

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Patrick Henry K-8  
4643 Taney Avenue  
Alexandria, Virginia 22302

## **PREPARED BY:**

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## **BV PROJECT #:**

148303.21R000-004.354

## **DATE OF REPORT:**

December 16, 2021

## **ON SITE DATE:**

August 12, 2021

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	4643 Taney Avenue, Alexandria, Virginia 22302
Site Developed	2019
Site Area	3.8 acres (estimated)
Parking Spaces	42 total spaces all in open lots; 4 of which are accessible
Building Area	155,558 SF
Number of Stories	3 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 12, 2021
Management Point of Contact	John Finnigan 703.517.1807 <a href="mailto:John.Finnigan@acps.k12.va.us">John.Finnigan@acps.k12.va.us</a>
On-site Point of Contact (POC)	Mike Gains
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The school was originally constructed in 2019. 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. Interior finishes have been well maintained throughout the facility. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear.

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

The HVAC systems and components appear to be performing as design. In general, the plumbing systems are reportedly adequate to serve the facility.

Electrical service equipment and systems appear adequate, with no concerns reported or observed regarding capacity or reliability.

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 are in good condition with no major issues at the time of the assessment.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

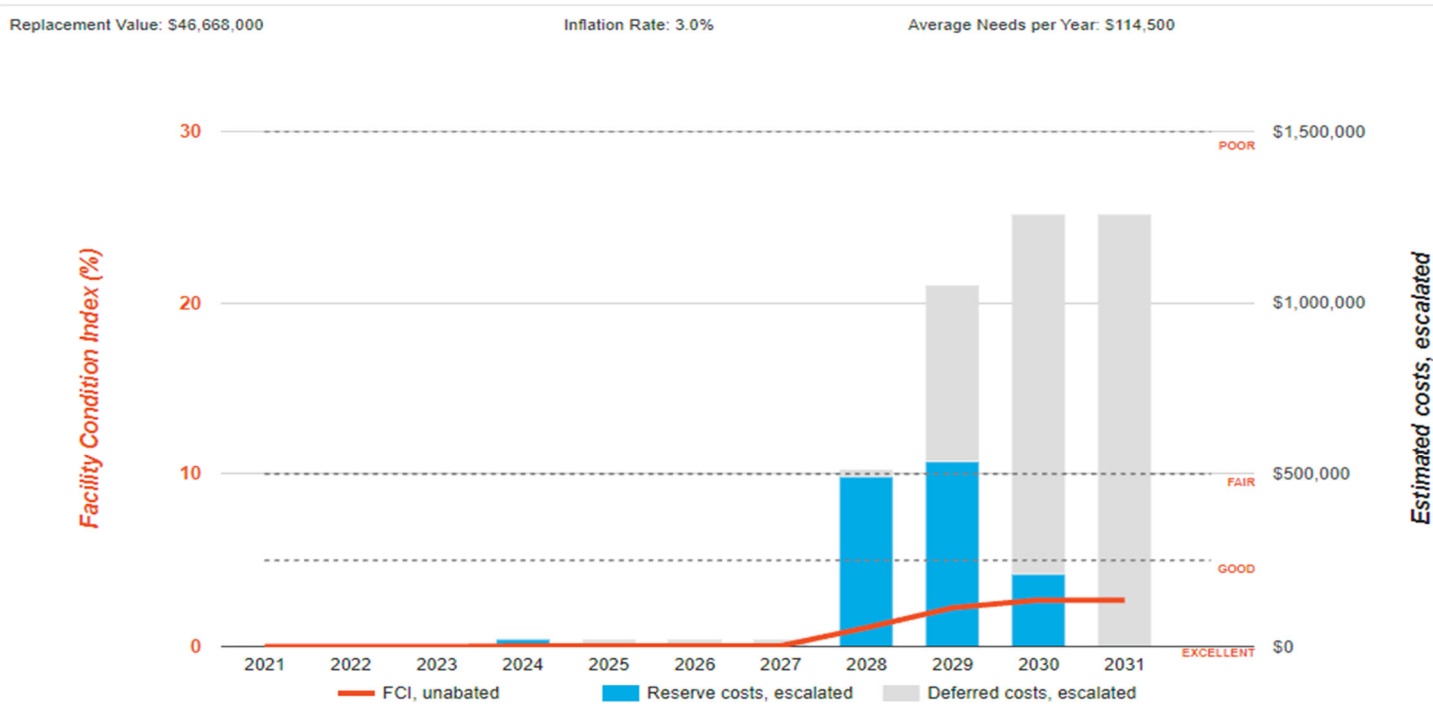
### FCI Analysis | Patrick Henry Elementary School Campus(2019)

Replacement Value \$ 46,667,400	Total SF 155,558	Cost/SF \$ 300	
Est Reserve Cost			FCI
Current	\$ 0		0.0 %
3-Year	\$ 22,200		0.0 %
5-Year	\$ 22,200		0.0 %
10-Year	\$ 1,259,500		2.7 %

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: Patrick Henry Elementary School Campus



Immediate Needs

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

Key Findings

No key findings for this set of locations.

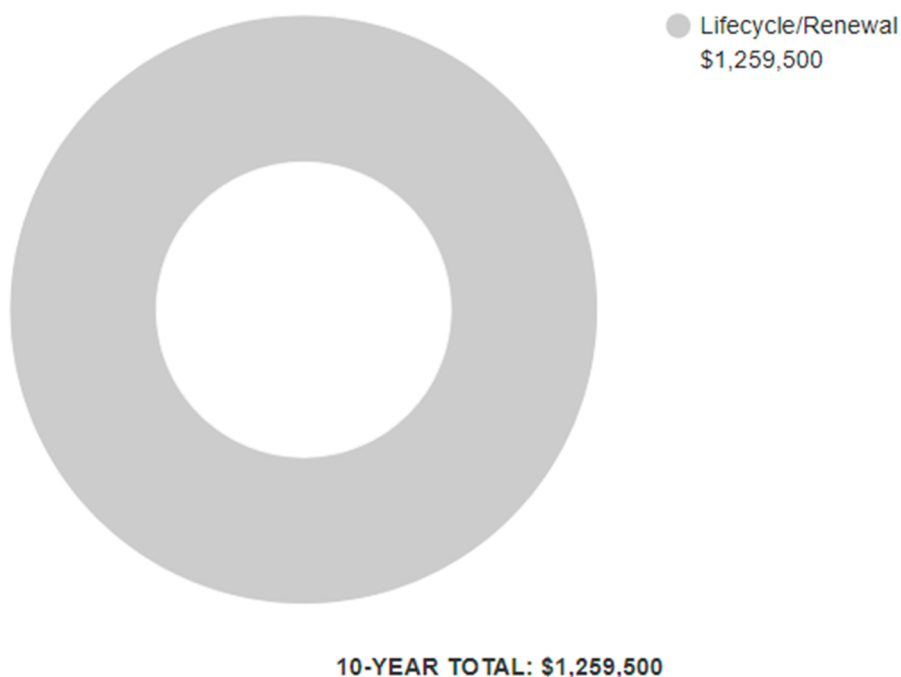
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: EIFS and metal Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board and CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, epoxy, and unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Good
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors	Good
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Domestic boilers and storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV's and fan coil units Supplemental components: Ductless split-systems and Make-up air units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system, kitchen suppression and fire extinguishers	Good
<b>Electrical</b>	Source and Distribution: Main switchboard, and distribution panels with copper wiring Interior Lighting: LED Emergency Power: ATS	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Good



## Systems Summary

<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks	Good
<b>Site Development</b>	Property signage Retaining wall	Good
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes Irrigation not present Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Building-mounted: LED	Good
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$491,949	\$661,139	\$1,153,088
Roofing	-	-	-	-	\$2,315,308	\$2,315,308
Interiors	-	-	-	\$626,796	\$2,001,089	\$2,627,885
Conveying	-	-	-	-	\$13,216	\$13,216
Plumbing	-	-	-	-	\$17,622	\$17,622
HVAC	-	-	-	-	\$1,216,048	\$1,216,048
Fire Protection	-	-	-	\$4,940	\$13,448	\$18,388
Electrical	-	-	-	\$10,032	\$2,258,519	\$2,268,551
Fire Alarm & Electronic Systems	-	-	-	-	\$2,646,366	\$2,646,366
Equipment & Furnishings	-	-	-	\$77,905	\$332,236	\$410,141
Site Pavement	-	-	\$22,127	\$25,652	\$64,211	\$111,990
Site Utilities	-	-	-	-	\$98,740	\$98,740
Site Development	-	-	-	-	\$5,107	\$5,107
<b>TOTALS</b>	-	-	<b>\$22,200</b>	<b>\$1,237,300</b>	<b>\$11,643,100</b>	<b>\$12,902,600</b>

### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 5. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall and Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 6. Certification

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Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Patrick Henry K-8, 4643 Taney Avenue, Alexandria, Virginia 22302, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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## 7. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - LEFT ELEVATION



4 - RIGHT ELEVATION



5 - PARKING LOTS, PAVEMENT, ASPHALT



6 - PARKING LOTS, PAVEMENT, ASPHALT

## Photographic Overview



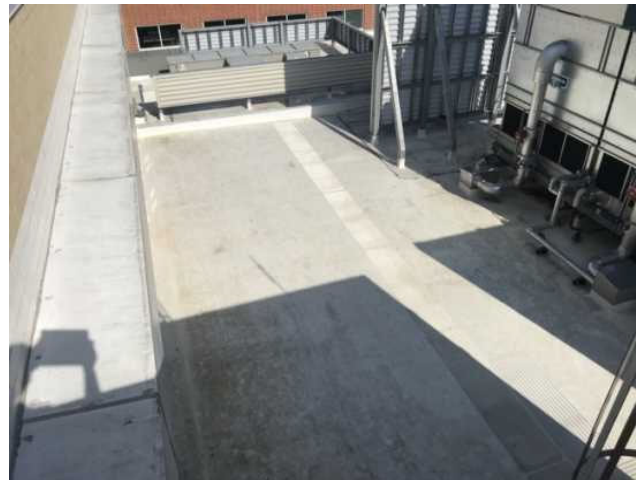
7 - SIDEWALK, CONCRETE



8 - RETAINING WALL, BRICK/STONE



9 - ROOFING



10 - ROOFING



11 - EXTERIOR WALLS



12 - WINDOWS



## Photographic Overview



13 - STOREFRONT, GLAZING & FRAMING



14 - EXTERIOR DOORS



15 - AIR HANDLER - AHU



16 - BOILER - HVAC



17 - PUMP, DISTRIBUTION, HVAC HEATING WATER



18 - CHILLER

## Photographic Overview



19 - COOLING TOWER



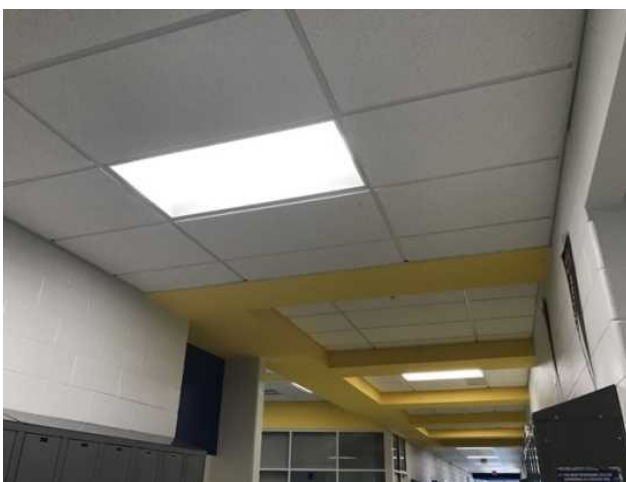
20 - BOILER - DOMESTIC



21 - URINAL



22 - SINK/LAVATORY



23 - LIGHTING SYSTEM - INTERIOR



24 - TRANSFORMER



## Photographic Overview



25 - ELEVATOR CAB FINISHES



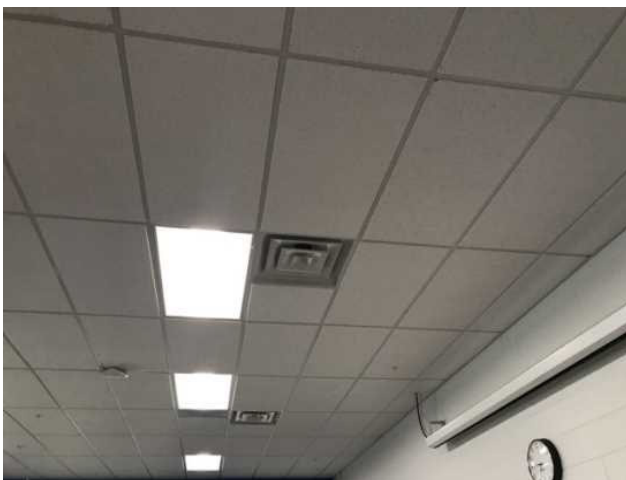
26 - PASSENGER ELEVATOR, HYDRAULIC



27 - FIRE ALARM PANEL



28 - FIRE RISER



29 - SUSPENDED CEILINGS



30 - INTERIOR DOORS

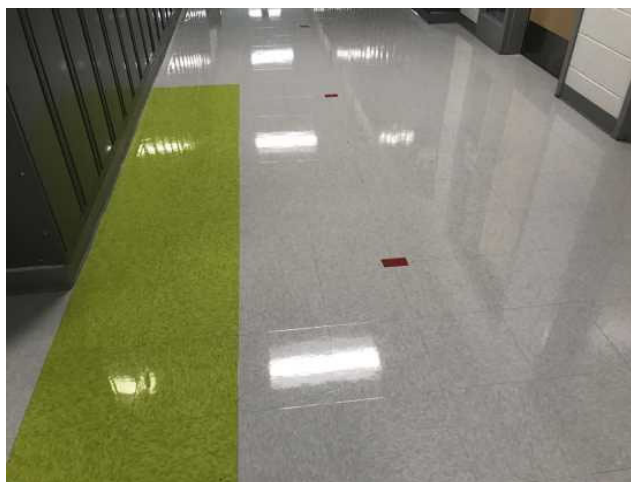
## Photographic Overview



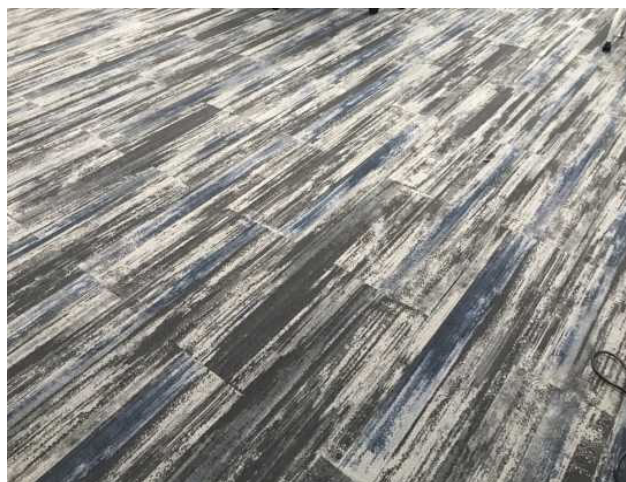
31 - WALL FINISHES



32 - FLOORING



33 - FLOORING, VINYL TILE



34 - FLOORING, CARPET

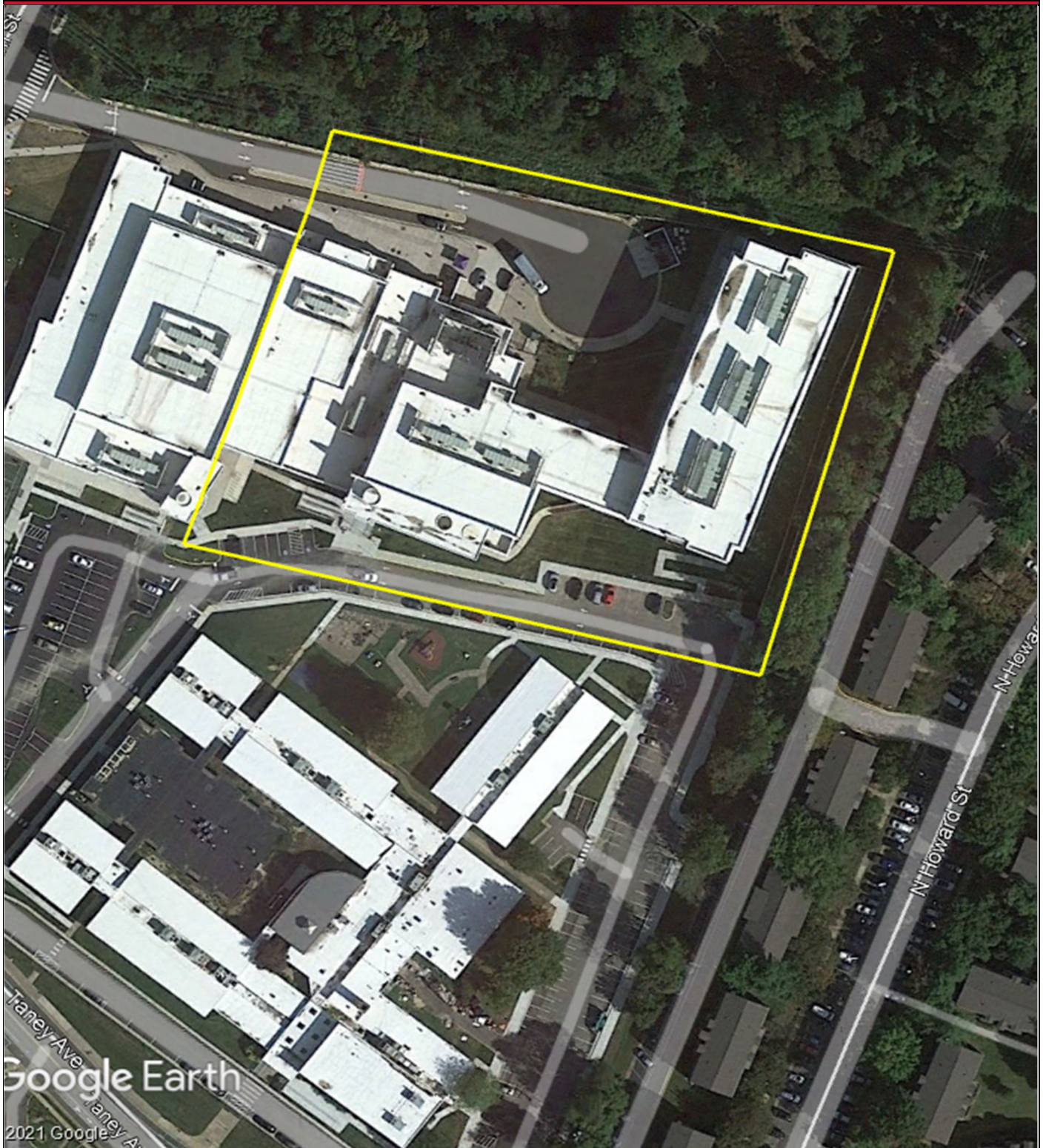
## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

148303.21R000-004.354

## Source

Google

## Project Name

Patrick Henry K-8

## On-Site Date

August 12, 2021



## Appendix C:

### Pre-Survey Questionnaire

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

**Building / Facility Name:** Patrick Henry K-8

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

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

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

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

**Phone Number:** 703.517.1807

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

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

DATA OVERVIEW		RESPONSE		
1	Year/s constructed / renovated	2018		
2	Building size in SF	138,400		
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).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Demolition of the old Patrick Henry School (currently used as Douglas MacArthur Swing Space) and construction of sports fields. This has been budgeted for FY2023.		

QUESTION		RESPONSE				
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.					
Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

## Appendix D:

### Component Condition Report

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Component Condition Report | Patrick Henry Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, any painted surface, 3+ Story Building, Prep & Paint	100,000 SF	7	3196200
B2020	Building exterior	Good	Storefront, Glazing & Framing	5,000 SF	28	3196161
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	98	28	3196263
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	28	3196215
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	80,000 SF	18	3196248
Interiors						
C1030	Throughout building	Excellent	Interior Door, Wood, Solid-Core	86	38	3196163
C1030	Throughout building	Excellent	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	38	3196280
C1030	Throughout building	Excellent	Interior Door, Aluminum-Framed & Glazed, Standard Swing	10	38	3196221
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	100,000 SF	23	3196158
C1090	Hallway	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	250	18	3196281
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	22	18	3196290
C2010	Restrooms	Excellent	Wall Finishes, Ceramic Tile	2,500 SF	38	3196274
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	145,000 SF	8	3196286
C2030	Kitchen	Excellent	Flooring, Quarry Tile	2,500 SF	48	3196220
C2030	Restrooms	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,000 SF	9	3196228
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	125,000 SF	13	3196141
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	15,000 SF	8	3196288
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	50,000 SF	9	3196269
Conveying						
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	13	3196181
D1010	Mechanical room	Good	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	28	3196209
Plumbing						
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	6	33	3196154
D2010	Mechanical room	Good	Boiler, Gas, Domestic, 260 to 500 MBH [GWH-3]	1	23	3196164
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	28	3196250
D2010	Mechanical room	Good	Backflow Preventer, Domestic Water	1	28	3196174
D2010	Restrooms	Good	Urinal, Standard	14	28	3196216
D2010	Mechanical room	Good	Boiler, Gas, Domestic, 260 to 500 MBH [GWH-1]	1	23	3196186
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	8	13	3196231
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	26	28	3196182
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	28	3196272
D2010	Mechanical room	Good	Boiler, Gas, Domestic, 260 to 500 MBH [GWH-2]	1	23	3196193
D2010	Mechanical room	Good	Pump Station, Triplex Mounted, 15 HP [BP-1]	1	23	3196201
D2010	Mechanical room	Good	Storage Tank, Domestic Water [ST-2]	1	28	3196258

Component Condition Report | Patrick Henry Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical room	Good	Storage Tank, Domestic Water [ST-1]	1	28	3196177
D2010	Throughout building	Excellent	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	155,558 SF	38	3196255
D2010	Restrooms	Good	Toilet, Commercial Water Closet	32	28	3196183
HVAC						
D3020	Mechanical room	Good	Boiler, Gas, HVAC, 2501 to 5000 MBH [B-1]	1	28	3196266
D3020	Mechanical room	Good	Boiler, Gas, HVAC, 2501 to 5000 MBH [B-2]	1	28	3196207
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON [DSS-6B]	1	13	3196143
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	13	3196236
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	13	3196278
D3030	Mechanical room	Good	Chiller, Water-Cooled, 201 to 250 TON [Chiller-2]	1	23	3196156
D3030	Mechanical room	Good	Chiller, Water-Cooled, 201 to 250 TON [Chiller-1]	1	23	3196243
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	13	3196239
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit , 501 to 1000 TON	1	23	3196171
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	13	3196206
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	13	3196237
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM [RTU-9]	1	18	3196254
D3050	Throughout	Good	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	30	23	3209592
D3050	Throughout building	Good	Fan Coil Unit, Hydronic Terminal	6	18	3196170
D3050	Roof	Good	Air Handler, Exterior AHU, 4001 to 6000 CFM [RTU-7]	1	18	3196153
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM [RTU-2]	1	18	3196210
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM [RTU-3]	1	18	3196214
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water [P-6]	1	23	3196192
D3050	Roof	Good	Air Handler, Exterior AHU, 2401 to 4000 CFM [RTU-6]	1	18	3196145
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP [CTF-1]	1	23	3196287
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP [P-3]	1	23	3196172
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water [P-7]	1	23	3196152
D3050	Throughout	Good	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM	24	23	3209593
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM [RTU-1]	1	18	3196245
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM [RTU-10]	1	18	3196204
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 26 to 50 HP [P-2]	1	23	3196252
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP [P-4]	1	23	3196162
D3050	Throughout	Good	Variable Air Volume Unit, VAV Box, 1301 to 2500 CFM	28	23	3209594
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 26 to 50 HP [P-1]	1	23	3196225
D3050	Throughout	Good	Variable Air Volume Unit, VAV Box, 100 to 400 CFM	20	23	3209591
D3050	Roof	Good	Air Handler, Exterior AHU, 6001 to 8000 CFM [RTU-8]	1	18	3196211
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU-1]	1	18	3196150
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM [RTU-5]	1	18	3196268
D3050	Throughout	Good	Variable Air Volume Unit, VAV Box, 2501 to 5000 CFM	10	23	3209595



Component Condition Report | Patrick Henry Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP [P-5]	1	23	3196270
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-16]	1	18	3196168
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F-8]	1	18	3196197
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-26]	1	18	3196208
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-24]	1	18	3196176
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-28]	1	18	3196242
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-16]	1	18	3196229
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-30]	1	18	3196232
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-19]	1	18	3196160
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-20]	1	18	3196148
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-6]	1	18	3196159
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F-13]	1	18	3196144
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-17]	1	18	3196256
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-21]	1	18	3196169
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-18]	1	18	3196261
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F-9]	1	18	3196262
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-14]	1	18	3196179
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F-23]	1	18	3196147
Fire Protection						
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	18	3196224
D4010	Mechanical room	Excellent	Supplemental Components, Fire Riser, Wet	1	38	3196213
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	155,558 SF	23	3196185
D4010	Mechanical room	Excellent	Supplemental Components, Fire Riser, Wet	1	38	3196279
D4010	Mechanical room	Good	Backflow Preventer, Fire Suppression	1	28	3196202
D4010	Mechanical room	Excellent	Supplemental Components, Fire Riser, Wet	1	38	3196139
D4010	Mechanical room	Excellent	Supplemental Components, Fire Riser, Wet	1	38	3196292
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	26	8	3196195
Electrical						
D5010	Building exterior	Good	Automatic Transfer Switch, ATS, 200 AMP [ATS-X]	1	23	3196140
D5010	Building exterior	Good	Automatic Transfer Switch, ATS, 230 AMP [ATS-E]	1	23	3196235
D5020	Electrical room	Excellent	Switchboard, 277/480 V, 4000 AMP [MDS1]	1	38	3196276
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA [XFMR T1C]	1	28	3196244
D5020	Electrical room	Good	Distribution Panel, 277/480 V, 500 AMP [XH1C]	1	28	3196205
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 400 AMP [L1C1]	1	28	3196167
D5020	Electrical room	Good	Distribution Panel, 277/480 V, 800 AMP [H3B]	1	28	3196240
D5020	Electrical room	Good	Distribution Panel, 277/480 V, 800 AMP [H3B]	1	28	3196275
D5020	Kitchen	Good	Distribution Panel, 277/480 V, 400 AMP [HK]	1	28	3196267
D5020	Throughout building	Excellent	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	155,558 SF	38	3196238

Component Condition Report | Patrick Henry Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Distribution Panel, 277/480 V, 600 AMP [H1-C]	1	28	3196234
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 400 AMP [L1C2]	1	28	3196222
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [P-6 VFD]	1	18	3196157
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [P-3 VFD]	1	18	3196285
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [P-5 VFD]	1	18	3196233
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP [P-1 VFD]	1	18	3196249
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP [P-2 VFD]	1	18	3196241
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [P-7 VFD]	1	18	3196253
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [P-4 VFD]	1	18	3196230
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign, LED	36	8	3196291
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	155,558 SF	18	3196251
D5040	Building exterior	Good	Standard Fixture w/ Lamp, LED, Basic, 20 W	26	18	3196189
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	155,558 SF	13	3196180
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	13	3196142
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable	155,558 SF	18	3196293
D7050	Main entrance	Good	Fire Alarm Panel, Annunciator	1	13	3196277
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System	155,558 SF	13	3196149
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	13	3196165
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	3196219
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	3196289
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	3196178
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	3196146
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	3196246
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	3196265
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	13	3196203
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	13	3196166
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	3196260
E1030	Kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1	8	3196247
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	3196273
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	13	3196175
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	13	3196188
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	3196271
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	13	3196191
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	3196257
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	18	3196173
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	13	3196283

Component Condition Report | Patrick Henry Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	3196217
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	3196226
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	3196282
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	18	3196151
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	13	3196264
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	13	3196198
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	3196227
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	13	3196155
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	3196218
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,000 SF	23	3196190
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,000 SF	3	3196194
G2030	Site	Excellent	Sidewalk, Concrete, Large Areas	7,000 SF	48	3196184
Sitework						
G2060	Site	Excellent	Retaining Wall, Brick/Stone	5,000 SF	38	3196223
G2060	Building exterior	Good	Signage, Property, Monument, Replace/Install	1	18	3196212
G2060	Site	Excellent	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	125 LF	38	3196259
G2060	Site	Good	Flagpole, Metal	1	28	3196196
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	18	3196199
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	18	3196284

## Appendix E:

### Replacement Reserves

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Replacement Reserves Report

12/16/2021

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
Patrick Henry Elementary School Campus	\$0	\$0	\$0	\$22,128	\$0	\$0	\$0	\$491,950	\$536,566	\$208,764	\$0	\$0	\$0	\$2,969,513	\$0	\$0	\$0	\$661,139	\$7,731,886	\$280,561	\$0	\$12,902,506
Patrick Henry Elementary School Campus / Patrick Henry Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Grand Total	\$0	\$0	\$0	\$22,128	\$0	\$0	\$0	\$491,950	\$536,566	\$208,764	\$0	\$0	\$0	\$2,969,513	\$0	\$0	\$0	\$661,139	\$7,731,886	\$280,561	\$0	\$12,902,506

Patrick Henry Elementary School Campus

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
B2010	Building exterior	3196200	Exterior Walls, any painted surface, 3+ Story Building, Prep & Paint		10	3	7	100000	SF	\$4.00	\$400,000								\$400,000										\$400,000				\$800,000		
B3010	Roof	3196248	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	2	18	80000	SF	\$17.00	\$1,360,000																			\$1,360,000				\$1,360,000	
C1090	Restrooms	3196290	Toilet Partitions, Plastic/Laminate, Replace		20	2	18	22	EA	\$750.00	\$16,500																			\$16,500				\$16,500	
C1090	Hallway	3196281	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	2	18	250	EA	\$500.00	\$125,000																			\$125,000				\$125,000	
C2010	Throughout building	3196286	Wall Finishes, any surface, Prep & Paint		10	2	8	145000	SF	\$1.50	\$217,500									\$217,500										\$217,500				\$435,000	
C2030	Restrooms	3196228	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	1	9	5000	SF	\$12.00	\$60,000										\$60,000										\$60,000				\$120,000
C2030	Throughout building	3196141	Flooring, Vinyl Tile (VCT), Replace		15	2	13	125000	SF	\$5.00	\$625,000											\$625,000													\$625,000
C2030	Throughout building	3196288	Flooring, Carpet, Commercial Standard, Replace		10	2	8	15000	SF	\$7.50	\$112,500									\$112,500										\$112,500					\$225,000
C2050	Throughout building	3196269	Ceiling Finishes, any flat surface, Prep & Paint		10	1	9	50000	SF	\$2.00	\$100,000										\$100,000										\$100,000				\$200,000
D1010	Elevator	3196181	Elevator Cab Finishes, Standard, Replace		15	2	13	1	EA	\$9,000.00	\$9,000														\$9,000										\$9,000
D2010	Throughout building	3196231	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	2	13	8	EA	\$1,500.00	\$12,000													\$12,000											\$12,000
D3030	Roof	3196143	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace		15	2	13	1	EA	\$3,500.00	\$3,500														\$3,500										\$3,500
D3030	Roof	3196236	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace		15	2	13	1	EA	\$3,500.00	\$3,500														\$3,500										\$3,500
D3030	Roof	3196278	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace		15	2	13	1	EA	\$3,500.00	\$3,500														\$3,500										\$3,500
D3030	Roof	3196239	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace		15	2	13	1	EA	\$3,500.00	\$3,500														\$3,500										\$3,500
D3030	Roof	3196206	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace		15	2	13	1	EA	\$3,500.00	\$3,500														\$3,500										\$3,500
D3030	Roof	3196237	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace		15	2	13	1	EA	\$3,500.00	\$3,500														\$3,500										\$3,500
D3050	Throughout building	3196170	Fan Coil Unit, Hydronic Terminal, Replace		20	2	18	6	EA	\$3,600.00	\$21,600																				\$21,600				\$21,600
D3050	Roof	3196254	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace		20	2	18	1	EA	\$84,000.00	\$84,000																				\$84,000				\$84,000
D3050	Roof	3196153	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace		20	2	18	1	EA	\$37,200.00	\$37,200																				\$37,200				\$37,200
D3050	Roof	3196210	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace		20	2	18	1	EA	\$84,000.00	\$84,000																				\$84,000				\$84,000
D3050	Roof	3196214	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace		20	2	18	1	EA	\$84,000.00	\$84,000																				\$84,000				\$84,000
D3050	Roof	3196145	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace		20	2	18	1	EA	\$26,400.00	\$26,400																				\$26,400				\$26,400
D3050	Roof	3196245	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace		20	2	18	1	EA	\$84,000.00	\$84,000																				\$84,000				\$84,000
D3050	Roof	3196204	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace		20	2	18	1	EA	\$84,000.00	\$84,000																				\$84,000				\$84,000
D3050	Roof	3196211	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace		20	2	18	1	EA	\$48,000.00	\$48,000																				\$48,000				\$48,000
D3050	Roof	3196150	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace		20	2	18	1	EA	\$35,000.00	\$35,000																				\$35,000				\$35,000
D3050	Roof	3196268	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace		20	2	18	1	EA	\$84,000.00	\$84,000																				\$84,000				\$84,000
D3060	Roof	3196168	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196197	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace		20	2	18	1	EA	\$2,400.00	\$2,400																				\$2,400				\$2,400
D3060	Roof	3196208	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196176	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196242	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196229	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196232	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196160	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196148	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																				\$1,200				\$1,200
D3060	Roof	3196159	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace		20	2	18	1	EA	\$1,200.00	\$1,200																			</					

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D5030	Mechanical room	3196233	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace		20	2	18	1	EA	\$8,800.00	\$8,800																			\$8,800			\$8,800
D5030	Mechanical room	3196249	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace		20	2	18	1	EA	\$12,400.00	\$12,400																			\$12,400			\$12,400
D5030	Mechanical room	3196241	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace		20	2	18	1	EA	\$12,400.00	\$12,400																			\$12,400			\$12,400
D5030	Mechanical room	3196253	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace		20	2	18	1	EA	\$8,800.00	\$8,800																			\$8,800			\$8,800
D5030	Mechanical room	3196230	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace		20	2	18	1	EA	\$8,800.00	\$8,800																			\$8,800			\$8,800
D5040	Throughout building	3196291	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	2	8	36	EA	\$220.00	\$7,920									\$7,920									\$7,920			\$15,840	
D5040	Throughout building	3196251	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	2	18	155558	SF	\$8.00	\$1,244,464																		\$1,244,464			\$1,244,464	
D5040	Building exterior	3196189	Standard Fixture w/ Lamp, LED, Basic, 20 W, Replace		20	2	18	26	EA	\$210.00	\$5,460																		\$5,460			\$5,460	
D7030	Throughout building	3196180	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	2	13	155558	SF	\$2.00	\$311,116														\$311,116							\$311,116	
D7050	Electrical room	3196142	Fire Alarm Panel, Fully Addressable, Replace		15	2	13	1	EA	\$15,000.00	\$15,000														\$15,000							\$15,000	
D7050	Main entrance	3196277	Fire Alarm Panel, Annunciator, Replace		15	2	13	1	EA	\$1,580.00	\$1,580														\$1,580							\$1,580	
D7050	Throughout building	3196293	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace		20	2	18	155558	SF	\$3.00	\$466,674																		\$466,674			\$466,674	
D8010	Throughout building	3196149	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Replace		15	2	13	155558	SF	\$6.00	\$933,348														\$933,348							\$933,348	
E1030	Kitchen	3196219	Foodservice Equipment, Convection Oven, Double, Replace		10	2	8	1	EA	\$9,500.00	\$9,500									\$9,500									\$9,500			\$19,000	
E1030	Kitchen	3196146	Foodservice Equipment, Steamer, Freestanding, Replace		10	2	8	1	EA	\$10,500.00	\$10,500									\$10,500									\$10,500			\$21,000	
E1030	Kitchen	3196260	Foodservice Equipment, Steamer, Freestanding, Replace		10	2	8	1	EA	\$10,500.00	\$10,500									\$10,500									\$10,500			\$21,000	
E1030	Kitchen	3196247	Foodservice Equipment, Dishwasher Commercial, Replace		10	2	8	1	EA	\$21,500.00	\$21,500									\$21,500									\$21,500			\$43,000	
E1030	Kitchen	3196273	Foodservice Equipment, Convection Oven, Double, Replace		10	2	8	1	EA	\$9,500.00	\$9,500									\$9,500									\$9,500			\$19,000	
E1030	Kitchen	3196165	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	2	13	1	EA	\$4,700.00	\$4,700														\$4,700							\$4,700	
E1030	Roof	3196289	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace		15	2	13	1	EA	\$6,300.00	\$6,300														\$6,300							\$6,300	
E1030	Kitchen	3196178	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	2	13	1	EA	\$4,600.00	\$4,600														\$4,600							\$4,600	
E1030	Kitchen	3196246	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	2	13	1	EA	\$4,600.00	\$4,600														\$4,600							\$4,600	
E1030	Kitchen	3196265	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	2	13	1	EA	\$1,700.00	\$1,700														\$1,700							\$1,700	
E1030	Kitchen	3196203	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace		15	2	13	1	EA	\$1,700.00	\$1,700														\$1,700							\$1,700	
E1030	Kitchen	3196166	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	2	13	1	EA	\$4,700.00	\$4,700														\$4,700							\$4,700	
E1030	Kitchen	3196175	Foodservice Equipment, Icemaker, Freestanding, Replace		15	2	13	1	EA	\$6,700.00	\$6,700														\$6,700							\$6,700	
E1030	Kitchen	3196188	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	2	13	1	EA	\$4,700.00	\$4,700														\$4,700							\$4,700	
E1030	Kitchen	3196271	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace		15	2	13	1	EA	\$5,700.00	\$5,700														\$5,700							\$5,700	
E1030	Kitchen	3196191	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	2	13	1	EA	\$4,500.00	\$4,500														\$4,500							\$4,500	
E1030	Kitchen	3196257	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	2	13	1	EA	\$1,700.00	\$1,700														\$1,700							\$1,700	
E1030	Kitchen	3196283	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace		15	2	13	1	EA	\$1,100.00	\$1,100														\$1,100							\$1,100	
E1030	Kitchen	3196226	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	2	13	1	EA	\$1,700.00	\$1,700														\$1,700							\$1,700	
E1030	Kitchen	3196282	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	2	13	1	EA	\$2,700.00	\$2,700														\$2,700							\$2,700	
E1030	Kitchen	3196264	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace		15	2	13	1	EA	\$1,100.00	\$1,100														\$1,100							\$1,100	
E1030	Kitchen	3196198	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace		15	2	13	1	EA	\$3,800.00	\$3,800														\$3,800							\$3,800	
E1030	Kitchen	3196227	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	2	13	1	EA	\$1,700.00	\$1,700														\$1,700							\$1,700	
E1030	Kitchen	3196155	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace		15	2	13	1	EA	\$3,800.00	\$3,800														\$3,800							\$3,800	
E1030	Roof	3196218	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace		15	2	13	1	EA	\$6,300.00	\$6,300														\$6,300							\$6,300	
E1030	Kitchen	3196173	Foodservice Equipment, Walk-In, Refrigerator, Replace		20	2	18	1	EA	\$15,000.00	\$15,000																		\$15,000			\$15,000	
E1030	Kitchen	3196217	Foodservice Equipment, Walk-In, Freezer, Replace		20	2	18	1	EA	\$25,000.00	\$25,000																		\$25,000			\$25,000	
E1030	Kitchen	3196151	Foodservice Equipment, Steam Kettle, Replace		20	2	18	1	EA	\$30,000.00	\$30,000																		\$30,000			\$30,000	
G2020	Site	3196194	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	2	3	45000	SF	\$0.45	\$20,250				\$20,250					\$20,250					\$20,250					\$20,250			\$81,000
G2060	Building exterior	3196212	Signage, Property, Monument, Replace/Install		20	2	18	1	EA	\$3,000.00	\$3,000																		\$3,000			\$3,000	
G4050	Site	3196199	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	2	18	10	EA	\$4,200.00	\$42,000																		\$42,000			\$42,000	
G4050	Site	3196284	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	2	18	4	EA	\$4,000.00	\$16,000																		\$16,000			\$16,000	
Totals, Unescalated												\$0	\$0	\$0	\$20,250	\$0	\$0	\$0	\$400,000	\$423,570	\$160,000	\$0	\$0	\$0	\$2,022,094	\$0	\$0	\$0	\$400,000	\$4,541,668	\$160,000	\$0	\$8,127,582
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$22,128	\$0	\$0	\$0	\$491,950	\$536,566	\$208,764	\$0	\$0	\$0	\$2,969,513	\$0	\$0	\$0	\$661,139				

## Appendix F:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196209	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Patrick Henry Elementary School Campus	Mechanical room	ThyssenKrupp	EP12525	EDY766	2019	00151427	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196177	D2010	Storage Tank [ST-1]	Domestic Water	504 GAL	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	RGA0504	108626071	2019	00151409	
2	3196258	D2010	Storage Tank [ST-2]	Domestic Water	504 GAL	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	RGA0504	108970196	2019	00151402	
3	3196186	D2010	Boiler [GWH-1]	Gas, Domestic, 260 to 500 MBH	399 MBH	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	AWN400PM	1812109717134	2019	00151411	
4	3196193	D2010	Boiler [GWH-2]	Gas, Domestic, 260 to 500 MBH	399 MBH	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	AWN400PM	1808109280891	2019	00151412	
5	3196164	D2010	Boiler [GWH-3]	Gas, Domestic, 260 to 500 MBH	285 MBH	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	SNA286-125	1804108711795	2019	00151410	
6	3196201	D2010	Pump Station [BP-1]	Triplex Mounted, 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	FG-HVL3D4-33SV20GK4F60	7460323	2019	00151386	
7	3196174	D2010	Backflow Preventer	Domestic Water	4 IN	Patrick Henry Elementary School Campus	Mechanical room	Watts	957RP	SA-2262	2019	00151388	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196266	D3020	Boiler [B-1]	Gas, HVAC, 2501 to 5000 MBH	3000 MBH	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	FBN3000	1806109112077	2019	00151405	
2	3196207	D3020	Boiler [B-2]	Gas, HVAC, 2501 to 5000 MBH	3000 MBH	Patrick Henry Elementary School Campus	Mechanical room	Lochinvar	FBN3000	1746108178406	2019	00151406	
3	3196243	D3030	Chiller [Chiller-1]	Water-Cooled, 201 to 250 TON	225 TON	Patrick Henry Elementary School Campus	Mechanical room	Muiltistack	MS0292FC1M3W2H1CC88LL-134A	AH04-098	2019	00151389	
4	3196156	D3030	Chiller [Chiller-2]	Water-Cooled, 201 to 250 TON	225 TON	Patrick Henry Elementary School Campus	Mechanical room	Muiltisatck	MS029FC1M3W2H1CC88LL-R134A	AH0-4-097	2019	00151392	
5	3196171	D3030	Cooling Tower	(Typical) Open Circuit , 501 to 1000 TON	562 TON	Patrick Henry Elementary School Campus	Roof	Evapco	UT29-4H24	17-824956	2019	00247516	
6	3196236	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Patrick Henry Elementary School Campus	Roof	Trane	4TYK1612A10N0AA	170812405X	2019	00247151	
7	3196278	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Patrick Henry Elementary School Campus	Roof	Trane	4YK1612A10N0AA	170812409X	2019	00247157	
8	3196239	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Patrick Henry Elementary School Campus	Roof	Trane	4TYK1612A10N0AA	170812421X	2019	00247150	
9	3196206	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Patrick Henry Elementary School Campus	Roof	Trane	4TYK1612A10N0AA	170812413X	2019	00247153	
10	3196237	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Patrick Henry Elementary School Campus	Roof	Trane	4TYK1612A10N0AA	170812385X	2019	00247152	
11	3196143	D3030	Split System Ductless [DSS-6B]	Single Zone, 0.75 to 1 TON	1 TON	Patrick Henry Elementary School Campus	Roof	Trane	4TXK1612A10N0AA	180404127X	2019	00247510	
12	3196170	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Patrick Henry Elementary School Campus	Throughout building	Trane	Inaccessible	Inaccessible	2019		6
13	3196287	D3050	Pump [CTF-1]	Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP	10 HP	Patrick Henry Elementary School Campus	Mechanical room	Puroflux	No tag/plate found	No tag/plate found	2019	00151387	
14	3196225	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water, 26 to 50 HP	30 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSF11.9	C261097-01E81	2019	00151393	
15	3196252	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water, 26 to 50 HP	30 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSF11.5	C261097-02E61	2019	00151395	
16	3196172	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSF9.625	C261096-03D81	2019	00151396	
17	3196162	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSF8.5	C261096-02D81	2019	00151397	
18	3196270	D3050	Pump [P-5]	Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSF8.5	C261096-01D81	2019	00151401	
19	3196192	D3050	Pump [P-6]	Distribution, HVAC Heating Water	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSE9.675	C261099-02D81	2019	00151407	
20	3196152	D3050	Pump [P-7]	Distribution, HVAC Heating Water	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Bell & Gossett	e-1510SSF9.625	C261098-01D81	2019	00151408	
21	3196245	D3050	Air Handler [RTU-1]	Exterior AHU, 10001 to 15000 CFM	12500 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA025UBL00	K18B09006	2019	00247147	



22	3196204	D3050	Air Handler [RTU-10]	Exterior AHU, 10001 to 15000 CFM	13800 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA030UBL00	K18D29526	2019	00247502
23	3196210	D3050	Air Handler [RTU-2]	Exterior AHU, 10001 to 15000 CFM	14000 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA030UBL00	K18B08990	2019	00247159
24	3196214	D3050	Air Handler [RTU-3]	Exterior AHU, 10001 to 15000 CFM	12500 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA025UBL00	K18B08974	2019	00247148
25	3196268	D3050	Air Handler [RTU-5]	Exterior AHU, 10001 to 15000 CFM	11000 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA025UBL00	K18B09038	2019	00247518
26	3196145	D3050	Air Handler [RTU-6]	Exterior AHU, 2401 to 4000 CFM	3000 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA006UBL00	K18D29849	2019	00247507
27	3196153	D3050	Air Handler [RTU-7]	Exterior AHU, 4001 to 6000 CFM	6000 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAAA012UBL00	K18D29802	2019	00247503
28	3196211	D3050	Air Handler [RTU-8]	Exterior AHU, 6001 to 8000 CFM	7200 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA017UBL00	K18B09070	2019	00247497
29	3196254	D3050	Air Handler [RTU-9]	Exterior AHU, 10001 to 15000 CFM	13000 CFM	Patrick Henry Elementary School Campus	Roof	Trane	CSAA025UBL00	K18D29506	2019	00247501
30	3196150	D3050	Make-Up Air Unit [MAU-1]	MUA or MAU, 2000 to 6000 CFM	3120 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	DG-112-H20-DB	15436047	2019	00247506
31	3209591	D3050	Variable Air Volume Unit	VAV Box, 100 to 400 CFM		Patrick Henry Elementary School Campus	Throughout	Inaccessible	Inaccessible	Inaccessible	2019	20
32	3209594	D3050	Variable Air Volume Unit	VAV Box, 1301 to 2500 CFM		Patrick Henry Elementary School Campus	Throughout	Inaccessible	Inaccessible	Inaccessible	2019	28
33	3209595	D3050	Variable Air Volume Unit	VAV Box, 2501 to 5000 CFM		Patrick Henry Elementary School Campus	Throughout	Inaccessible	Inaccessible	Inaccessible	2019	10
34	3209592	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM		Patrick Henry Elementary School Campus	Throughout	Inaccessible	Inaccessible	Inaccessible	2019	30
35	3209593	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM		Patrick Henry Elementary School Campus	Throughout	Inaccessible	Inaccessible	Inaccessible	2019	24
36	3196144	D3060	Exhaust Fan [F-13]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1800 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	GB-180-7-X	1543497018E	2019	00247514
37	3196179	D3060	Exhaust Fan [F-14]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-095-VG-6-X	1543497118E	2019	00247517
38	3196168	D3060	Exhaust Fan [F-16]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-070-VG-X	15434972	2019	00247146
39	3196229	D3060	Exhaust Fan [F-16]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-065-VG-X	1543497318E	2019	00247499
40	3196256	D3060	Exhaust Fan [F-17]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-060-VG-X	1543497418E	2019	00247498
41	3196261	D3060	Exhaust Fan [F-18]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-070-VG-X	1534076718E	2019	00247155
42	3196160	D3060	Exhaust Fan [F-19]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-070-VG-X	1534076818E	2019	00247154
43	3196148	D3060	Exhaust Fan [F-20]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-070-VG-X	1534076918E	2019	00247156
44	3196169	D3060	Exhaust Fan [F-21]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-070-VG-X	1543497918E	2019	00247504
45	3196147	D3060	Exhaust Fan [F-23]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-060-VG-X	1534077018E	2019	00247158
46	3196176	D3060	Exhaust Fan [F-24]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-060-VG-X	1543497518E	2019	00247520
47	3196208	D3060	Exhaust Fan [F-26]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-060-VG-X	1543497718E	2019	00247515
48	3196242	D3060	Exhaust Fan [F-28]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-080-VG-X	1534077118E	2019	00247149
49	3196232	D3060	Exhaust Fan [F-30]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-085-VG-X	1543498118E	2019	00247513
50	3196159	D3060	Exhaust Fan [F-6]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	G-103-VG-4-X	1543496718E	2019	00247511
51	3196197	D3060	Exhaust Fan [F-8]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	CUBE-300XP-20-G	1543496818E	2019	00247505
52	3196262	D3060	Exhaust Fan [F-9]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1300 CFM	Patrick Henry Elementary School Campus	Roof	Greenheck	CUE-131-VG-7-X	1543813718E	2019	00247512

D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196202	D4010	Backflow Preventer	Fire Suppression	6 IN	Patrick Henry Elementary School Campus	Mechanical room	Ames	2000SS	1812180916	2019	00151417	

2	3196224	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Patrick Henry Elementary School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2019	00151363	10
3	3196195	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Patrick Henry Elementary School Campus	Throughout building	No tag/plate found	No tag/plate found	No tag/plate found	2019		26
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196235	D5010	Automatic Transfer Switch [ATS-E]	ATS, 230 AMP	230 AMP	Patrick Henry Elementary School Campus	Building exterior	Asco	J3ADTSA30230NGXF	1739590 RE	2019	00247175	
2	3196140	D5010	Automatic Transfer Switch [ATS-X]	ATS, 200 AMP	200 AMP	Patrick Henry Elementary School Campus	Building exterior	Asco	J3ADTSA30200NGXF	1739591RE	2019	00247160	
3	3196244	D5020	Secondary Transformer [XFMR T1C]	Dry, Stepdown, 112.5 KVA	112.5 KVA	Patrick Henry Elementary School Campus	Electrical room	Square D	EX112T3HF	2051818144A	2019	00151424	
4	3196276	D5020	Switchboard [MDS1]	277/480 V, 4000 AMP	4000 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	QED	No tag/plate found	2019	00151425	
5	3196234	D5020	Distribution Panel [H1-C]	277/480 V, 600 AMP	600 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	E1	No tag/plate found	2019	00151421	
6	3196240	D5020	Distribution Panel [H3B]	277/480 V, 800 AMP	800 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	E1	No tag/plate found	2019	00151430	
7	3196275	D5020	Distribution Panel [H3B]	277/480 V, 800 AMP	800 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	E1	No tag/plate found	2019	00151431	
8	3196267	D5020	Distribution Panel [HK]	277/480 V, 400 AMP	400 AMP	Patrick Henry Elementary School Campus	Kitchen	Square D	E1	No tag/plate found	2019	00151377	
9	3196167	D5020	Distribution Panel [L1C1]	120/208 V, 400 AMP	400 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	NQ	No tag/plate found	2019	00151423	
10	3196222	D5020	Distribution Panel [L1C2]	120/208 V, 400 AMP	400 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	NQ	No tag/plate found	2019	00151422	
11	3196205	D5020	Distribution Panel [XH1C]	277/480 V, 500 AMP	500 AMP	Patrick Henry Elementary School Campus	Electrical room	Square D	E1	No tag/plate found	2019	00151418	
12	3196249	D5030	Variable Frequency Drive [P-1 VFD]	VFD, by HP of Motor, 25 HP	25 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151391	
13	3196241	D5030	Variable Frequency Drive [P-2 VFD]	VFD, by HP of Motor, 25 HP	25 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151390	
14	3196285	D5030	Variable Frequency Drive [P-3 VFD]	VFD, by HP of Motor, 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151398	
15	3196230	D5030	Variable Frequency Drive [P-4 VFD]	VFD, by HP of Motor, 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151399	
16	3196233	D5030	Variable Frequency Drive [P-5 VFD]	VFD, by HP of Motor, 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151400	
17	3196157	D5030	Variable Frequency Drive [P-6 VFD]	VFD, by HP of Motor, 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151403	
18	3196253	D5030	Variable Frequency Drive [P-7 VFD]	VFD, by HP of Motor, 15 HP	15 HP	Patrick Henry Elementary School Campus	Mechanical room	Trane	No tag/plate found	No tag/plate found	2019	00151404	
19	3196291	D5040	Emergency & Exit Lighting	Exit Sign, LED		Patrick Henry Elementary School Campus	Throughout building	Inaccessible	Inaccessible	Inaccessible	2019		36
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196142	D7050	Fire Alarm Panel	Fully Addressable		Patrick Henry Elementary School Campus	Electrical room	Silent Knight	IFP-2000ECS	No tag/plate found	2019	00151419	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3196219	E1030	Foodservice Equipment	Convection Oven, Double		Patrick Henry Elementary School Campus	Kitchen	Blodgett	ZEPHAIRE-200-G	101017CN008B	2019	00151364	
2	3196273	E1030	Foodservice Equipment	Convection Oven, Double		Patrick Henry Elementary School Campus	Kitchen	Blodgett	HVH-100G	101017IE086B	2019	00151352	
3	3196247	E1030	Foodservice Equipment	Dishwasher Commercial		Patrick Henry Elementary School Campus	Kitchen	Hobart	CL44EN	85-1099239	2019	00151373	
4	3196191	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Patrick Henry Elementary School Campus	Kitchen	CaptiveAire	G030ND-2	No tag/plate found	2019	00151355	
5	3196265	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Patrick Henry Elementary School Campus	Kitchen	Colorpoint	EF4-CPA	J18B75436C	2019	00151372	
6	3196257	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Patrick Henry Elementary School Campus	Kitchen	Winston Industries	No tag/plate found	No tag/plate found	2019	00151370	
7	3196226	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Patrick Henry Elementary School Campus	Kitchen	Winston Industries	No tag/plate found	No tag/plate found	2019	00151356	
8	3196227	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Patrick Henry Elementary School Campus	Kitchen	Winston Industries	No tag/plate found	No tag/plate found	2019	00151359	

9	3196271	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Patrick Henry Elementary School Campus	Kitchen	Colorpoint	EF4-CPA	J18B75435C	2019	00151366
10	3196198	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Patrick Henry Elementary School Campus	Kitchen	InSinkErator	SS200-35	18049172573	2019	00151353
11	3196155	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Patrick Henry Elementary School Campus	Kitchen	InSinkErator	SS200-35	18049172569	2019	00151374
12	3196175	E1030	Foodservice Equipment	Icemaker, Freestanding	Patrick Henry Elementary School Campus	Kitchen	Hoshizaki	Inaccessible	Inaccessible	2019	00151358
13	3196165	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Patrick Henry Elementary School Campus	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2019	00151367
14	3196166	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Patrick Henry Elementary School Campus	Kitchen	Colorpoint	50-CFMX	J18C75437C	2019	00151365
15	3196188	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Patrick Henry Elementary School Campus	Kitchen	Colorpoint	50-CFMX	J18C75438C	2019	00151371
16	3196282	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Patrick Henry Elementary School Campus	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	2019	00151357
17	3196178	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Patrick Henry Elementary School Campus	Kitchen	Traulsen	Inaccessible	Inaccessible	2019	00151354
18	3196246	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Patrick Henry Elementary School Campus	Kitchen	Traulsen	Inaccessible	Inaccessible	2019	00151375
19	3196283	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door	Patrick Henry Elementary School Campus	Kitchen	Traulsen	RMC5856	T58158116	2019	00151368
20	3196264	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door	Patrick Henry Elementary School Campus	Kitchen	Beverage Aire	SMF49Y-1-S	9907928	2019	00151369
21	3196203	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Patrick Henry Elementary School Campus	Kitchen	Traulsen	RMC58S6	T91793C15	2019	00151349
22	3196151	E1030	Foodservice Equipment	Steam Kettle	Patrick Henry Elementary School Campus	Kitchen	Cleveland	KGL40T	170823055723	2019	00151362
23	3196146	E1030	Foodservice Equipment	Steamer, Freestanding	Patrick Henry Elementary School Campus	Kitchen	Accutemp	No tag/plate found	No tag/plate found	2019	00151360
24	3196260	E1030	Foodservice Equipment	Steamer, Freestanding	Patrick Henry Elementary School Campus	Kitchen	Accutemp	No tag/plate found	No tag/plate found	2019	00151361
25	3196289	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Patrick Henry Elementary School Campus	Roof	Heatcraft	BZT045L6CF	T19A10017	2019	00247508
26	3196218	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Patrick Henry Elementary School Campus	Roof	Heatcraft	MOZ015M63CF	T18814660	2019	00247509
27	3196217	E1030	Foodservice Equipment	Walk-In, Freezer	Patrick Henry Elementary School Campus	Kitchen	Thermo-Kool	Inaccessible	Inaccessible	2019	00151350
28	3196173	E1030	Foodservice Equipment	Walk-In, Refrigerator	Patrick Henry Elementary School Campus	Kitchen	Thermo-Kool	Inaccessible	Inaccessible	2019	00151351