FACILITY CONDITION ASSESSMENT

prepared for

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

Naomi L. Brooks Elementary
600 Russell Road Alexandria,
Virginia 22302

PREPARED BY:
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BV PROJECT #:
148303.21R000-008.354

DATE OF REPORT:
December 21, 2021

ON SITE DATE:
August 19, 2021

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	600 Russell Road, Alexandria, Virginia 22302
Site Developed	1929 Gymnasium added 1971
Site Area	3.4 acres (estimated)
Parking Spaces	Seven total spaces all in open lots; two of which are accessible
Building Area	51,800 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 19, 2021
Management Point of Contact	John Finnigan 703.517.1807 John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Ray Richardson
Assessment and Report Prepared By	David Harrell, PE
Reviewed By	Anthony W Conner, MACM, BBA Technical Report Reviewer for: Thomas Bart 800.733.0660 x7540 Thomas.Bart@BureauVeritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Naomi L. Brooks Elementary (previously known as Matthew Maury Elementary) is an 18-room elementary school located in Alexandria Virginia. The school originally started in 1929 as a 6-room building and grew from subsequent additions in 1941, 1949, 1961 and 1971 to the present size it is today. The school has undergone multiple renovations including roof replacements in 1995, 2005 and 2020, window replacements in 1992, a significant HVAC overhaul in 2001, 2005 and 2020, as well as other building systems and finishes in 2002, 2005 and 2020. Recently, a central media center was added in 2005 as a renovation of the original stage and auditorium.

Architectural

The facility is mostly a brick on block structure with a mixture of masonry bearing walls and steel column structures and trussed slab roofs. Approximately half of the roof has recently been replaced with a modern TPO membrane and the remainder is an older built-up roof style. The media center has a new standing seam metal roof. Many of the exterior wooden windows are of an older construction and beginning to show signs of deterioration. The exterior envelope systems and components were observed to be performing adequately. Interior finishes were observed to be going through renovations during the site visit. 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 have been well maintained during recent years, with ongoing replacements over the years as needed. All the rooftop package units are new in 2020. Anticipatory cost for life cycle-based replacement of all the MEPF infrastructure at the end of its useful life have been estimated.

The plumbing fixtures are replaced as required and are properly maintained. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed.

Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. Electrical service equipment and systems appear adequate, with no concerns reported or observed regarding capacity or reliability. Interior lighting is a mixture of LED and fluorescent tube.

The facility is protected with a complete fire alarm and fire suppression system throughout the building and appears to be adequate. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping.

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 | Naomi Brooks Elementary School Campus (formerly Matthew Maury)

Replacement Value	*Total SF*	*Cost/SF*
$ 17,094,000	*51,800*	*$ 330*

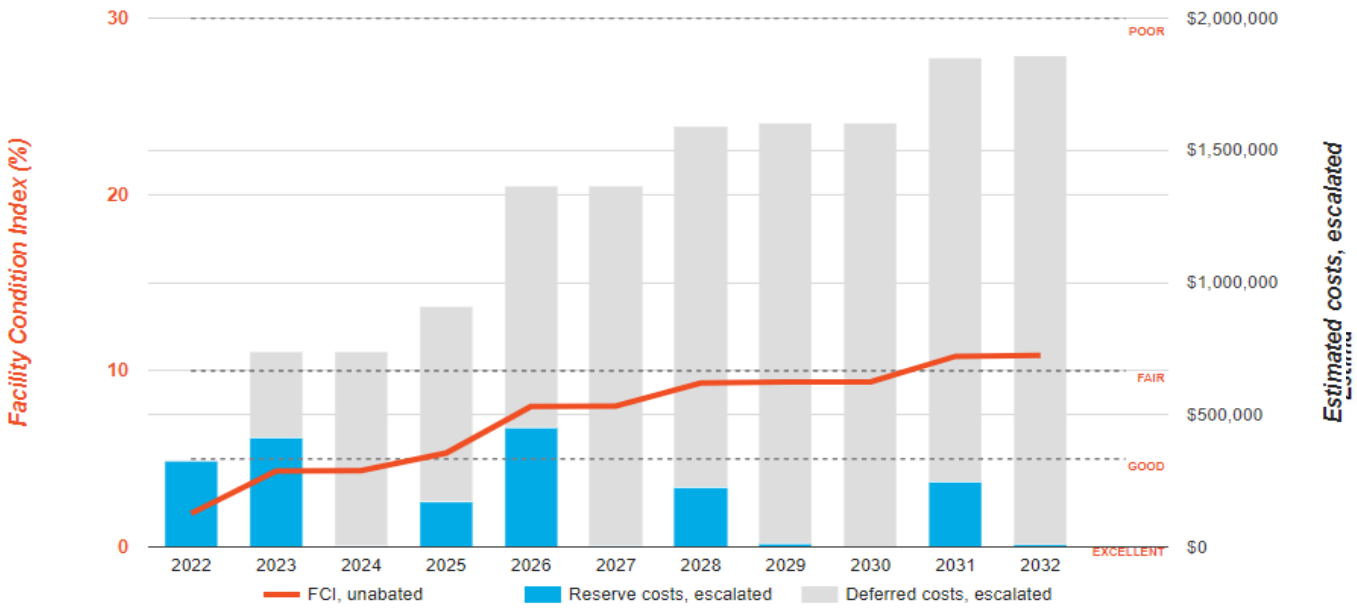
	Est Reserve Cost	FCI
Current	$ 325,000	1.9 %
3-Year	$ 910,900	5.3 %
5-Year	$ 1,367,200	8.0 %
10-Year	$ 1,858,700	10.9 %

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: Naomi Brooks Elementary School Campus (formerly Matthew Maury)

Replacement Value: $17,094,000 Inflation Rate: 3.0% Average Needs per Year: $169,000



Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	$0

Key Findings

Window in Poor condition.

Wood, 16-25 SF
Naomi Brooks Elementary Matthew Maury Elementary School Campus Exterior

Uniformat Code: B2021
Recommendation: **Replace in 2023**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $96,000

$$$$

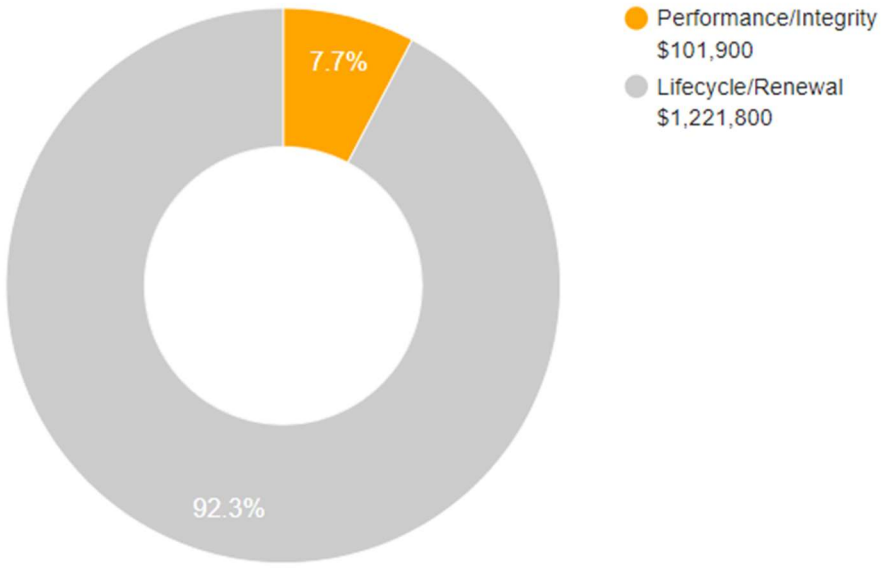
Windows are showing signs of aging due to deterioration of woodwork. - AssetCALC ID: 3288093

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: $1,323,700

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 footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum and Wood	Fair
Roof	Primary: Flat construction with asphalt shingles single-ply TPO/PVC membrane Secondary: Flat construction with Built up Tertiary: Gable construction with metal finish	Excellent
Interiors	Walls: Painted gypsum board, lath and plaster, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, wood strip, Unfinished Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Excellent
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Systems Summary

Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks	Fair
Site Development	Property entrance signage; wood board and chain link fencing Playgrounds and sports courts Limited park benches, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Excellent
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Good
Ancillary Structures	None	--
Accessibility	NIC	
Key Issues and Findings	Building is currently in process of interior renovations. The exterior wooden windows are in poor condition and in need of replacement.	

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	-	$101,846	-	-	-	$101,846
Roofing	-	-	-	$314,274	$745,240	$1,059,514
Interiors	-	$121,985	$195,998	-	$756,497	$1,074,480
Plumbing	-	-	-	$3,582	$917,639	$921,221
HVAC	-	-	$18,083	-	$977,987	$996,070
Fire Protection	-	-	$1,217	$104,422	$17,269	$122,908
Electrical	-	-	$39,032	$16,126	$773,403	$828,561
Fire Alarm & Electronic Systems	-	$15,913	$174,904	-	$176,932	$367,749
Equipment & Furnishings	-	$1,803	$29,443	$71,088	$62,404	$164,738
Site Development	-	$7,426	$10,326	$11,432	$378,287	$407,471
Site Utilities	-	-	-	-	$22,434	$22,434
Site Pavement	-	-	-	$84,666	-	$84,666
TOTALS	**-**	**$249,000**	**$469,100**	**$605,600**	**$4,828,100**	**$6,151,800**

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 Naomi L. Brooks Elementary, 600 Russell Road, 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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Project Manager

Reviewed by:

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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

Photographic Overview

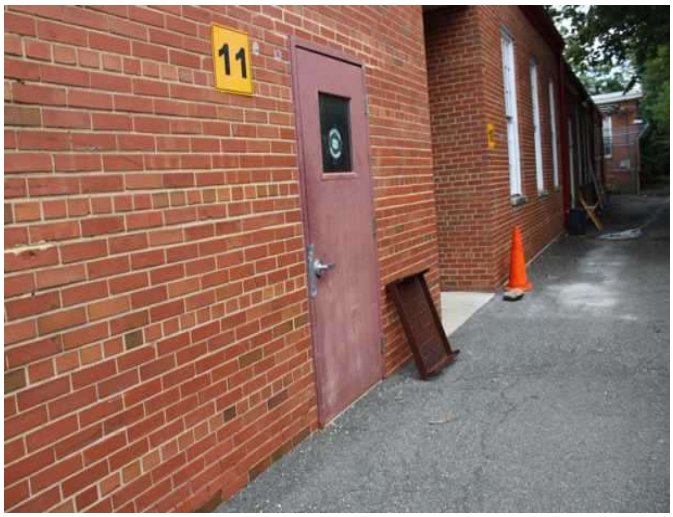
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - WINDOW



6 - EXTERIOR DOOR

Photographic Overview

7 - ROOFING

8 - ROOFING

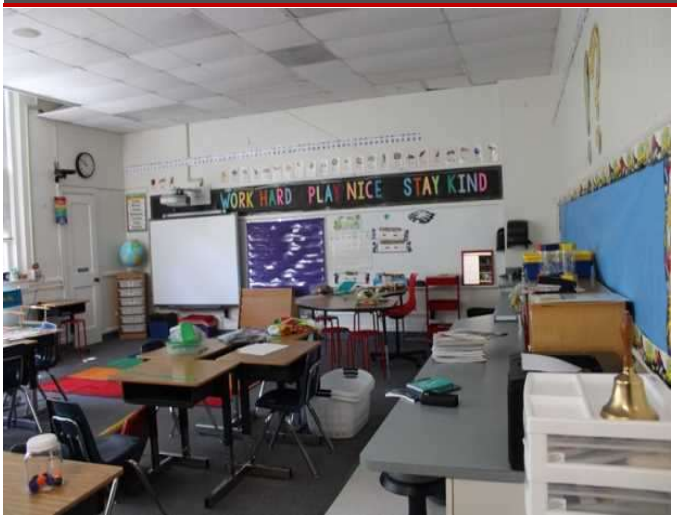
9 - ROOFING

10 - CAFETERIA

11 - GYMNASIUM

12 - OFFICE

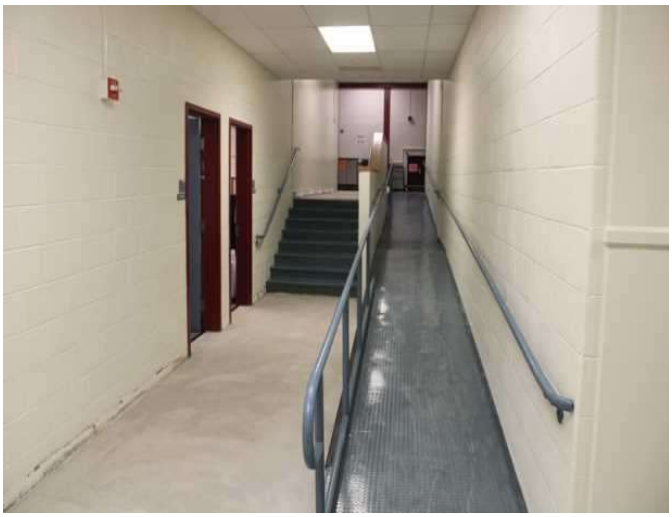
Photographic Overview



13 - CLASSROOM

14 - KITCHEN

15 - MEDIA CENTER



16 - CORRIDOR

17 - STAGE

18 - WATER HEATER

Photographic Overview

19 - DRINKING FOUNTAIN

20 - SINK/LAVATORY

21 - SINK/LAVATORY

22 - URINAL

23 - SINK/LAVATORY

24 - TOILET

Photographic Overview

25 - PACKAGED UNIT

26 - EXHAUST FAN

27 - BACKFLOW PREVENTER

28 - FIRE SUPPRESSION SYSTEM

29 - FIRE EXTINGUISHER

30 - SECONDARY TRANSFORMER

Photographic Overview

31 - DISTRIBUTION PANEL

32 - STANDARD FIXTURE

33 - FIRE ALARM PANEL

34 - FOODSERVICE EQUIPMENT

35 - HEALTHCARE EQUIPMENT

36 - ROADWAYS

Photographic Overview

37 - ATHLETIC SURFACES AND COURTS

38 - PLAY STRUCTURE

39 - FENCES AND GATES

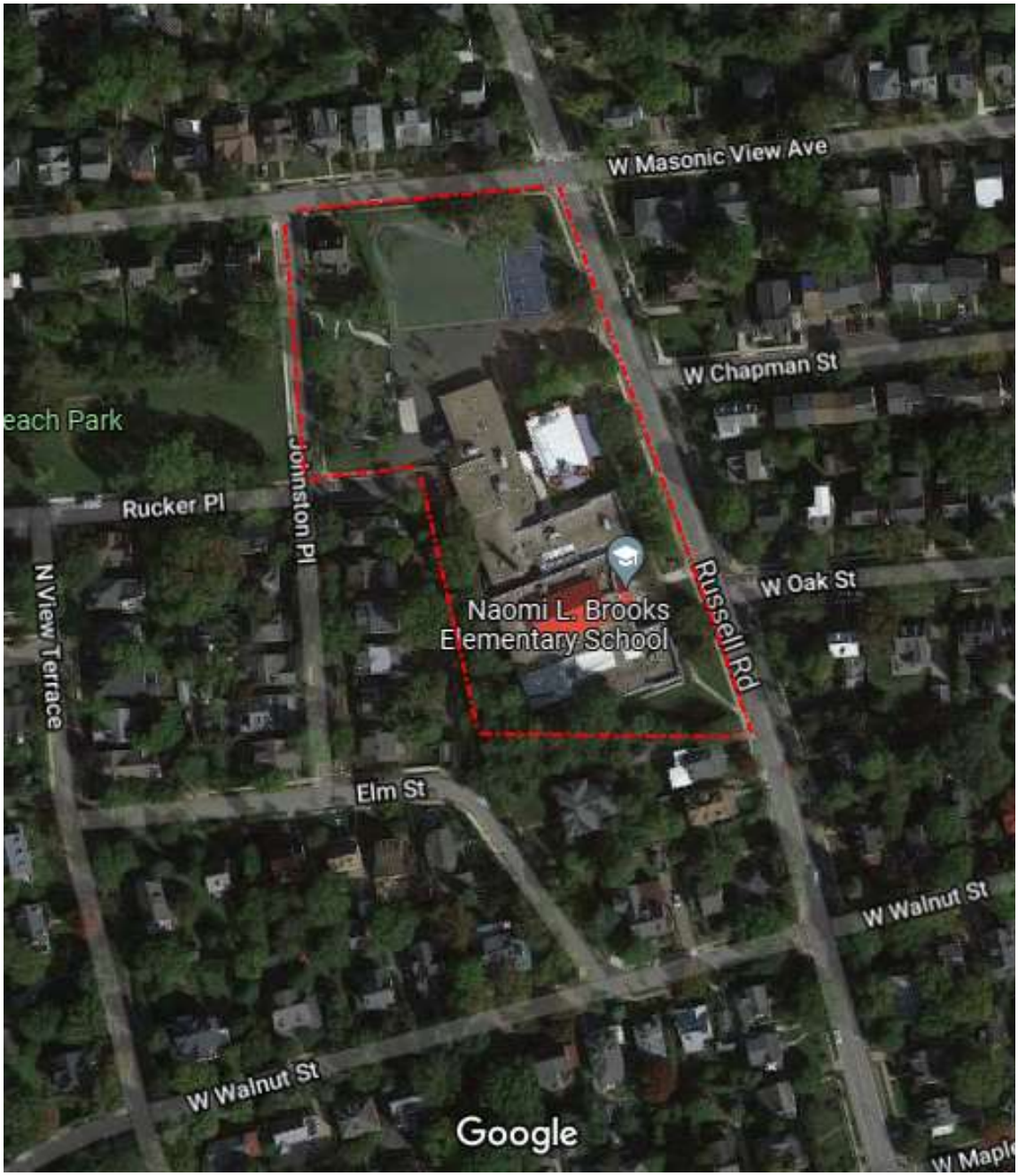
40 - BIKE RACK

41 - SIGNAGE

42 - SITE WALKWAY FIXTURE WITH/ LAMP

Appendix B:
Site and Floor Plans

Site Plan



Project Number	Project Name
148303.21R000-008.354	NAOMI L. BROOKS ELEMENTARY
Source	**On-Site Date**
Google	August 19, 2021

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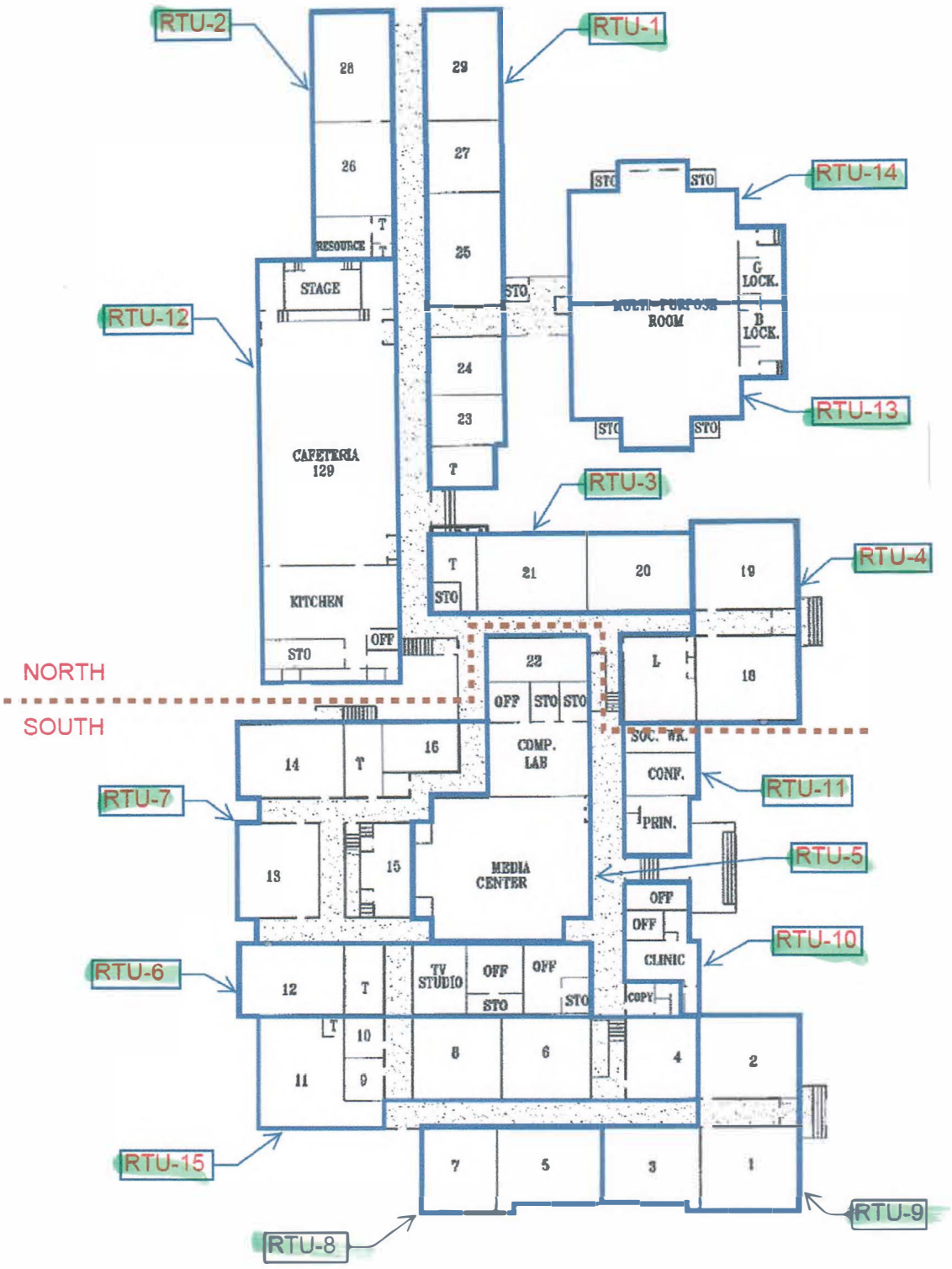
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RESOURCE
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CAFETERIA
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KITCHEN
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MULTI-PURPOSE ROOM
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B LOCK.
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19
22
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18
16
COMP. LAB
SOC. WK.
CONF.
PRIN.
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15
13
MEDIA CENTER
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CLINIC
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Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**NAOMI L. BROOKS ELEMENTARY**
Name of person completing form:	**Ray Richardson**
Title / Association with property:	**Building Engineer**
Length of time associated w/ property:	**15 years**
Date Completed:	**Aug 19, 2021**
Phone Number:	**571-319-1598**
Method of Completion:	**DURING: verbally completed during assessment**

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

Data Overview		Response		
1	Year/s constructed / renovated	1929		
2	Building size in SF	51,800		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		North, Library, Gym
		Interiors		
		HVAC		16 RTU replaced
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	New Playground, New HVAC
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	South Roof
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Flooding in boiler room

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			
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 | Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior wall	Good	Curtain Wall, Aluminum-Framed System	1,400 SF	35	3288094
B2020	Exterior	Poor	Window, Wood, 16-25 SF	80	1	3288093
B2050	Exterior	Good	Exterior Door, Steel, Standard	15	25	3288095
B2050	Exterior	Good	Exterior Door, Steel, Standard	15	35	3288096
Roofing						
B3010	Media Center	Excellent	Roofing, Metal	4,200 SF	39	3288075
B3010	South Roof	Poor	Roofing, Built-Up	18,800 SF	2	3288076
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC	25,000 SF	19	3288074
Interiors						
C1070	Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	32,120 SF	15	3288061
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	75,000 SF	5	3288068
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	1,275 SF	20	3288063
C2030	Restroom	Fair	Flooring, Ceramic Tile	1,434 SF	20	3288062
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	1,058 SF	2	3288065
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	11,314 SF	5	3464133
C2030	Interior	Fair	Flooring, Asbestos Abatement vinyl tile under carpet	14,767 SF	7	3464129
C2030	Interior	Fair	Flooring, Carpet, Commercial Standard	14,767 SF	2	3288060
C2030	Interior	Fair	Flooring, Asbestos Abatement Vinyl tile	11,314 SF	5	3288064
C2030	Interior	Good	Flooring, Luxury Vinyl Tile (LVT)	933 SF	13	3288067
C2030	Gymnasium	Good	Flooring, Laminate Faux Wood	4,171 SF	12	3288066
Plumbing						
D2010	Restroom	Good	Toilet, Commercial Water Closet	30	25	3288070
D2010	Mechanical room	Fair	Storage Tank, Domestic Water, 151 to 250 GAL	1	6	3287723
D2010	Restroom	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	10	25	3288071
D2010	Classroom	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	21	25	3287714
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	3287768
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	14	3287722
D2010	Custodial	Excellent	Sink/Lavatory, Service Sink, Floor	2	33	3287721
D2010	Corridors	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	4	14	3287713
D2010	Restroom	Good	Urinal, Standard	12	25	3288072
D2010	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	51,800 SF	15	3288097
D2010	Restroom	Excellent	Sink/Lavatory, Trough Style, Solid Surface	4	28	3288069

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 2]	1	18	3285630
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU 8]	1	19	3285609
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 3]	1	18	3285622
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 7]	1	19	3285617
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 4]	1	18	3285621
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU 11]	1	19	3285619
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 14]	1	19	3285639
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 15]	1	19	3285610
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU 16]	1	19	3285623
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 13]	1	19	3285640
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 9]	1	19	3280771
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU 10]	1	19	3285612
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 6]	1	19	3285611
D3050	Building	Fair	HVAC System, Ductwork, Medium Density	51,800 SF	14	3288098
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 1]	1	18	3285629
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU 5]	1	19	3285618
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 12]	1	19	3285628
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285614
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285615
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285634
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285632
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285616
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285631
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285620
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285624
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285633
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285637
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285635
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3285627
Fire Protection						
D4010	Sprinkler Room	Fair	Backflow Preventer, Fire Suppression, 4 IN	1	14	3287724
D4010	Sprinkler Room	Fair	Piping & Valves, Check Valve, Fire Suppression, 4 IN	1	13	3287715

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Commercial kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	2 LF	15	3288050
D4010	Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	51,800 SF	10	3288077
D4030	Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	3287712
Electrical						
D5020	Electrical room	Excellent	Secondary Transformer, Dry, Stepdown, 300 KVA	1	28	3287717
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [Panel PE]	1	10	3287719
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 800 AMP [Panel NMDP]	1	15	3287718
D5020	Electrical room	Excellent	Distribution Panel, 277/480 V, 1200 AMP [Panel HMDP]	1	28	3287716
D5020	Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	51,800 SF	21	3288099
D5020	Commercial kitchen	Fair	Distribution Panel, 120/208 V, 400 AMP [Panel PK]	1	10	3288055
D5040	Building	Fair	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	51,800 SF	5	3288102
D5040	Exterior wall	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	8	18	3288092
D5040	Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	51,800 SF	18	3288100
Fire Alarm & Electronic Systems						
D7030	Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	51,800 SF	13	3288101
D7050	Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	51,800 SF	4	3288103
D7050	Building	Fair	Fire Alarm Panel, Fully Addressable	1	2	3287720
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	3288054
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	7	3287769
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1	10	3288053
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	3288049
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	3287772
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3288051
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	3287771
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	3287766
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	3288048
E1030	Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	3285626
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	2	3287770
E1030	Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	3285625
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	3288059
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3288057
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	18,000 SF	10	3288078

Component Condition Report | Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Playground	Good	Play Structure, Multipurpose, Medium	1	15	3288090
G2050	Playground	Good	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	7,000 SF	2	3288088
G2050	Playground	Good	Play Structure, Swing Set, 4 Seats	1	15	3288089
G2050	Basketball court	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,500 SF	3	3288079
G2050	Basketball court	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	20	3288080
G2050	Playground	Good	Play Structure, Multipurpose, Small	1	15	3288091
G2050	Playground	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	12,000 SF	15	3288081
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Wood Board 4'	150 LF	17	3288082
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	2	15	3288086
G2060	Site	Excellent	Signage, Property, Monument	1	19	3288084
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	880 LF	37	3288083
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	7	15	3288085
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, 250 W	16	15	3288087

Appendix E:
Replacement Reserves

Replacement Reserves Report

12/21/2021

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
Naomi Brooks Elementary School Campus (formerly Matthew Maury)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Matthew Maury Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	$0	$334,750	$426,359	$2,213	$174,904	$466,337	$3,582	$230,627	$11,433	$0	$254,538	$9,690	$205,568	$169,796	$379,055	$1,630,475	$0	$45,123	$916,224	$1,210,796	$533,179	**$7,004,647**
Grand Total	**$0**	**$334,750**	**$426,359**	**$2,213**	**$174,904**	**$466,337**	**$3,582**	**$230,627**	**$11,433**	**$0**	**$254,538**	**$9,690**	**$205,568**	**$169,796**	**$379,055**	**$1,630,475**	**$0**	**$45,123**	**$916,224**	**$1,210,796**	**$533,179**	**$7,004,647**

Naomi Brooks Elementary School Campus (formerly Matthew Maury)

Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Matthew Maury Elementary School

Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary

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	3288093	Window, Wood, 16-25 SF, Replace	30	29	1	80	EA	$4,062.50	$325,000		$325,000																				**$325,000**
B3010	South Roof	3288076	Roofing, Built-Up, Replace	25	23	2	18800	SF	$14.00	$263,200			$263,200																				**$263,200**
B3010	Roof	3288074	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	1	19	25000	SF	$17.00	$425,000																				$425,000		**$425,000**
C1070	Interior	3288061	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	32120	SF	$3.50	$112,420															$112,420							**$112,420**
C2010	Restroom	3288063	Wall Finishes, Ceramic Tile, Replace	40	20	20	1275	SF	$18.00	$22,950																					$22,950	**$22,950**
C2010	Interior	3288068	Wall Finishes, any surface, Prep & Paint	10	5	5	75000	SF	$1.50	$112,500						$112,500									$112,500							**$225,000**
C2030	Restroom	3288062	Flooring, Ceramic Tile, Replace	40	20	20	1434	SF	$18.00	$25,812																					$25,812	**$25,812**
C2030	Stage	3288065	Flooring, Wood, Strip, Refinish	10	8	2	1058	SF	$4.00	$4,232			$4,232										$4,232									**$8,464**
C2030	Interior	3464133	Flooring, Vinyl Tile (VCT), Replace	15	10	5	11314	SF	$5.00	$56,570						$56,570															$56,570	**$113,140**
C2030	Interior	3288064	Flooring, Asbestos Abatement Vinyl tile, Replace	15	10	5	11314	SF	$13.30	$150,476						$150,476															$150,476	**$300,952**
C2030	Interior	3464129	Flooring, Asbestos Abatement vinyl tile under carpet, Replace	15	8	7	14767	SF	$11.50	$169,821								$169,821														**$169,821**
C2030	Gymnasium	3288066	Flooring, Laminate Faux Wood, Replace	15	3	12	4171	SF	$7.00	$29,197													$29,197									**$29,197**
C2030	Interior	3288067	Flooring, Luxury Vinyl Tile (LVT), Replace	15	2	13	933	SF	$7.50	$6,998														$6,998								**$6,998**
C2030	Interior	3288060	Flooring, Carpet, Commercial Standard, Replace	10	8	2	14767	SF	$7.50	$110,753			$110,753										$110,753									**$221,505**
D2010	Mechanical room	3287723	Storage Tank, Domestic Water, 151 to 250 GAL, Replace	30	24	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D2010	Mechanical room	3287722	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, Replace	20	6	14	1	EA	$12,400.00	$12,400															$12,400							**$12,400**
D2010	Building	3288097	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	51800	SF	$11.00	$569,800																$569,800						**$569,800**
D2010	Corridors	3287713	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	1	14	4	EA	$1,200.00	$4,800															$4,800							**$4,800**
D2010	Commercial kitchen	3287768	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
D3050	Building	3288098	HVAC System, Ductwork, Medium Density, Replace	30	16	14	51800	SF	$4.00	$207,200															$207,200							**$207,200**
D3050	Roof	3285630	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	2	18	1	EA	$30,000.00	$30,000																			$30,000			**$30,000**
D3050	Roof	3285622	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
D3050	Roof	3285621	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
D3050	Roof	3285629	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	2	18	1	EA	$40,000.00	$40,000																			$40,000			**$40,000**
D3050	Roof	3285609	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	1	19	1	EA	$15,000.00	$15,000																				$15,000		**$15,000**
D3050	Roof	3285617	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	1	19	1	EA	$30,000.00	$30,000																				$30,000		**$30,000**
D3050	Roof	3285619	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	1	19	1	EA	$7,500.00	$7,500																				$7,500		**$7,500**
D3050	Roof	3285639	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	$25,000.00	$25,000																				$25,000		**$25,000**
D3050	Roof	3285610	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	$25,000.00	$25,000																				$25,000		**$25,000**
D3050	Roof	3285623	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	1	19	1	EA	$9,000.00	$9,000																				$9,000		**$9,000**
D3050	Roof	3285640	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	$25,000.00	$25,000																				$25,000		**$25,000**
D3050	Roof	3280771	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	$25,000.00	$25,000																				$25,000		**$25,000**
D3050	Roof	3285612	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	1	19	1	EA	$11,000.00	$11,000																				$11,000		**$11,000**
D3050	Roof	3285611	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	1	19	1	EA	$30,000.00	$30,000																				$30,000		**$30,000**
D3050	Roof	3285618	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	1	19	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D3050	Roof	3285628	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	1	19	1	EA	$40,000.00	$40,000																				$40,000		**$40,000**
D3060	Roof	3285614	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	3285615	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	3285636	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	3285634	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	3285632	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	3285616	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$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
D3060	Roof	3285631	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D3060	Roof	3285620	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D3060	Roof	3285624	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D3060	Roof	3285633	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D3060	Roof	3285637	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D3060	Roof	3285635	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D3060	Roof	3285627	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																	**$1,200**
D4010	Building	3288077	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	51800	SF	$1.50	$77,700											$77,700												**$77,700**
D4010	Sprinkler Room	3287715	Piping & Valves, Check Valve, Fire Suppression, 4 IN, Replace	30	17	13	1	EA	$3,000.00	$3,000														$3,000									**$3,000**
D4010	Sprinkler Room	3287724	Backflow Preventer, Fire Suppression, 4 IN, Replace	30	16	14	1	EA	$6,600.00	$6,600															$6,600								**$6,600**
D4010	Commercial kitchen	3288050	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	5	15	2	LF	$400.00	$800																$800							**$800**
D4030	Building	3287712	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	$150.00	$1,050						$1,050										$1,050							**$2,100**
D5020	Electrical room	3287719	Distribution Panel, 120/208 V, 400 AMP, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000												**$6,000**
D5020	Commercial kitchen	3288055	Distribution Panel, 120/208 V, 400 AMP, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000												**$6,000**
D5020	Electrical room	3287718	Distribution Panel, 120/208 V, 800 AMP, Replace	30	15	15	1	EA	$8,000.00	$8,000																$8,000							**$8,000**
D5040	Building	3288102	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	10	5	5	51800	SF	$0.65	$33,670						$33,670										$33,670							**$67,340**
D5040	Exterior wall	3288092	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	2	18	8	EA	$220.00	$1,760																			$1,760				**$1,760**
D5040	Building	3288100	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	51800	SF	$8.00	$414,400																			$414,400				**$414,400**
D7030	Building	3288101	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	51800	SF	$2.00	$103,600														$103,600									**$103,600**
D7050	Building	3287720	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000					**$30,000**
D7050	Building	3288103	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	51800	SF	$3.00	$155,400					$155,400																		**$155,400**
E1030	Commercial kitchen	3287770	Foodservice Equipment, Range, 2-Burner, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700					**$3,400**
E1030	Commercial kitchen	3288049	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500							**$21,000**
E1030	Commercial kitchen	3288051	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500							**$19,000**
E1030	Commercial kitchen	3287771	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300															$3,300		**$6,600**
E1030	Commercial kitchen	3288054	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	8	7	1	EA	$3,800.00	$3,800								$3,800															**$3,800**
E1030	Commercial kitchen	3287769	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	$5,700.00	$5,700								$5,700															**$5,700**
E1030	Commercial kitchen	3287772	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600															**$4,600**
E1030	Commercial kitchen	3287766	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600								$3,600															**$3,600**
E1030	Commercial kitchen	3288053	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000												**$35,000**
E1030	Commercial kitchen	3288048	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700												**$1,700**
E1030	Roof	3285626	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300								**$6,300**
E1030	Roof	3285625	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300								**$6,300**
E1040	Office	3288059	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500											$1,500							**$3,000**
E1060	Lounge	3288057	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	$600.00	$600						$600															$600		**$1,200**
G2010	Site	3288078	Roadways, Pavement, Asphalt, Mill & Overlay	25	15	10	18000	SF	$3.50	$63,000											$63,000												**$63,000**
G2050	Basketball court	3288079	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	4500	SF	$0.45	$2,025				$2,025					$2,025					$2,025					$2,025				**$8,100**
G2050	Playground	3288081	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	20	5	15	12000	SF	$11.00	$132,000																$132,000							**$132,000**
G2050	Basketball court	3288080	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	3	EA	$9,500.00	$28,500																					$28,500		**$28,500**
G2050	Playground	3288088	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	3	1	2	7000	SF	$1.00	$7,000			$7,000			$7,000			$7,000			$7,000			$7,000			$7,000			$7,000		**$49,000**
G2050	Playground	3288090	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000							**$20,000**
G2050	Playground	3288089	Play Structure, Swing Set, 4 Seats, Replace	20	5	15	1	EA	$2,500.00	$2,500																$2,500							**$2,500**
G2050	Playground	3288091	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	$10,000.00	$10,000																$10,000							**$10,000**
G2060	Site	3288086	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	2	EA	$600.00	$1,200																$1,200							**$1,200**
G2060	Site	3288085	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	7	EA	$600.00	$4,200																$4,200							**$4,200**
G2060	Site	3288082	Fences & Gates, Fence, Wood Board 4', Replace	20	3	17	150	LF	$24.00	$3,600																		$3,600					**$3,600**
G2060	Site	3288084	Signage, Property, Monument, Replace	20	1	19	1	EA	$3,000.00	$3,000																			$3,000				**$3,000**
G4050	Site	3288087	Site Walkway Fixture w/ Lamp, Bollard Style, 250 W, Replace	20	5	15	16	EA	$900.00	$14,400																$14,400							**$14,400**
Totals, Unescalated											**$0**	**$325,000**	**$401,885**	**$2,025**	**$155,400**	**$402,266**	**$3,000**	**$187,521**	**$9,025**	**$0**	**$189,400**	**$7,000**	**$144,182**	**$115,623**	**$250,600**	**$1,046,540**	**$0**	**$27,300**	**$538,185**	**$690,500**	**$295,208**	**$4,790,658**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$334,750**	**$426,359**	**$2,213**	**$174,904**	**$466,337**	**$3,582**	**$230,627**	**$11,433**	**$0**	**$254,538**	**$9,690**	**$205,568**	**$169,796**	**$379,055**	**$1,630,475**	**$0**	**$45,123**	**$916,224**	**$1,210,796**	**$533,179**	**$7,004,647**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3287723	D2010	**Storage Tank**	Domestic Water, 151 to 250 GAL	119 gal	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Mechanical room	A. O. Smith	TJV120M	MG970667126830	1997	1031127	
2	3287722	D2010	**Water Heater**	Gas, Commercial (125 MBH), 75 to 99 GAL	74 gal	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Mechanical room	State	GS675XRRS300	1502A014342	2015	1031126	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3285629	D3050	**Packaged Unit** [RTU 1]	RTU, Pad or Roof-Mounted, 16 to 20 TON	18 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Aaon	RN01830EA0934B	201903BNGN75425	2019	1031110	
2	3285612	D3050	**Packaged Unit** [RTU 10]	RTU, Pad or Roof-Mounted, 5 TON	5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHC067E4RZA	202611115L	2020	1031094	
3	3285619	D3050	**Packaged Unit** [RTU 11]	RTU, Pad or Roof-Mounted, 3 TON	3 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHC037E4RX	202711332L	2020	1031100	
4	3285628	D3050	**Packaged Unit** [RTU 12]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD240G4RVC3	203111202D	2020	1031109	
5	3285640	D3050	**Packaged Unit** [RTU 13]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD150G4RVB3	201710605D	2020	1031120	
6	3285639	D3050	**Packaged Unit** [RTU 14]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD150G4RVB3	201710606D	2020	1031119	
7	3285610	D3050	**Packaged Unit** [RTU 15]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD150G4RVC13	203110993D	2020	1031092	

8	3285623	D3050	**Packaged Unit** [RTU 16]	RTU, Pad or Roof-Mounted, 4 TON	4 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHC047E4RY	202814109L	2020	1031104
9	3285630	D3050	**Packaged Unit** [RTU 2]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Aaon	RN01330EA093FB	201904ANGK75378	2019	1031111
10	3285622	D3050	**Packaged Unit** [RTU 3]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Aaon	RN01130EB093FB	201904ANGZ75379	2019	1031103
11	3285621	D3050	**Packaged Unit** [RTU 4]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Aaon	RN01130EB093FB	201904ANGZ75380	2019	1031102
12	3285618	D3050	**Packaged Unit** [RTU 5]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8.5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHC102F4RYA	202615588L	2020	1031099
13	3285611	D3050	**Packaged Unit** [RTU 6]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD180G4RVC12	202710184D	2020	1031093
14	3285617	D3050	**Packaged Unit** [RTU 7]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD180G4RVC13	202910539D	2020	1031098
15	3285609	D3050	**Packaged Unit** [RTU 8]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHC092F4RYA0R	202615524L	2020	1031091
16	3280771	D3050	**Packaged Unit** [RTU 9]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 ton	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	YHD150G4RVC12	202910136D	2020	1031090
17	3285614	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Penn Ventilator	DRY	No tag/plate found		1031095

18	3285615	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155959		1031096
19	3285636	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155960		1031117
20	3285634	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD9	155947		1031115
21	3285632	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD9	155946		1031113
22	3285616	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155954		1031097
23	3285631	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD9	155945		1031112
24	3285620	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155957		1031101
25	3285624	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155956		1031105
26	3285633	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155952		1031114
27	3285637	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD9	155949		1031118

28	3285635	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD9	155948		1031116	
29	3285627	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trane	CRD7	155951		1031108	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3287724	D4010	**Backflow Preventer**	Fire Suppression, 4 IN	4 inch	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Sprinkler Room	AMES	3000SS	140198	2005	1031128	
2	3288050	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	ANSUL	R102	S396234			2
3	3287712	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Building						7

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3287717	D5020	**Secondary Transformer**	Dry, Stepdown, 300 KVA	300 kva	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Electrical room	General Electric	9T23B3878			1031122	
2	3287716	D5020	**Distribution Panel** [Panel HMDP]	277/480 V, 1200 AMP	1200 amp	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Electrical room	General Electric	480/277			1031121	
3	3287718	D5020	**Distribution Panel** [Panel NMDP]	120/208 V, 800 AMP	800 amp	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Electrical room	General Electric	120/208			1031123	
4	3287719	D5020	**Distribution Panel** [Panel PE]	120/208 V, 400 AMP	400 amp	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Electrical room	Westinghouse	208		2001	1031124	

5	3288055	D5020	**Distribution Panel** [Panel PK]	120/208 V, 400 AMP	400 amp	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	General Electric	120/208		2001	1031140		
6	3288092	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 250 W		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Exterior wall							8

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3287720	D7050	**Fire Alarm Panel**	Fully Addressable		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Building	Honeywell	FireWarden 100	Inaccessible	2005	1031125	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3288051	E1030	**Foodservice Equipment**	Convection Oven, Double		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	Blodgett	No tag/plate found	No tag/plate found		1031136	
2	3287766	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	Traulsen	RMC58S6	T58394I16		1031129	
3	3287771	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF	4 LF	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	No tag/plate found	No tag/plate found			1031132	
4	3288048	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	Winston	HA4522GE	201609070088	2016	1031134	
5	3287769	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	Colorpoint	Illegible	Illegible		1031130	
6	3288054	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP		Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	InSinkErator	SS100	172546		1031139	

7	3287770	E1030	**Foodservice Equipment**	Range, 2-Burner	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	No tag/plate found	No tag/plate found			1031131
8	3287772	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	Traulsen	G22010	T76537C17		1031133
9	3288049	E1030	**Foodservice Equipment**	Steamer, Freestanding	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	ACCUTEMP	240D8300	8477	1999	1031135
10	3285626	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	Trenton	TEHA010H7HS2BB	170475253T	2020	1031107
11	3285625	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2020	1031106
12	3288053	E1030	**Foodservice Equipment**	Walk-In, Combination Freezer/Refigerator	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Commercial kitchen	DURACOOL	No tag/plate found	No tag/plate found		1031137
13	3288059	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	Naomi Brooks Elementary School Campus (formerly Matthew Maury) / Naomi Brooks Elementary	Office					