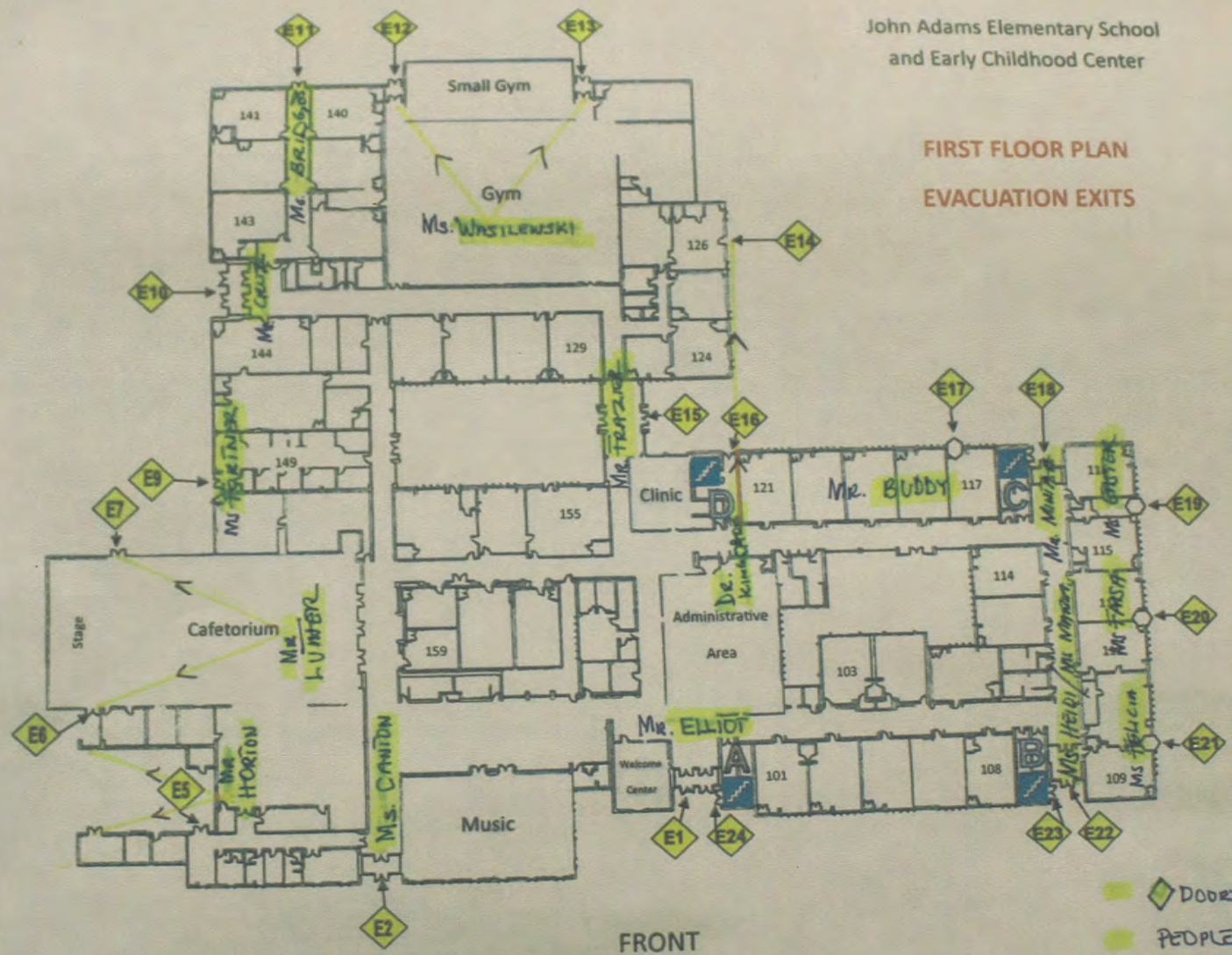
August 3-4, 2021



DELURE MTS BUILDING PLAN

John Adams Elementary School
and Early Childhood Center

FIRST FLOOR PLAN
EVACUATION EXITS



Ms OTTE 2nd Floor.

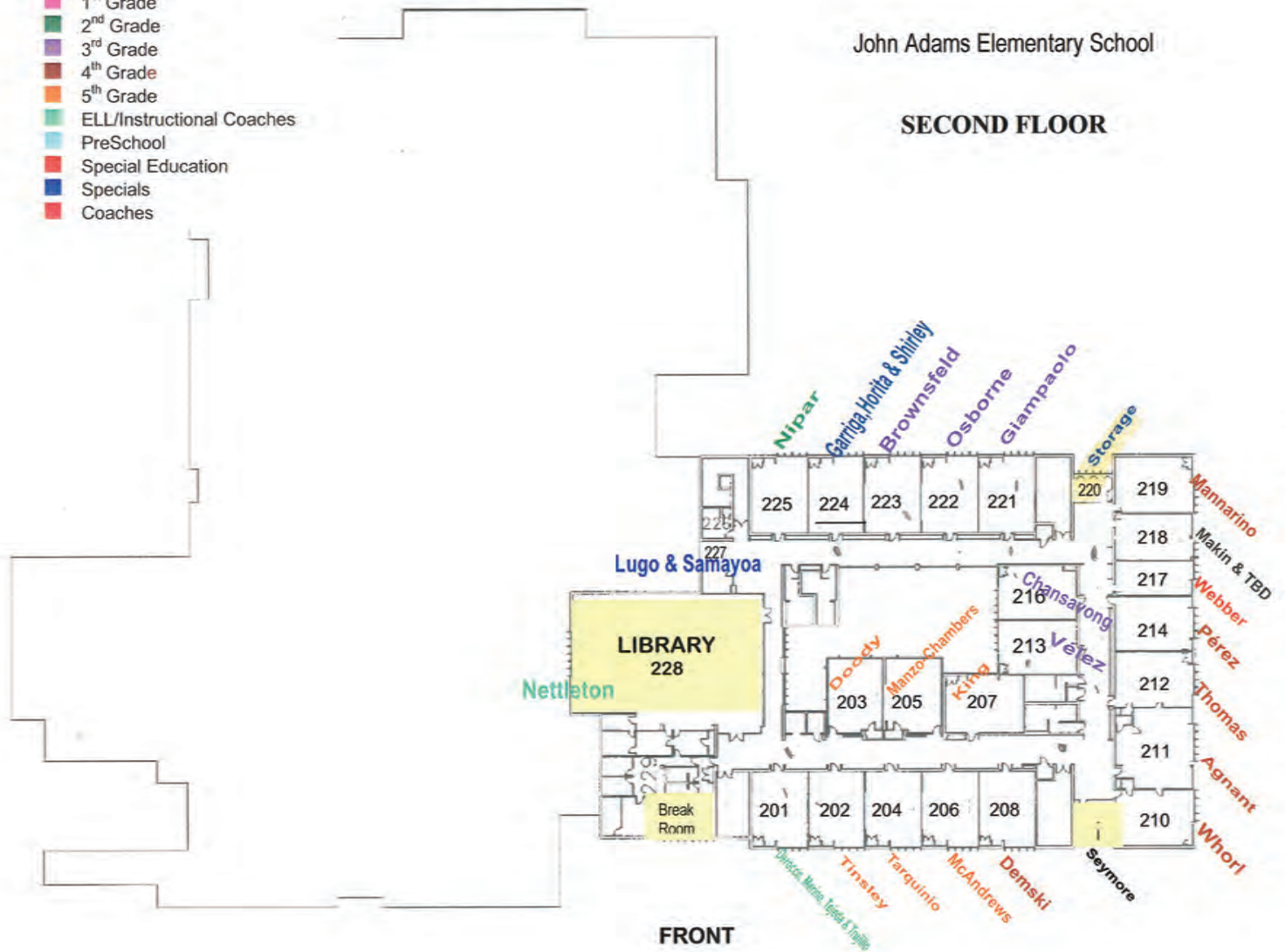
DOORS # 24
PEOPLE # 18

- KG
- 1st Grade
- 2nd Grade
- 3rd Grade
- 4th Grade
- 5th Grade
- ELL/Instructional Coaches
- PreSchool
- Special Education
- Specials
- Coaches

BACK

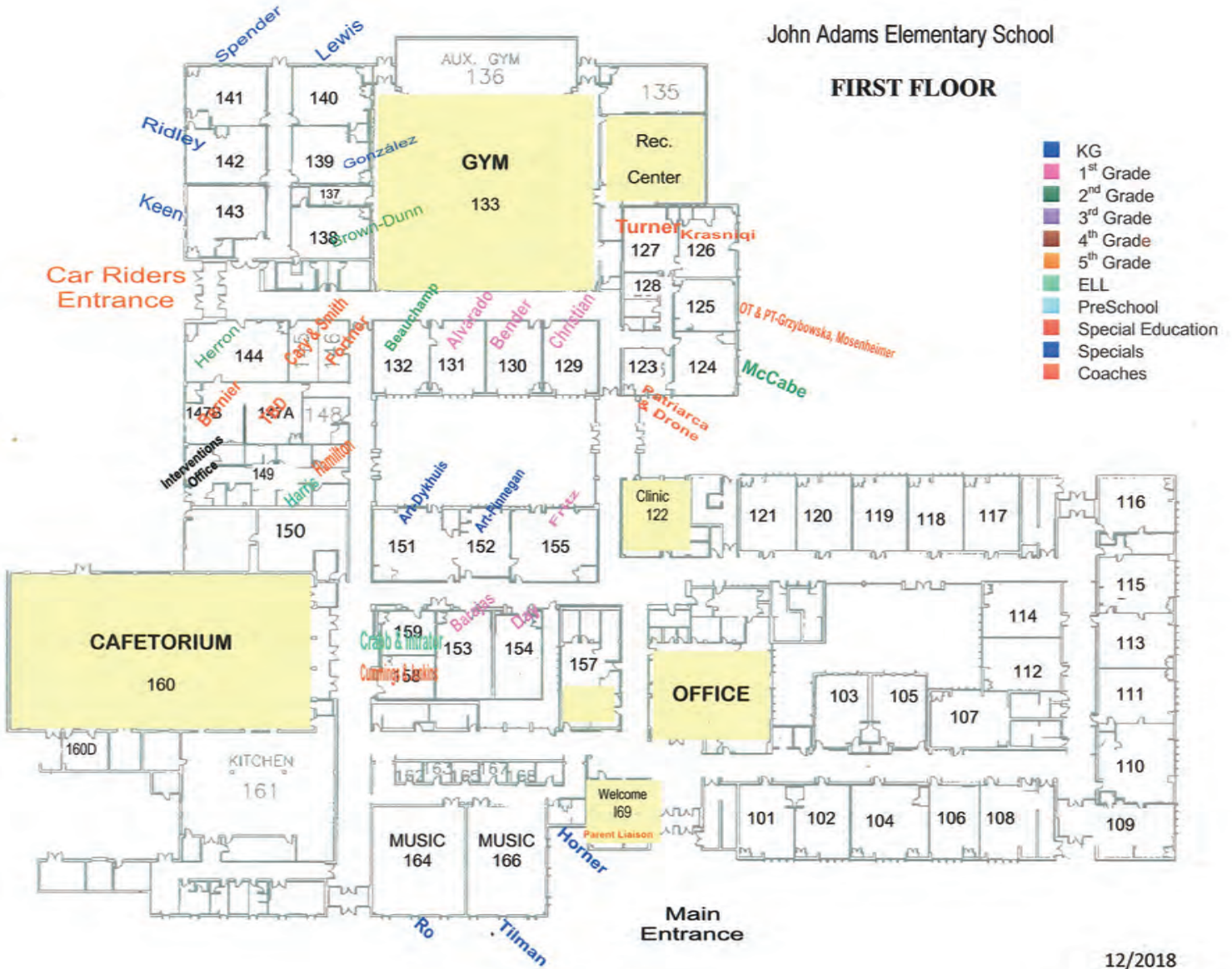
John Adams Elementary School

SECOND FLOOR



John Adams Elementary School

FIRST FLOOR



12/2018

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: John Adams Elementary and Early Childhood Center

Name of person completing form: Pharoh Jackson

Title / Association with property: Building Engineer

Length of time associated w/ property: 6 months

Date Completed: August 2, 2021

Phone Number: 703-405-4409

Method of Completion: INTERVIEW: verbally completed just prior

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	1967		
2	Building size in SF	143,290		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		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?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? 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				Ramps, restrooms, elevator
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

Component Condition Report | John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	300	20	3196984
B2050	Main entrance	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	19	3196983
B2050	Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	24	3198403
B2050	Commercial kitchen	Fair	Overhead/Dock Door, any type, by SF, Refinish	24	5	3194584
B2050	Exterior	Good	Exterior Door, Fiberglass	50	20	3196982
Roofing						
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC	106,000 SF	19	3194827
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	30	29	3187817
Interiors						
C1070	Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	102,355 SF	14	3194843
C1090	Corridors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,000	9	3192802
C2010	Interior	Good	Wall Finishes, Ceramic Tile	32,076 SF	29	3194854
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	150,000 SF	5	3194862
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	2,679 SF	3	3194859
C2030	Early Childhood Center	NA	Flooring, Vinyl Tile (VCT)	19,599 SF	15	3194842
C2030	Interior	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	4,853 SF	5	3194844
C2030	Gymnasium, Stage	Fair	Flooring, Wood, Sports	8,551 SF	15	3194864
C2030	Gymnasium, Stage	Fair	Flooring, Wood, Sports, Refinish	8,551 SF	5	3194863
C2030	Interior	Fair	Flooring, Carpet, Commercial Standard	12,802 SF	3	3194858
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	58,250 SF	3	3194860
C2030	Interior	Good	Flooring, Ceramic Tile	1,456 SF	29	3194861
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	19	3194875
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	3194873
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	9	3194874
Plumbing						
D2010	Classroom 203	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	1	25	3190228
D2010	Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	15	8	3194888
D2010	Restroom	Fair	Urinal, Standard	28	19	3194883
D2010	Restroom	Fair	Toilet, Commercial Water Closet	74	19	3194877
D2010	Boiler room	Excellent	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL [DWH 1]	1	19	3193758
D2010	Custodial Closet	Fair	Sink/Lavatory, Service Sink, Floor	5	15	3190208
D2010	Boiler room	Excellent	Backflow Preventer, Domestic Water, 0.75 IN	1	29	3193762

Component Condition Report | John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	19	3194797
D2010	Restroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	41	19	3194879
D2010	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	143,290 SF	10	3196972
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 0.5 HP	3	4	3193889
D2010	Boiler room	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL [DWH 2]	1	16	3193759
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	19	3193183
D2010	Classroom	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	100	25	3196969
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	41	19	3194880
D2020	Commercial kitchen	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1	9	3194794
D2020	Room D5	Good	Pump, Sewage Ejector, 1 to 5 HP	1	11	3191081
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 2]	1	19	3193182
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 1]	1	19	3193181
D3020	Boiler room	Fair	Unit Heater, Hydronic, 13 to 36 MBH [UH 2]	1	9	3192808
D3020	Boiler room	Fair	Unit Heater, Hydronic, 13 to 36 MBH [UH 3]	1	9	3192807
D3020	Boiler room	Fair	Unit Heater, Hydronic, 13 to 36 MBH [UH 1]	1	9	3194806
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 8B]	1	4	3186854
D3030	Building	Fair	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	142	4	3194865
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [CU 3A]	1	4	3187846
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [CU2 PAC2]	1	4	3188671
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 7B]	1	4	3186770
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 2A]	1	4	3187836
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 1B]	1	4	3186862
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [CU 11]	1	4	3187838
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [FC1]	1	4	3187964
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [CU1 PAC1]	1	4	3188679
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 8A]	1	4	3186771
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [CU 10B]	1	4	3186857
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 9B]	1	4	3186859
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [CU 6A]	1	4	3187841
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 5B]	1	4	3187850
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [CU1 PAC3]	1	4	3188682
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 1A]	1	4	3186861
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 12]	1	4	3186855
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 7A]	1	4	3186769

Component Condition Report | John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON [FC2]	1	4	3188681
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 5A]	1	4	3187848
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 4B]	1	4	3187840
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 4A]	1	4	3187839
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 9A]	1	4	3186858
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [CU 3B]	1	4	3187847
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 2B]	1	4	3187837
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [CU 10A]	1	4	3186856
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [CU 6B]	1	4	3187842
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 10]	1	9	3186868
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 4]	1	9	3187829
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 9]	1	9	3187822
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 6B]	1	9	3187878
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 12]	1	9	3187889
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 4]	1	9	3187857
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 3]	1	9	3187830
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 8]	1	9	3187883
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 2]	1	9	3187869
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 1]	1	9	3186864
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 7]	1	9	3187885
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 11]	1	9	3187824
D3050	Building	Fair	HVAC System, Ductwork, Low Density	143,290 SF	19	3196973
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 1]	1	9	3187852
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 6]	1	9	3187835
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 6A]	1	9	3187879
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 5]	1	9	3187828
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 7]	1	9	3188684
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 8]	1	9	3188683
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU 9]	1	9	3188652
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 8 to 10 HP [HHWP 2]	1	14	3193891
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 5]	1	9	3187874
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU 3]	1	9	3187882
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 8 to 10 HP [HHWP 1]	1	14	3193890
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV D1]	1	9	3187821
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV 4]	1	19	3188680

Component Condition Report | John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV F1]	1	9	3187858
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV D5]	1	9	3187832
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV 1]	1	19	3188654
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV D4]	1	9	3187823
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV E2]	1	9	3187876
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV 2]	1	19	3188656
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV A2]	1	9	3187884
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV 3]	1	19	3188651
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV D3]	1	9	3187820
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV A1]	1	19	3188670
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV E1]	1	9	3187881
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV D2]	1	9	3187818
Fire Protection						
D4010	Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	143,290 SF	10	3196974
D4030	Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	30	5	3194890
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [Trans TD]	1	5	3196931
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP [Panel HN2]	1	19	3190221
D5020	Electrical room	Good	Switchboard, 277/480 V, 2000 AMP [Main]	1	34	3196930
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA [Trans TA]	1	5	3190935
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [Panel HVDP2]	1	5	3192622
D5020	Electrical room	Fair	Motor Control Center, w/ Main Breaker, 800 AMP [MCC ALT2]	1	19	3193895
D5020	Commercial kitchen	Fair	Distribution Panel, 277/480 V, 400 AMP [Panel PAC]	1	19	3194805
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [No tag/plate found]	1	19	3190223
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [Panel LVDP2]	1	5	3192634
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [Panel H]	1	5	3192728
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP [Panel BR1]	1	19	3193756
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [Trans T1]	1	27	3191798
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [Panel HN1]	1	19	3191801
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [Trans TC]	1	5	3192723
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [Trans TE]	1	5	3193894
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP [Panel HME]	1	19	3193896
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [Panel L6]	1	5	3192727
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [Trans TB]	1	5	3192621
D5020	Commercial kitchen	Fair	Distribution Panel, 277/480 V, 400 AMP [Panel HAC]	1	19	3194804

Component Condition Report | John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	19	3191799
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [Panel PN1]	1	19	3191800
D5020	Building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	143,290 SF	34	3196975
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP [VFD 2]	1	9	3193893
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP [VFD 1]	1	9	3193892
D5040	Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	143,290 SF	9	3196976
D5040	Building	Fair	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	143,290 SF	5	3196978
D5040	Building	Fair	Special Fixture w/ Lamp, Metal Halide, 250 W	30	10	3196966
Fire Alarm & Electronic Systems						
D7030	Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	143,290 SF	4	3196977
D7050	Building	Fair	Fire Alarm Panel, Fully Addressable	1	4	3190933
D7050	Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	143,290 SF	9	3196979
D8010	Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	143,290 SF	5	3193761
Equipment & Furnishings						
E1030	Commercial kitchen	Excellent	Foodservice Equipment, Steamer, Freestanding	1	9	3194757
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Refrigerator]	1	4	3188658
E1030	Commercial kitchen	Excellent	Foodservice Equipment, Walk-In, Freezer [30]	1	19	3194801
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Freezer]	1	4	3188657
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	3194586
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	3194590
E1030	Commercial kitchen	Excellent	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	14	3194793
E1030	Gymnasium	Fair	Foodservice Equipment, Dairy Cooler/Wells [13]	1	7	3192717
E1030	Commercial kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	12	3194591
E1030	Commercial kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	12	3194796
E1030	Commercial kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	13	3194788
E1030	Commercial kitchen	Excellent	Foodservice Equipment, Walk-In, Refrigerator [6]	1	19	3194802
E1030	Commercial kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1	8	3194795
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	3194792
E1030	Commercial kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	3194784
E1030	Commercial kitchen	Excellent	Foodservice Equipment, Steamer, Freestanding	1	9	3194756
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	3194786
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	3194585
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	3194588
E1030	Commercial kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3194782
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	3194803

Component Condition Report | John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	3194587
E1030	Commercial kitchen	Excellent	Foodservice Equipment, Steam Kettle	1	19	3194758
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	3194790
E1040	Nurse's station	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	3191077
E1060	Room 158	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	13	3194808
E1060	122F	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	3191076
E1060	100S	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	3190897
E2010	Building	Good	Casework, Cabinetry, Standard	476 LF	15	3196970
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	300	10	3192390
Pedestrian Plazas & Walkways						
G2020	Parking area	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	80,000 SF	4	3196932
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	80,000 SF	15	3196933
G2020	Parking area	Poor	Parking Lots, Pavement, Asphalt, Repair	1,000 SF	0	3196934
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	3	10	3196964
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	3192384
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	2	10	3192388
G2050	Site	Good	Playground Surfaces, Rubber, Poured-in-Place	3,000 SF	15	3196968
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	3196965
G2050	Site	Fair	Playground Surfaces, Rubber, Poured-in-Place	2,000 SF	10	3196967
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,800 LF	30	3196936
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	8	10	3196961
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	2	10	3196960
G2060	Site	Good	Trash Receptacle, Portable/Light-Duty	5	12	3196962
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted	1	10	3196935
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	250 LF	40	3196937
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	10	18	3196963

Appendix E:

Replacement Reserves

Replacement Reserves Report

John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center

12/8/2021

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	
John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center		\$6,500	\$0	\$0	\$446,594	\$2,277,771	\$1,640,222	\$0	\$21,769	\$69,166	\$3,803,531	\$2,818,898	\$4,540	\$21,244	\$151,722	\$619,470	\$1,778,165	\$26,638	\$15,702	\$654,895	\$8,235,780	\$2,151,512		\$24,744,118
Grand Total		\$6,500	\$0	\$0	\$446,594	\$2,277,771	\$1,640,222	\$0	\$21,769	\$69,166	\$3,803,531	\$2,818,898	\$4,540	\$21,244	\$151,722	\$619,470	\$1,778,165	\$26,638	\$15,702	\$654,895	\$8,235,780	\$2,151,512		\$24,744,118

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2020	Exterior	3196984	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	300	EA	\$950.00	\$285,000																				\$285,000	\$285,000	
B2050	Main entrance	3196983	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	11	19	8	EA	\$1,300.00	\$10,400																			\$10,400		\$10,400	
B2050	Exterior	3196982	Exterior Door, Fiberglass, Replace	25	5	20	50	EA	\$750.00	\$37,500																				\$37,500	\$37,500	
B2050	Commercial kitchen	3194584	Overhead/Dock Door, any type, by SF, Refinish	10	5	5	24	EA	\$450.00	\$10,800						\$10,800									\$10,800						\$21,600	
B3010	Roof	3194827	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	1	19	106000	SF	\$17.00	\$1,802,000																			\$1,802,000		\$1,802,000	
C1070	Interior	3194843	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	102355	SF	\$3.50	\$358,243															\$358,243						\$358,243	
C1090	Corridors	3192802	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	1000	EA	\$500.00	\$500,000										\$500,000											\$500,000	
C2010	Interior	3194862	Wall Finishes, any surface, Prep & Paint	10	5	5	150000	SF	\$1.50	\$225,000						\$225,000										\$225,000						\$450,000
C2030	Interior	3194844	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	4853	SF	\$12.00	\$58,236						\$58,236											\$58,236					\$116,472
C2030	Interior	3194859	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	12	3	2679	SF	\$8.00	\$21,432				\$21,432															\$21,432			\$42,864
C2030	Interior	3194860	Flooring, Vinyl Tile (VCT), Replace	15	12	3	58250	SF	\$5.00	\$291,250				\$291,250															\$291,250			\$582,500
C2030	Early Childhood Center	3194842	Flooring, Vinyl Tile (VCT), Replace	15	0	15	19599	SF	\$5.00	\$97,995																\$97,995						\$97,995
C2030	Interior	3194858	Flooring, Carpet, Commercial Standard, Replace	10	7	3	12802	SF	\$7.50	\$96,015				\$96,015											\$96,015							\$192,030
C2030	Gymnasium, Stage	3194863	Flooring, Wood, Sports, Refinish	10	5	5	8551	SF	\$5.00	\$42,755						\$42,755											\$42,755					\$85,510
C2030	Gymnasium, Stage	3194864	Flooring, Wood, Sports, Replace	30	15	15	8551	SF	\$12.00	\$102,612																		\$102,612				\$102,612
D1010	Elevator	3194873	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000														\$9,000		\$18,000
D1010	Elevator	3194874	Elevator Controls, Automatic, 1 Car, Replace	20	11	9	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000
D1010	Elevator	3194875	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	11	19	1	EA	\$55,000.00	\$55,000																			\$55,000			\$55,000
D2010	Boiler room	3193889	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	11	4	3	EA	\$2,600.00	\$7,800					\$7,800														\$7,800			\$15,600
D2010	Boiler room	3193759	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	4	16	1	EA	\$16,600.00	\$16,600																	\$16,600					\$16,600
D2010	Boiler room	3193758	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	1	19	1	EA	\$16,600.00	\$16,600																			\$16,600			\$16,600
D2010	Building	3196972	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	143290	SF	\$11.00	\$1,576,190											\$1,576,190											\$1,576,190
D2010	Boiler room	3193183	Backflow Preventer, Domestic Water, 1 IN, Replace	30	11	19	1	EA	\$1,400.00	\$1,400																			\$1,400			\$1,400
D2010	Building	3194888	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	15	EA	\$1,200.00	\$18,000									\$18,000													\$18,000
D2010	Custodial Closet	3190208	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	5	EA	\$800.00	\$4,000																	\$4,000					\$4,000
D2010	Restroom	3194883	Urinal, Standard, Replace	30	11	19	28	EA	\$1,100.00	\$30,800																				\$30,800		\$30,800
D2010	Restroom	3194877	Toilet, Commercial Water Closet, Replace	30	11	19	74	EA	\$1,300.00	\$96,200																				\$96,200		\$96,200
D2010	Commercial kitchen	3194797	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	11	19	1	EA	\$2,500.00	\$2,500																				\$2,500		\$2,500
D2010	Restroom	3194879	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	11	19	41	EA	\$1,200.00	\$49,200																				\$49,200		\$49,200
D2010	Restroom	3194880	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	41	EA	\$1,500.00	\$61,500																				\$61,500		\$61,500
D2020	Commercial kitchen	3194794	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	11	9	1	EA	\$12,000.00	\$12,000										\$12,000												\$12,000
D2020	Room D5	3191081	Pump, Sewage Ejector, 1 to 5 HP, Replace	15	4	11	1	EA	\$3,280.00	\$3,280												\$3,280										\$3,280
D3020	Boiler room	3193182	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	11	19	1	EA	\$50,800.00	\$50,800																				\$50,800		\$50,800
D3020	Boiler room	3193181	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	11	19	1	EA	\$50,800.00	\$50,800																				\$50,800		\$50,800
D3020	Boiler room	3192808	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	11	9	1	EA	\$1,700.00	\$1,700											\$1,700											\$1,700
D3020	Boiler room	3192807	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20</																												

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	
D3030	Roof	3187964	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500															\$3,500		\$7,000	
D3030	Roof	3188679	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500																\$3,500		\$7,000
D3030	Roof	3186771	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3186857	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	11	4	1	EA	\$39,000.00	\$39,000					\$39,000																\$39,000		\$78,000
D3030	Roof	3186859	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3187841	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	11	4	1	EA	\$39,000.00	\$39,000					\$39,000																\$39,000		\$78,000
D3030	Roof	3187850	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3188682	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500																\$3,500		\$7,000
D3030	Roof	3186861	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3186855	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$48,400.00	\$48,400					\$48,400																\$48,400		\$96,800
D3030	Roof	3186769	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3188681	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500																\$3,500		\$7,000
D3030	Roof	3187848	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3187840	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3187839	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3186858	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3187847	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	11	4	1	EA	\$39,000.00	\$39,000					\$39,000																\$39,000		\$78,000
D3030	Roof	3187837	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3186856	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	11	4	1	EA	\$44,000.00	\$44,000					\$44,000																\$44,000		\$88,000
D3030	Roof	3187842	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	11	4	1	EA	\$30,000.00	\$30,000					\$30,000																\$30,000		\$60,000
D3050	Boiler room	3193891	Pump, Distribution, HVAC Heating Water, 8 to 10 HP, Replace	25	11	14	1	EA	\$6,800.00	\$6,800															\$6,800								\$6,800
D3050	Boiler room	3193890	Pump, Distribution, HVAC Heating Water, 8 to 10 HP, Replace	25	11	14	1	EA	\$6,800.00	\$6,800															\$6,800								\$6,800
D3050	Roof	3186868	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187829	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	11	9	1	EA	\$40,000.00	\$40,000										\$40,000													\$40,000
D3050	Roof	3187822	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187878	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	11	9	1	EA	\$25,000.00	\$25,000										\$25,000													\$25,000
D3050	Roof	3187889	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187857	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187830	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	11	9	1	EA	\$40,000.00	\$40,000										\$40,000													\$40,000
D3050	Roof	3187883	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187869	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3186864	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	11	9	1	EA	\$20,000.00	\$20,000										\$20,000													\$20,000
D3050	Roof	3187885	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187824	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187852	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187835	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187879	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	11	9	1	EA	\$20,000.00	\$20,000										\$20,000													\$20,000
D3050	Roof	3187828	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	11	9	1	EA	\$25,000.00	\$25,000										\$25,000													\$25,000
D3050	Roof	3188684	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	11	9	1	EA	\$30,000.00	\$30,000										\$30,000													\$30,000
D3050	Roof	3188683	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	11	9	1	EA	\$40,000.00	\$40,000										\$40,000													\$40,000
D3050	Roof	3188652	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	11	9	1	EA	\$75,000.00	\$75,000										\$75,000													\$75,000
D3050	Roof	3187874	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Roof	3187882	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000													\$35,000
D3050	Building	3196973	HVAC System, Ductwork, Low Density, Replace	30	11	19	143290	SF	\$2.00	\$286,580																					\$286,580		\$286,580
D3060	Roof	3187821	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187858	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187832	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187823	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187876	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187884	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187820	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187881	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200
D3060	Roof	3187818	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	11	9	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200

[illegible]

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
E1030	Commercial kitchen	3194786	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA	\$1,700.00	\$1,700												\$1,700									\$1,700	
E1030	Commercial kitchen	3194788	Foodservice Equipment, Icemaker, Freestanding, Replace	15	2	13	1	EA	\$6,700.00	\$6,700													\$6,700								\$6,700	
E1030	Commercial kitchen	3194793	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	1	14	1	EA	\$1,700.00	\$1,700														\$1,700							\$1,700	
E1030	Commercial kitchen	3194801	Foodservice Equipment, Walk-In, Freezer, Replace	20	1	19	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000	
E1030	Commercial kitchen	3194802	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	1	19	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
E1030	Commercial kitchen	3194758	Foodservice Equipment, Steam Kettle, Replace	20	1	19	1	EA	\$30,000.00	\$30,000																			\$30,000		\$30,000	
E1040	Nurse's station	3191077	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500					\$1,500										\$1,500							\$3,000
E1060	122F	3191076	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	\$600.00	\$600												\$600										\$600
E1060	100S	3190897	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	\$600.00	\$600												\$600										\$600
E1060	Room 158	3194808	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	2	13	1	EA	\$600.00	\$600													\$600									\$600
E2010	Building	3196970	Casework, Cabinetry, Standard, Replace	20	5	15	476	LF	\$300.00	\$142,800															\$142,800							\$142,800
E2010	Gymnasium	3192390	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	300	EA	\$300.00	\$90,000										\$90,000												\$90,000
G2020	Parking area	3196934	Parking Lots, Pavement, Asphalt, Repair	0	0	0	1000	SF	\$6.50	\$6,500	\$6,500																					\$6,500
G2020	Parking area	3196932	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	80000	SF	\$0.45	\$36,000				\$36,000					\$36,000				\$36,000						\$36,000			\$144,000
G2020	Parking area	3196933	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	80000	SF	\$3.50	\$280,000															\$280,000							\$280,000
G2050	Gymnasium	3192384	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,500.00	\$57,000										\$57,000												\$57,000
G2050	Gymnasium	3192388	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	15	10	2	EA	\$3,000.00	\$6,000										\$6,000												\$6,000
G2050	Site	3196964	Play Structure, Multipurpose, Small, Replace	20	10	10	3	EA	\$10,000.00	\$30,000										\$30,000												\$30,000
G2050	Site	3196965	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000
G2050	Site	3196967	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	2000	SF	\$26.00	\$52,000										\$52,000												\$52,000
G2050	Site	3196968	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	5	15	3000	SF	\$26.00	\$78,000															\$78,000							\$78,000
G2060	Site	3196961	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	8	EA	\$600.00	\$4,800										\$4,800												\$4,800
G2060	Site	3196960	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	2	EA	\$800.00	\$1,600										\$1,600												\$1,600
G2060	Site	3196962	Trash Receptacle, Portable/Light-Duty, Replace	15	3	12	5	EA	\$400.00	\$2,000											\$2,000											\$2,000
G2060	Site	3196935	Signage, Property, Building or Pole-Mounted, Replace	20	10	10	1	EA	\$1,500.00	\$1,500										\$1,500												\$1,500
G4050	Site	3196963	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	2	18	10	EA	\$4,000.00	\$40,000																			\$40,000			\$40,000
Totals, Unescalated											\$6,500	\$0	\$0	\$408,697	\$2,023,770	\$1,414,870	\$0	\$17,700	\$54,600	\$2,915,090	\$2,097,525	\$3,280	\$14,900	\$103,315	\$409,543	\$1,141,337	\$16,600	\$9,500	\$384,682	\$4,696,750	\$1,191,240	\$16,909,898
Totals, Escalated (3.0% inflation, compounded annually)											\$6,500	\$0	\$0	\$446,594	\$2,277,771	\$1,640,222	\$0	\$21,769	\$69,166	\$3,803,531	\$2,818,898	\$4,540	\$21,244	\$151,722	\$619,470	\$1,778,165	\$26,638	\$15,702	\$654,895	\$8,235,780	\$2,151,512	\$24,744,118

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	3194874	D1010	Elevator Controls	Automatic, 1 Car	2500 lb	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Elevator	Kone	US756325460	105305	2010		
2	3194875	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2500 lb	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Elevator	Kone	US756325460	105305	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3193889	D2010	Pump	Circulation, Domestic Water, 0.5 HP	Fractional	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Bell & Gossett	No tag/plate found	No tag/plate found	2010		3
2	3193758	D2010	Water Heater [DWH 1]	Gas, Commercial (200 MBH), 100 to 199 GAL	199 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Lochinvar	SWA200N	2027119907303	2020	1030688	
3	3193759	D2010	Water Heater [DWH 2]	Gas, Commercial (200 MBH), 100 to 199 GAL	199 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Lochinvar	RJA10196445	108290908	2017	1030689	
4	3193762	D2010	Backflow Preventer	Domestic Water, 0.75 IN	0.75 inch	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Watts	LF909QT	091433	2020	1030691	
5	3193183	D2010	Backflow Preventer	Domestic Water, 1 IN	1 inch	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Watts	909QT	613274	2010	1030685	
6	3191081	D2020	Pump	Sewage Ejector, 1 to 5 HP	3 hp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Room D5	Ames, Inc	C4N4XDC1B	101360817	2017	1030675	
7	3194794	D2020	Supplemental Components	Grease Trap/Interceptor, Underground		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen				2010		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3193181	D3020	Boiler [Boiler 1]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Fulton	PHW2000	VA171016	2010	1030683	
2	3193182	D3020	Boiler [Boiler 2]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Fulton	PHW2000	VA171015	2010	1030684	
3	3194806	D3020	Unit Heater [UH 1]	Hydronic, 13 to 36 MBH	36 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Rittling	Inaccessible	Inaccessible	2010	Inaccessible	
4	3192808	D3020	Unit Heater [UH 2]	Hydronic, 13 to 36 MBH	36 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Rittling	Inaccessible	Inaccessible	2010	Inaccessible	
5	3192807	D3020	Unit Heater [UH 3]	Hydronic, 13 to 36 MBH	36 MBH	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Rittling	Inaccessible	Inaccessible	2010	Inaccessible	
6	3186856	D3030	Heat Pump [CU 10A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	Illegible	2010	1030601	

7	3186857	D3030	Heat Pump [CU 10B]	Variable Refrigerant Volume (VRV), 5 TON	8 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP96YJMUA	92W00008	2010	1030603
8	3187838	D3030	Heat Pump [CU 11]	Variable Refrigerant Volume (VRV), 5 TON	8 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP96YJMUA	92W00026	2010	1030627
9	3186855	D3030	Heat Pump [CU 12]	Variable Refrigerant Volume (VRV), 10 TON	12 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP144YJMUA	92W00004	2010	1030607
10	3186861	D3030	Heat Pump [CU 1A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00126	2010	1030604
11	3186862	D3030	Heat Pump [CU 1B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00009	2010	1030606
12	3187836	D3030	Heat Pump [CU 2A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00095	2010	1030625
13	3187837	D3030	Heat Pump [CU 2B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00190	2010	1030626
14	3187846	D3030	Heat Pump [CU 3A]	Variable Refrigerant Volume (VRV), 5 TON	8 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP96YJMUA	92W00025	2010	1030632
15	3187847	D3030	Heat Pump [CU 3B]	Variable Refrigerant Volume (VRV), 5 TON	8 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP96YJMUA	93W00048	2010	1030633
16	3187839	D3030	Heat Pump [CU 4A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00082	2010	1030628
17	3187840	D3030	Heat Pump [CU 4B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00188	2010	1030629
18	3187848	D3030	Heat Pump [CU 5A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00099	2010	1030634
19	3187850	D3030	Heat Pump [CU 5B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00191	2010	1030635
20	3187841	D3030	Heat Pump [CU 6A]	Variable Refrigerant Volume (VRV), 5 TON	8 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP96YJMUA	92W00022	2010	1030630
21	3187842	D3030	Heat Pump [CU 6B]	Variable Refrigerant Volume (VRV), 5 TON	6 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP72YJMUA	93W00022	2010	1030631
22	3186769	D3030	Heat Pump [CU 7A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00094	2010	1030609
23	3186770	D3030	Heat Pump [CU 7B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00094	2010	1030611
24	3186771	D3030	Heat Pump [CU 8A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00134	2010	1030608

25	3186854	D3030	Heat Pump [CU 8B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00188	2010	1030610
26	3186858	D3030	Heat Pump [CU 9A]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	93W00184	2010	1030602
27	3186859	D3030	Heat Pump [CU 9B]	Variable Refrigerant Volume (VRV), 10 TON	10 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PURYP120YJMUA	92W00100	2010	1030605
28	3194865	D3030	Split System Ductless	Multi Zone, per 1 to 2 TON FCU	Varies	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Building	Mitsubishi	Inaccessible	Inaccessible	2010	142
29	3188679	D3030	Split System Ductless [CU1 PAC1]	Single Zone, 0.75 to 1 TON	1 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PUYA12NHA3	91U01454B	2010	1030658
30	3188682	D3030	Split System Ductless [CU1 PAC3]	Single Zone, 0.75 to 1 TON	1 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PUYA12NHA3	04U027530	2010	1030663
31	3188671	D3030	Split System Ductless [CU2 PAC2]	Single Zone, 0.75 to 1 TON	1 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	PUYA12NHA3	04U027520	2010	1030659
32	3187964	D3030	Split System Ductless [FC1]	Single Zone, 0.75 to 1 TON	1 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	SUZKA12NA2	94U01412	2010	1030651
33	3188681	D3030	Split System Ductless [FC2]	Single Zone, 0.75 to 1 TON	1 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Mitsubishi	SUZKA12NA2MX	94U01589	2010	1030662
34	3193890	D3050	Pump [HHWP 1]	Distribution, HVAC Heating Water, 8 to 10 HP	10 hp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Baldor Reliance	EM3313T	F1004143415	2010	1030692
35	3193891	D3050	Pump [HHWP 2]	Distribution, HVAC Heating Water, 8 to 10 HP	10 hp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	Baldor Reliance	EM3313T	F1004143365	2010	1030693
36	3187852	D3050	Make-Up Air Unit [MAU 1]	MUA or MAU, 2000 to 6000 CFM	4105 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45H3014	12119623	2010	1030636
37	3186868	D3050	Make-Up Air Unit [MAU 10]	MUA or MAU, 2000 to 6000 CFM	2335 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45L158	12119642	2010	1030613
38	3187824	D3050	Make-Up Air Unit [MAU 11]	MUA or MAU, 2000 to 6000 CFM	1310 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH20M155	12119649	2010	1030620
39	3187889	D3050	Make-Up Air Unit [MAU 12]	MUA or MAU, 2000 to 6000 CFM	1435 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH20M15.5	12119651	2010	1030648
40	3187869	D3050	Make-Up Air Unit [MAU 2]	MUA or MAU, 2000 to 6000 CFM	3750 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45H3014	12119630	2010	1030639
41	3187882	D3050	Make-Up Air Unit [MAU 3]	MUA or MAU, 2000 to 6000 CFM	2545 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45L1510	12119639	2010	1030644
42	3187857	D3050	Make-Up Air Unit [MAU 4]	MUA or MAU, 2000 to 6000 CFM	3740 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45H3014	12119637	2010	1030637

43	3187874	D3050	Make-Up Air Unit [MAU 5]	MUA or MAU, 2000 to 6000 CFM	3605 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45H3011	12119638	2010	1030640
44	3187835	D3050	Make-Up Air Unit [MAU 6]	MUA or MAU, 2000 to 6000 CFM	1445 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH20M155	12119647	2010	1030624
45	3187885	D3050	Make-Up Air Unit [MAU 7]	MUA or MAU, 2000 to 6000 CFM	2190 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH20H307	12119648	2010	1030649
46	3187883	D3050	Make-Up Air Unit [MAU 8]	MUA or MAU, 2000 to 6000 CFM	2470 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45L158	12119640	2010	1030646
47	3187822	D3050	Make-Up Air Unit [MAU 9]	MUA or MAU, 2000 to 6000 CFM	3090 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	ERCH45L1511	12119641	2010	1030617
48	3186864	D3050	Packaged Unit [RTU 1]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN00930FA093F9	200907ANGQ06524	2010	1030612
49	3187830	D3050	Packaged Unit [RTU 3]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN01630EA09349	200907ANGM06538	2010	1030623
50	3187829	D3050	Packaged Unit [RTU 4]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN01630EA09349	200907ANGM06539	2010	1030622
51	3187828	D3050	Packaged Unit [RTU 5]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN01130EA093F9	200907ANGZ06525	2010	1030621
52	3187879	D3050	Packaged Unit [RTU 6A]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN00930FA093F9	200907ANGQ06527	2010	1030643
53	3187878	D3050	Packaged Unit [RTU 6B]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN01130FA093F9	200907ANGZ06528	2010	1030642
54	3188684	D3050	Packaged Unit [RTU 7]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN01330EA093F9	200907ANGK06526	2010	1030665
55	3188683	D3050	Packaged Unit [RTU 8]	RTU, Pad or Roof-Mounted, 16 to 20 TON	18 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN01830EA09349	200907ANGN06540	2010	1030664
56	3188652	D3050	Packaged Unit [RTU 9]	RTU, Pad or Roof-Mounted, 26 to 50 TON	26 ton	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Aaon	RN02630EA093C9	200907BNGS06546	2010	1030650
57	3188654	D3060	Exhaust Fan [PRV 1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	CUE131AX	16545108	2020	1030653
58	3188656	D3060	Exhaust Fan [PRV 2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	CUE131AX	16545109	2020	1030654
59	3188651	D3060	Exhaust Fan [PRV 3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	CUE080DX	16545116	2020	1030652
60	3188680	D3060	Exhaust Fan [PRV 4]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	CUE099AX	16545119	2020	1030660

61	3188670	D3060	Exhaust Fan [PRV A1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G090DX	12116171	2020	1030657	
62	3187884	D3060	Exhaust Fan [PRV A2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G090DX	12116172	2010	1030647	
63	3187821	D3060	Exhaust Fan [PRV D1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G075DX	12116173	2010	1030614	
64	3187818	D3060	Exhaust Fan [PRV D2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G075DX	12116174	2010	1030616	
65	3187820	D3060	Exhaust Fan [PRV D3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G075DX	12116175	2010	1030615	
66	3187823	D3060	Exhaust Fan [PRV D4]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G075DX	12116176	2010	1030618	
67	3187832	D3060	Exhaust Fan [PRV D5]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G080DX	12116177	2010	1030619	
68	3187881	D3060	Exhaust Fan [PRV E1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G170BX	12116178	2010	1030645	
69	3187876	D3060	Exhaust Fan [PRV E2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G085DX	12116179	2010	1030641	
70	3187858	D3060	Exhaust Fan [PRV F1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 cfm	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Greenheck	G131AX	12116180	2010	1030638	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3194890	D4030	Fire Extinguisher	Type ABC, up to 20 LB		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Building						30
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3191799	D5020	Secondary Transformer	Dry, Stepdown, 15 KVA	15 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton Cutler-Hammer	V48M28T15EE	J10F01023	2010	1030672	
2	3190223	D5020	Secondary Transformer	Dry, Stepdown, 15 KVA	15 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton Cutler-Hammer	V48M28T15EE	J10F01074	2010		
3	3191798	D5020	Secondary Transformer [Trans T1]	Dry, Stepdown, 45 KVA	45 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Square D	EX45T3H	1062618069	2018	1030671	
4	3190935	D5020	Secondary Transformer [Trans TA]	Dry, Stepdown, 150 KVA	150 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	Dry Type	14543002	1967	1030668	
5	3192621	D5020	Secondary Transformer [Trans TB]	Dry, Stepdown, 112.5 KVA	112.5 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	Dry Type	15335003	1967	1030676	
6	3192723	D5020	Secondary Transformer [Trans TC]	Dry, Stepdown, 75 KVA	75 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	Dry Type	15391023	1967	1030681	

7	3196931	D5020	Secondary Transformer [Trans TD]	Dry, Stepdown, 225 KVA	225 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	Dry Type	15392010	1967	
8	3193894	D5020	Secondary Transformer [Trans TE]	Dry, Stepdown, 225 KVA	225 kva	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific		4880A0016	1967	1030696
9	3196930	D5020	Switchboard [Main]	277/480 V, 2000 AMP	2000 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton	POWRLINE	SRM0804594	2015	
10	3193756	D5020	Distribution Panel [Panel BR1]	120/208 V, 200 AMP	225 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton	PRL1A	SLY0162160003	2010	1030686
11	3192728	D5020	Distribution Panel [Panel H]	120/240 V, Residential Style, 100 AMP	100 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	NBLP	Illegible	1967	1030679
12	3194804	D5020	Distribution Panel [Panel HAC]	277/480 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Eaton Cutler-Hammer	PRL2A	SLY0162160005	2010	1030722
13	3193896	D5020	Distribution Panel [Panel HME]	277/480 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton	PRL2A	SLY0162160004	2010	1030698
14	3191801	D5020	Distribution Panel [Panel HN1]	120/208 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton	PRL2A	SLY0162160011	2010	1030674
15	3190221	D5020	Distribution Panel [Panel HN2]	277/480 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton	480/277	1C96652G02	2010	
16	3192622	D5020	Distribution Panel [Panel HVDP2]	120/208 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific		722593	1967	1030677
17	3192727	D5020	Distribution Panel [Panel L6]	120/240 V, Residential Style, 100 AMP	100 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	NH1B	No tag/plate found	1967	1030682
18	3192634	D5020	Distribution Panel [Panel LVDP2]	120/208 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Federal Pacific	ODP	722591	1967	1030678
19	3194805	D5020	Distribution Panel [Panel PAC]	277/480 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Eaton Cutler-Hammer	PRL1A	SLY0162160006	2010	1030723
20	3191800	D5020	Distribution Panel [Panel PN1]	120/208 V, 400 AMP	400 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Eaton	PRL1A	SLY0162160010	2010	1030673
21	3193895	D5020	Motor Control Center [MCC ALT2]	w/ Main Breaker, 800 AMP	600 amp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Electrical room	Siemens	89BFLA588001	M260275	2010	1030697
22	3193892	D5030	Variable Frequency Drive [VFD 1]	VFD, by HP of Motor, 10 HP	10 hp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	ABB	ACH550	Illegible	2010	1030694
23	3193893	D5030	Variable Frequency Drive [VFD 2]	VFD, by HP of Motor, 10 HP	10 hp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Boiler room	ABB	ACH550	2102803945	2010	1030695
24	3196966	D5040	Special Fixture w/ Lamp	Metal Halide, 250 W		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Building					30

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3190933	D7050	Fire Alarm Panel	Fully Addressable		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Building	Honeywell	Notifier	No tag/plate found	2010	1030667	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3194782	E1030	Foodservice Equipment	Convection Oven, Double	Double	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Vulcan	VC4GD11D150K	541079525		1030708	
2	3194803	E1030	Foodservice Equipment	Dairy Cooler/Wells		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Traulsen	No tag/plate found	No tag/plate found	2010	1030721	
3	3194795	E1030	Foodservice Equipment	Dishwasher Commercial		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Hobart	No tag/plate found	No tag/plate found		1030715	
4	3194591	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	10 LF	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	CaptiveAire	No tag/plate found	No tag/plate found		1030704	
5	3194793	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Winston	HOV314UVE	202006090071	2020	1030714	
6	3194792	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Winston	HA4522GE	201811260077	2018	1030713	
7	3194786	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Winston	HA4522GE	201811260078	2018	1030710	
8	3194586	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	CTI	TW4	G20B81930S		1030700	
9	3194585	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	CTI	TW5	G20B81926S		1030699	
10	3194588	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	CTI	TW5	G20B81927S		1030702	
11	3194587	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	CTI	TW4	G20B81931S		1030701	
12	3194796	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	2 hp	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	InSinkErator	SS20035	20053155810		1030716	
13	3194788	E1030	Foodservice Equipment	Icemaker, Freestanding		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Hoshizaki	No tag/plate found	No tag/plate found		1030711	
14	3194590	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Traulsen	G20014P	T11697B18		1030703	
15	3194790	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Traulsen	Inaccessible	Inaccessible		1030712	
16	3194758	E1030	Foodservice Equipment	Steam Kettle	40 gal	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Cleveland	KGL40T	200223059331		1030707	

17	3194757	E1030	Foodservice Equipment	Steamer, Freestanding	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	AccuTemp	N61201E06000200	62896		1030706
18	3194784	E1030	Foodservice Equipment	Steamer, Freestanding	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Blodgett	HV100G	071520K1044T		1030709
19	3194756	E1030	Foodservice Equipment	Steamer, Freestanding	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Vulcan	ABC7GNAT	1076234		1030705
20	3192717	E1030	Foodservice Equipment [13]	Dairy Cooler/Wells	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Gymnasium	Traulsen	RMC58S6	T92007C15		1030680
21	3194801	E1030	Foodservice Equipment [30]	Walk-In, Freezer	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Bally	No tag/plate found	No tag/plate found	2020	1030719
22	3194802	E1030	Foodservice Equipment [6]	Walk-In, Refrigerator	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Commercial kitchen	Bally	No tag/plate found	No tag/plate found	2020	1030720
23	3188657	E1030	Foodservice Equipment [Freezer]	Walk-In, Condenser for Refrigerator/Freezer	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Heat Transfer	CF0400L4SEA	E242000024	2010	1030656
24	3188658	E1030	Foodservice Equipment [Refrigerator]	Walk-In, Condenser for Refrigerator/Freezer	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Roof	Heat Transfer	CF0100M4SEA	E232000242	2010	1030655
25	3191077	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	John Adams Elementary School Campus / John Adams Elementary and Early Childhood Center	Nurse's station	Lifepak	No tag/plate found	No tag/plate found		1030670