

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Transportation Facility  
3540 Wheeler Avenue  
Alexandria, Virginia 22302

## **PREPARED BY:**

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## **BV PROJECT #:**

*148303.21R000-019.354*

## **DATE OF REPORT:**

*December 21, 2021*

## **ON SITE DATE:**

*August 10, 2021*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Transportation Facility
Main Address	3540 Wheeler Avenue, Alexandria, Virginia 22302
Site Developed	YOC 1975
Site Area	4.5 acres (estimated)
Parking Spaces	222 total spaces all in open lots; 6 of which are accessible
Building Area	29,888 SF
Number of Stories	2 above grade with no below-grade basement levels
Outside Occupants / Leased Spaces	None
Date(s) of Visit	08/10/2021
Management Point of Contact	John Finnigan Director of Educational Facilities Alexandria City Public Schools 1340 Braddock Place, Alexandria, Virginia 22314 703-619-8297 <a href="mailto:john.finnigan@acps.k12.va.us">john.finnigan@acps.k12.va.us</a>
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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

Transportation Facility was originally constructed 1975 and is a fully occupied building consisting of 29,888 gross Square Feet on a two above-grade stories that houses maintenance, vehicle fleet maintenance and warehouse personnel on the first floor. The second floor is the main entrance of the building where accounting and dispatch offices are located, as well as the employees lounge. In 2019, a modular addition was constructed adjacent to the front of the building. The modular addition comprises an employee lounge as well as new restrooms to bring the center into code compliance.

### Architectural

The facility consists of brick façade with aluminum windows and steel service doors. The interior finishes consist of ceramic tile, VCT, carpet flooring with interior walls of gypsum board. The building has a low-pitched hip roof with metal finish. Regular maintenance and inspection are highly recommended throughout the facility.

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

The MEPF portfolio for the building consists of split systems, condensing units, fan coil units and roof top exhaust fan. Cooling is provided to individual spaces using ductless air conditioning. The vehicle fleet maintenance/shop does not have central cooling, heat is provided with unit heaters at ceiling level. The building is equipped with a gas boiler with water heater, small diesel generator with distribution panels throughout the building.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The domestic water service within each facility is well maintained, with no evidence of leaks observed at the domestic piping. The domestic hot water service at the facilities consists of updated equipment during renovation, and supply appears to be adequate. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated. No major issues were observed or reported.

Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. System is of adequate size to provide necessary power to all systems. No major issues were observed or reported.

Fire protection system consists of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

### Site

The site consists of large asphalt parking lots along all sides of the property and concrete sidewalk to the south and the north. The facility has moderate landscaping. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

### Recommended Additional Studies

There is a drainage problem on the back corner of the building. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

## 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 | Transport Facility - System Wide(1972)

<i>Replacement Value</i> \$ 8,966,400	<i>Total SF</i> 29,888	<i>Cost/SF</i> \$ 300	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 52,600		<b>0.6 %</b>
<b>3-Year</b>	\$ 722,200		<b>8.1 %</b>
<b>5-Year</b>	\$ 2,029,700		<b>22.6 %</b>
<b>10-Year</b>	\$ 2,621,700		<b>29.2 %</b>

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.

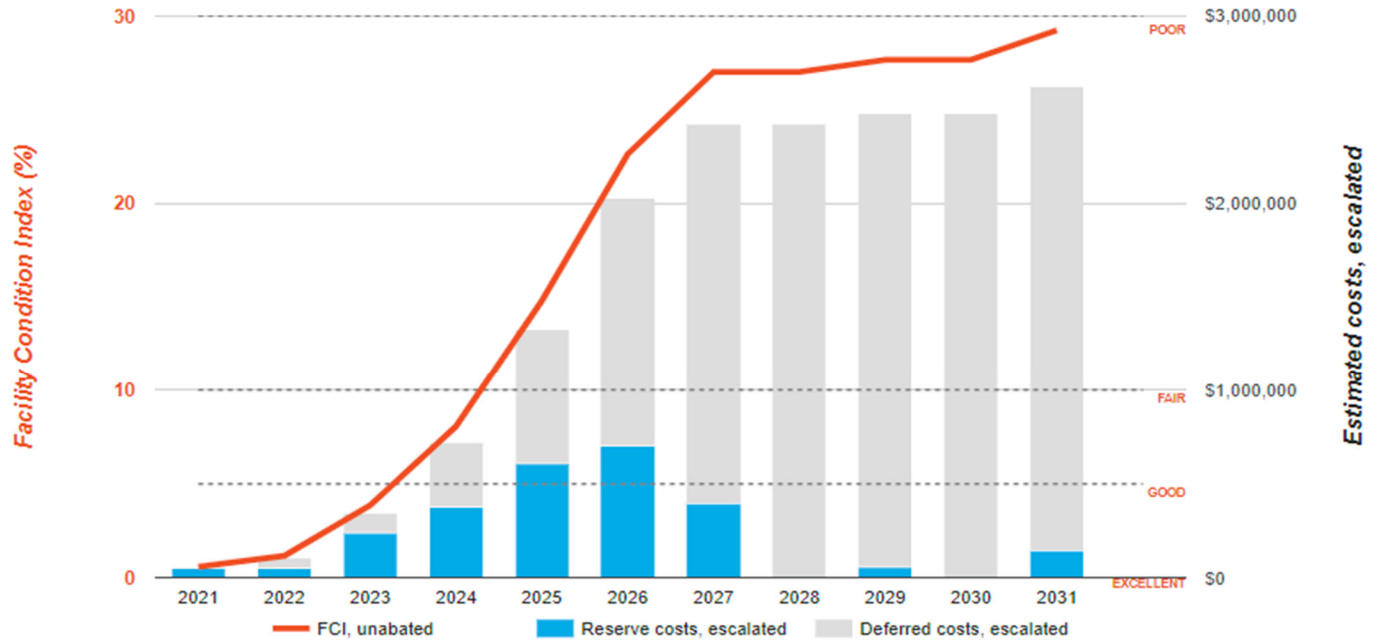
### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Transport Facility - System Wide

Replacement Value: \$8,967,000

Inflation Rate: 3.0%

Average Needs per Year: \$238,400



#### Immediate Needs

Facility/Building	Total Items	Total Cost
Transport Facility - System Wide	2	\$52,600
<b>Total</b>	<b>2</b>	<b>\$52,600</b>

#### Transport Facility - System Wide

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



## Key Findings



### Exterior Walls in Failed condition.

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

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

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$45,600

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



### Boiler in Poor condition.

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

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

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$50,800

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



### Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage  
Transport Facility - System Wide Building exterior

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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

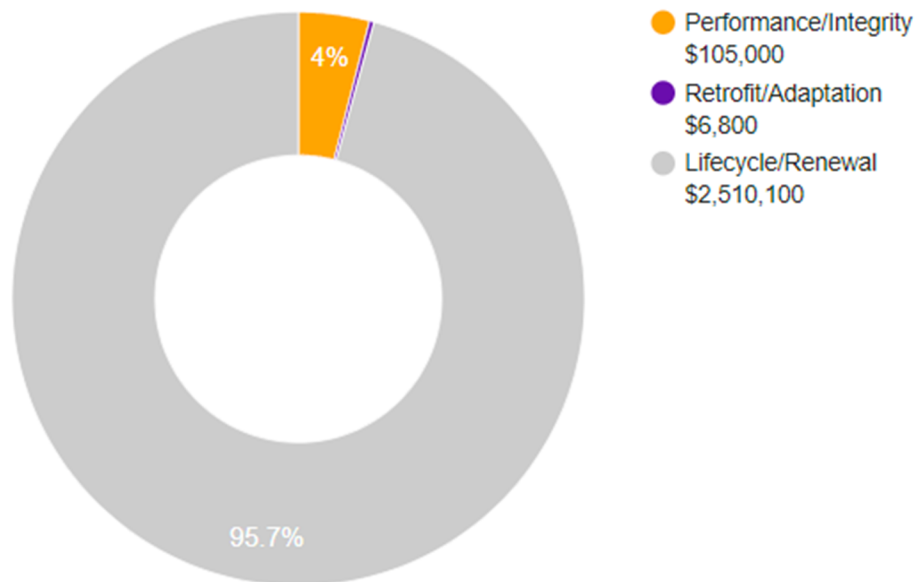
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$2,621,900**



## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete caisson with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
<b>Façade</b>	Brick with aluminum windows	Fair
<b>Roof</b>	Primary: Hip construction with metal finish Secondary: Flat construction with built-up	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU and unfinished Floors: VCT, ceramic tile, quarry tile, laminated wood and unfinished Ceilings: Painted gypsum board and exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas boiler with gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Split-system heat pump system Supplemental components: ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, T-8, CFL Emergency Power: Diesel generator	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair

## Systems Summary

<b>Site Development</b>	Limited Site Development	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation not present Moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Modular Building	Good
<b>Key Issues and Findings</b>	Possible structural settlement, sagging roof, heavy asphalt wear, alligator cracking, inadequate lot drainage, lack of property signage.	

## Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$5,608	\$5,608
Facade	\$45,600	-	\$12,555	\$3,494	\$43,201	\$104,850
Roofing	-	\$125,849	\$8,643	-	-	\$134,492
Interiors	-	\$115,213	\$146,754	\$36,285	\$390,826	\$689,078
Plumbing	-	-	\$41,244	\$230,312	\$18,310	\$289,866
HVAC	-	\$52,324	\$85,297	\$6,988	\$48,583	\$193,192
Fire Protection	-	-	\$163,297	-	-	\$163,297
Electrical	-	-	\$638,286	\$256,460	\$38,948	\$933,694
Fire Alarm & Electronic Systems	-	-	\$121,334	-	\$27,091	\$148,425
Equipment & Furnishings	-	-	-	-	\$46,857	\$46,857
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	-	-	\$9,815	\$9,815
Site Pavement	-	-	\$466,291	\$58,429	\$146,260	\$670,980
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
<b>TOTALS</b>	<b>\$52,600</b>	<b>\$293,400</b>	<b>\$1,683,800</b>	<b>\$592,000</b>	<b>\$775,500</b>	<b>\$3,397,300</b>

### 3. Property Space Use and Observed Areas

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#### Areas Observed

Most of 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 & 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 Transportation Facility, 3540 Wheeler 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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#1:	FRONT ELEVATION
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#2:	RIGHT ELEVATION
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#3:	REAR ELEVATION
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#4:	LEFT ELEVATION
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#5:	ROOF
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#6:	RESTROOM
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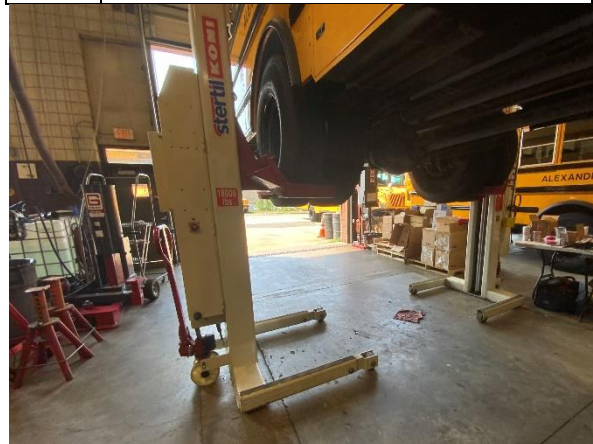
#7: ACCOUNTING OFFICE



#8: SHOP OFFICE



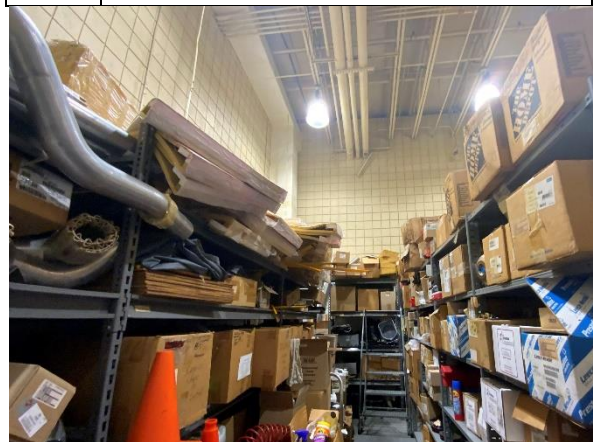
#9: GARAGE



#10: GARAGE



#11: SHOP



#12: WAREHOUSE





#13 LOBBY



#14: DISPATCH OFFICE



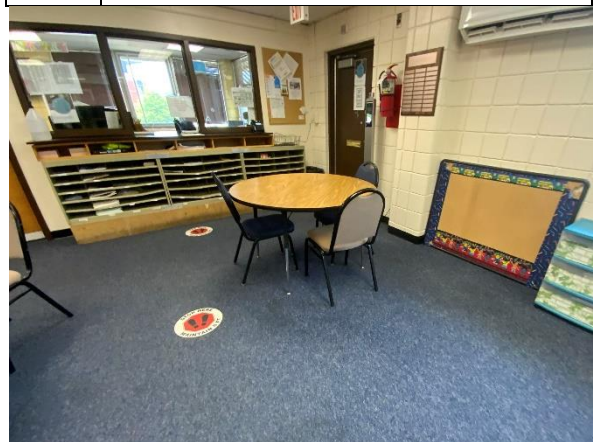
#15 LOUNGE KITCHEN



#16: HALLWAY



#17: LOCKERS



#18: LOUNGE





#19: MECHANICAL ROOM



#20: BOILER



#21: UNIT HEATER



#22: AIR HANDLING UNITS



#23: FAN COIL UNIT



#24: ROOFTOP SPLIT SYSTEM EQUIPMENT





#25: FIRE SUPPRESSION SYSTEM



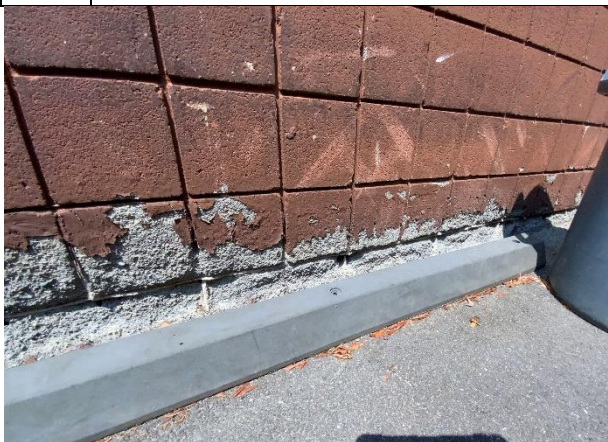
#26: ELECTRICAL DISTRIBUTION



#27: GENERATOR



#28: FIRE ALARM PANEL



#29: EXTERIOR WALL WATER DAMAGE



#30: EXTERIOR WALL DAMAGE

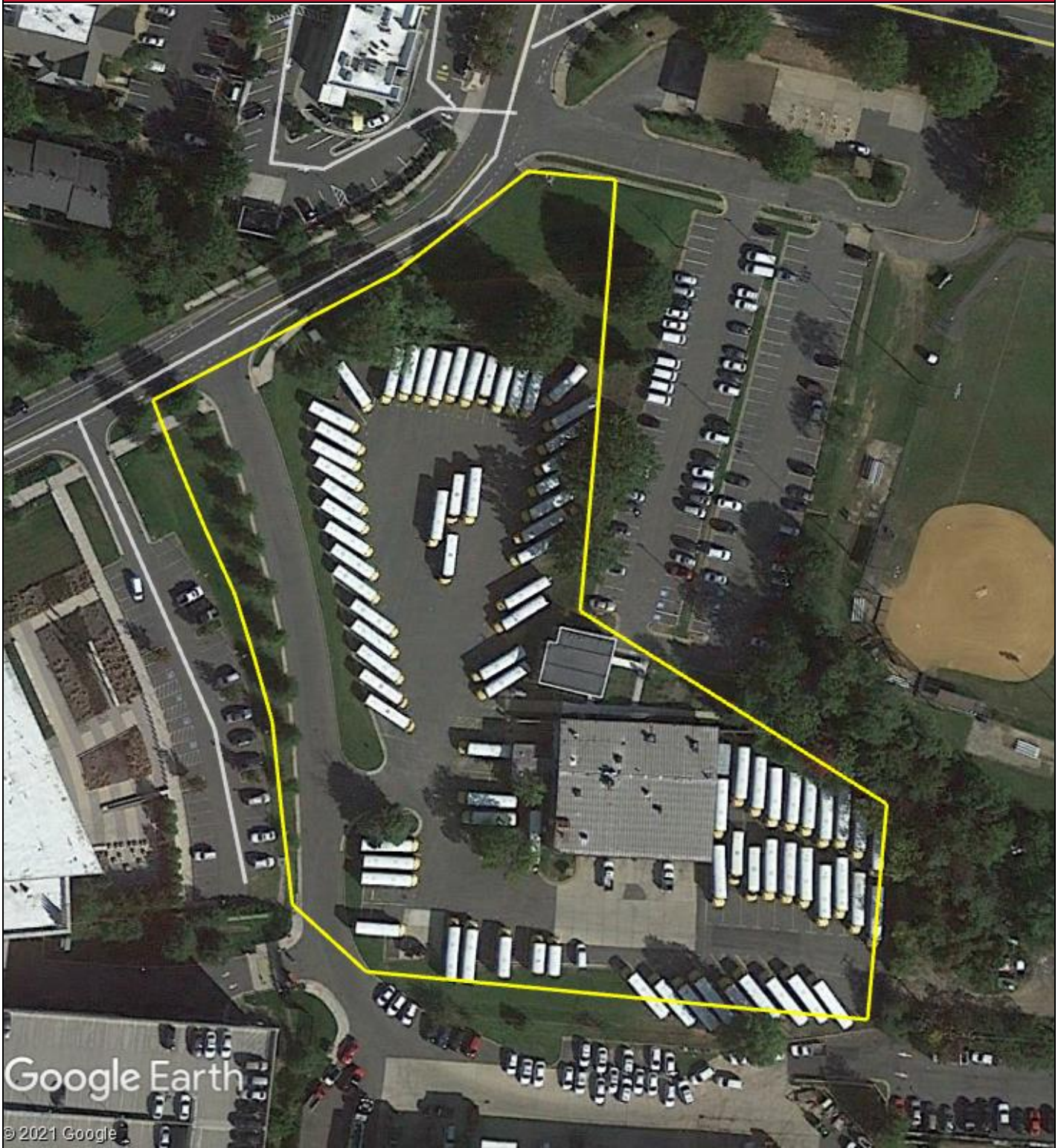
## Appendix B:



### Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	148303.21R000-019.354	Transport Facility	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	August 10, 2021	

## Appendix C:

### Pre-Survey Questionnaire

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Transport Facility  
**Name of person completing form:** Everette Merriman  
**Title / Association w/ property:** Director  
**Length of time associated w/ property:** One Year  
**Date Completed:** June 28, 2021  
**Phone Number:** 7034614169  
**Method of Completion:** INTERVIEW - verbally completed during interview

**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	Constructed 1972	Renovated	
2	Building size in SF	29,888	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Trailer for personnel.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC, AHU, outdated electrical, plumbing.		

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?	✗				Water seepage, northeast corner.
8	Are there any wall, window, basement or roof leaks?	✗				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?			✗		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	✗				
14	Is the electrical service outdated, undersized, or otherwise problematic?	✗				
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Ponding.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been performed at the site? If so, when?			✗		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			✗		
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			✗		



Signature of Assessor



Signature of POC

## Appendix D:

### Component Condition Report

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Component Condition Report | Transport Facility - System Wide

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Interior Stairs	Fair	Stairs, Metal or Pan-Filled, Interior	75 SF	15	3244215
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,830 SF	3	3246922
B2010	Building exterior	Failed	Exterior Walls, Brick, 3+ Story Building, Repair	1,200 SF	0	3246881
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	14	15	3246880
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	10	3247057
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	15	3247058
Roofing						
B3010	Roof	Fair	Roofing, Metal	9,125 SF	2	3244380
B3010	Roof	Fair	Roofing, Built-Up	565 SF	3	3246926
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	16	15	3246576
C1030	Throughout	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	12	15	3246187
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	5	3244707
C1090	Modular	Good	Toilet Partitions, Metal	4	18	3470061
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	54,000 SF	5	3246021
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,500 SF	10	3244051
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	2,990 SF	3	3241811
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	14,480 SF	2	3244052
C2050	Throughout	Fair	Ceiling Finishes, Gypsum Board/Plaster	3,000 SF	20	3245650
Plumbing						
D2010	Restroom	Fair	Urinal, Standard	4	10	3244875
D2010	Modular	Good	Toilet, Commercial Water Closet	4	28	3470062
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 1.5 HP	1	3	3229057
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	29,888 SF	6	3235880
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	3245279
D2010	Modular	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	29	3470063
D2010	Restroom	Fair	Toilet, Commercial Water Closet	6	10	3244874
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water, 1.5 HP	1	3	3229060
D2010	Boiler room	Fair	Water Heater, Gas, Commercial 80 GAL	1	10	3229077
D2010	Restroom	Fair	Shower, Ceramic Tile	2	10	3245112
D2010	Restroom	Fair	Sink/Lavatory, Sink/Lavatory, Wall-Hung, Steel	1	15	3245412
D2060	Boiler room	Fair	Air Compressor, Tank-Style, 15 HP	1	3	3229072
D2060	Boiler room	Fair	Air Compressor, Tank-Style, 5 HP	1	5	3229068
HVAC						
D3020	Garage	Fair	Unit Heater, Natural Gas, 11 to 25 MBH	12	3	3247056
D3020	Boiler room	Poor	Boiler, Gas, HVAC, 1260 MBH	1	1	3229074

Component Condition Report | Transport Facility - System Wide

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	5	3229058
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	3	3229070
D3030	Dispatch Office	Fair	Split System, Fan Coil Unit, DX, 1 TON	1	5	3229062
D3030	Office	Fair	Split System, Fan Coil Unit, DX, 1 TON	1	5	3229076
D3030	Bathroom	Fair	Split System, Fan Coil Unit, DX, 1.5 TON	1	5	3229063
D3030	Employee lounge	Fair	Split System, Fan Coil Unit, DX, 1 TON	1	5	3229065
D3030	Dispatch Office	Fair	Split System, Fan Coil Unit, DX, 1 TON	1	5	3229061
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	3229075
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 4 TON	1	10	3229073
D3030	Garage	Excellent	Split System, Fan Coil Unit, DX, 3 TON	1	15	3246927
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 12" Damper, 1000 CFM [F-1]	1	3	3229071
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	29,888 SF	3	3241741
Electrical						
D5010	Building exterior	Fair	Generator, Gas or Gasoline, 16 KW	1	15	3229059
D5020	Boiler room	Fair	Distribution Panel, 120/208 V, 2000 AMP	1	3	3229078
D5020	Boiler room	Fair	Distribution Panel, 120/208 V, 1200 AMP [MDP]	1	10	3229067
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	29,888 SF	4	3241742
D5020	Garage	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	10	3229066
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	29,888 SF	6	3231665
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	4	15	3247059
Fire Alarm & Electronic Systems						
D7050	Boiler room	Fair	Fire Alarm Panel, Fully Addressable	1	5	3229069
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	29,888 SF	5	3229064
Equipment & Furnishings						
E1010	Site	Good	Charging Station, Electric Vehicle, Single Connection	3	14	3470104
E1010	Maintenance	Good	Vehicle Lift, 2-Post, 15000 LB	1	13	3470100
E2010	Modular	Good	Casework, Cabinetry, Standard	16 LF	19	3470064
Special Construction & Demo						
F1020	Modular	Good	Ancillary Building, Classroom/Office Module, Basic/Portable	600 SF	24	3470060
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	102,500 SF	5	3246924
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	102,500 SF	3	3246925
Sitework						
G2060	Building exterior	Fair	Fences & Gates, Fence, Chain Link 4'	350 LF	15	3247060
Follow-up Studies						
P2030	Building exterior	Failed	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	3247061

## Appendix E:

### Replacement Reserves

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## 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
Transport Facility - System Wide	\$52,600	\$52,324	\$241,063	\$376,133	\$605,506	\$702,073	\$392,566	\$0	\$58,430	\$0	\$140,977	\$0	\$154,838	\$99,001	\$24,050	\$250,677	\$0	\$0	\$133,598	\$8,417	\$104,935	\$3,397,187
Transport Facility - System Wide / Maintenance Shop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transport Facility - System Wide / Modular Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transport Facility - System Wide / School Maintenance & Transportation Facility - Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transport Facility - System Wide / Storage Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transport Facility - System Wide / Transportation Shop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Grand Total	\$52,600	\$52,324	\$241,063	\$376,133	\$605,506	\$702,073	\$392,566	\$0	\$58,430	\$0	\$140,977	\$0	\$154,838	\$99,001	\$24,050	\$250,677	\$0	\$0	\$133,598	\$8,417	\$104,935	\$3,397,187

## Transport Facility - System Wide

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
B1080	Interior Stairs	3244215	Stairs, Metal or Pan-Filled, Interior, Replace	50	35	15	75	SF	\$48.00	\$3,600															\$3,600							\$3,600
B2010	Building exterior	3246881	Exterior Walls, Brick, 3+ Story Building, Repair	0	0	0	1200	SF	\$38.00	\$45,600	\$45,600																					\$45,600
B2010	Building exterior	3246922	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	3830	SF	\$3.00	\$11,490				\$11,490									\$11,490									\$22,980
B2020	Building exterior	3246880	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	14	EA	\$950.00	\$13,300															\$13,300							\$13,300
B2050	Building exterior	3247057	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	2	EA	\$1,300.00	\$2,600											\$2,600											\$2,600
B2050	Building exterior	3247058	Exterior Door, Steel, Standard, Replace	40	25	15	6	EA	\$600.00	\$3,600																\$3,600						\$3,600
B3010	Roof	3244380	Roofing, Metal, Replace	40	38	2	9125	SF	\$13.00	\$118,625			\$118,625																			\$118,625
B3010	Roof	3246926	Roofing, Built-Up, Replace	25	22	3	565	SF	\$14.00	\$7,910				\$7,910																		\$7,910
C1030	Throughout	3246576	Interior Door, Wood, Solid-Core, Replace	40	25	15	16	EA	\$700.00	\$11,200																\$11,200						\$11,200
C1030	Throughout	3246187	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	25	15	12	EA	\$950.00	\$11,400																\$11,400						\$11,400
C1070	Throughout	3244707	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	9000	SF	\$3.50	\$31,500						\$31,500																\$31,500
C1090	Modular	3470061	Toilet Partitions, Metal, Replace	20	2	18	4	EA	\$850.00	\$3,400																			\$3,400			\$3,400
C2010	Throughout	3246021	Wall Finishes, any surface, Prep & Paint	10	5	5	54000	SF	\$1.50	\$81,000						\$81,000										\$81,000						\$162,000
C2030	Restrooms	3244051	Flooring, Ceramic Tile, Replace	40	30	10	1500	SF	\$18.00	\$27,000											\$27,000											\$27,000
C2030	Throughout	3241811	Flooring, Vinyl Tile (VCT), Replace	15	12	3	2990	SF	\$5.00	\$14,950				\$14,950															\$14,950			\$29,900
C2030	Throughout	3244052	Flooring, Carpet, Commercial Standard, Replace	10	8	2	14480	SF	\$7.50	\$108,600			\$108,600									\$108,600										\$217,200
C2050	Throughout	3245650	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	30	20	3000	SF	\$8.00	\$24,000																					\$24,000	\$24,000
D2010	Boiler room	3229057	Pump, Circulation, Domestic Water, 1.5 HP, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600			\$9,200
D2010	Boiler room	3229060	Pump, Circulation, Domestic Water, 1.5 HP, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600			\$9,200
D2010	Boiler room	3229077	Water Heater, Gas, Commercial 80 GAL, Replace	20	10	10	1	EA	\$12,400.00	\$12,400											\$12,400											\$12,400
D2010	Throughout	3235880	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	29888	SF	\$5.00	\$149,440						\$149,440																\$149,440
D2010	Restroom	3244875	Urinal, Standard, Replace	30	20	10	4	EA	\$1,100.00	\$4,400											\$4,400											\$4,400
D2010	Restroom	3245279	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$1,500.00	\$9,000											\$9,000											\$9,000
D2010	Restroom	3244874	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,300.00	\$7,800											\$7,800											\$7,800
D2010	Restroom	3245112	Shower, Ceramic Tile, Replace	30	20	10	2	EA	\$2,500.00	\$5,000											\$5,000											\$5,000
D2010	Restroom	3245412	Sink/Lavatory, Sink/Lavatory, Wall-Hung, Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700															\$1,700							\$1,700
D2060	Boiler room	3229072	Air Compressor, Tank-Style, 15 HP, Replace	20	17	3	1	EA	\$17,300.00	\$17,300				\$17,300																		\$17,300
D2060	Boiler room	3229068	Air Compressor, Tank-Style, 5 HP, Replace	20	15	5	1	EA	\$10,600.00	\$10,600						\$10,600																\$10,600
D3020	Boiler room	3229074	Boiler, Gas, HVAC, 1260 MBH, Replace	30	29	1	1	EA	\$50,800.00	\$50,800		\$50,800																				\$50,800
D3020	Garage	3247056	Unit Heater, Natural Gas, 11 to 25 MBH, Replace	20	17	3	12	EA	\$4,300.00	\$51,600				\$51,600																		\$51,600
D3030	Roof	3229070	Split System Ductless, Single Zone, 2 TON, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800			\$9,600
D3030	Roof	3229058	Split System, Condensing Unit/Heat Pump, 2.5 TON, Replace	15	10	5	1	EA	\$3,800.00	\$3,800						\$3,800															\$3,800	\$7,600
D3030	Dispatch Office	3229062	Split System, Fan Coil Unit, DX, 1 TON, Replace	15	10	5	1	EA	\$2,100.00	\$2,100						\$2,100															\$2,100	\$4,200
D3030	Office	3229076	Split System, Fan Coil Unit, DX, 1 TON, Replace	15	10	5	1	EA	\$2,100.00	\$2,100						\$2,100															\$2,100	\$4,200
D3030	Bathroom	3229063	Split System, Fan Coil Unit, DX, 1.5 TON, Replace	15	10	5	1	EA	\$2,100.00	\$2,100						\$2,100															\$2,100	\$4,200
D3030	Employee lounge	3229065	Split System, Fan Coil Unit, DX, 1 TON, Replace	15	10	5	1	EA	\$2,100.00	\$2,100						\$2,100															\$2,100	\$4,200
D3030	Dispatch Office	3229061	Split System, Fan Coil Unit, DX, 1 TON, Replace	15	10	5	1	EA	\$2,100.00	\$2,100						\$2,100															\$2,100	\$4,200

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	
D3030	Roof	3229075	Split System Ductless, Single Zone, 1.5 TON, Replace	15	10	5	1	EA	\$4,800.00	\$4,800						\$4,800															\$4,800	\$9,600	
D3030	Roof	3229073	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	5	10	1	EA	\$5,200.00	\$5,200										\$5,200												\$5,200	
D3030	Garage	3246927	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	0	15	1	EA	\$3,800.00	\$3,800															\$3,800							\$3,800	
D3060	Roof	3229071	Exhaust Fan, Roof-Mounted, 12" Damper, 1000 CFM, Replace	20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400	
D4010	Throughout	3241741	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	37	3	29888	SF	\$5.00	\$149,440				\$149,440																		\$149,440	
D5010	Building exterior	3229059	Generator, Gas or Gasoline, 16 KW, Replace	25	10	15	1	EA	\$24,000.00	\$24,000															\$24,000							\$24,000	
D5020	Garage	3229066	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	20	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000	
D5020	Boiler room	3229078	Distribution Panel, 120/208 V, 2000 AMP, Replace	30	27	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000	
D5020	Throughout	3241742	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	29888	SF	\$18.00	\$537,984				\$537,984																		\$537,984	
D5020	Boiler room	3229067	Distribution Panel, 120/208 V, 1200 AMP, Replace	30	20	10	1	EA	\$11,500.00	\$11,500											\$11,500											\$11,500	
D5040	Throughout	3231665	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	29888	SF	\$6.00	\$179,328							\$179,328															\$179,328	
D5040	Building exterior	3247059	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	5	15	4	EA	\$250.00	\$1,000															\$1,000							\$1,000	
D7050	Boiler room	3229069	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000	\$30,000	
D7050	Throughout	3229064	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	29888	SF	\$3.00	\$89,664						\$89,664																\$89,664	
E1010	Maintenance	3470100	Vehicle Lift, 2-Post, 15000 LB, Replace	15	2	13	1	EA	\$9,800.00	\$9,800														\$9,800								\$9,800	
E1010	Site	3470104	Charging Station, Electric Vehicle, Single Connection, Replace	15	1	14	3	EA	\$5,300.00	\$15,900															\$15,900							\$15,900	
E2010	Modular	3470064	Casework, Cabinetry, Standard, Replace	20	1	19	16	LF	\$300.00	\$4,800																				\$4,800	\$4,800		
G2020	Parking area	3246925	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	102500	SF	\$0.45	\$46,125				\$46,125					\$46,125					\$46,125					\$46,125			\$184,500	
G2020	Parking area	3246924	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	102500	SF	\$3.50	\$358,750						\$358,750																\$358,750	
G2060	Building exterior	3247060	Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	350	LF	\$18.00	\$6,300															\$6,300							\$6,300	
P2030	Building exterior	3247061	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000	
Totals, Unescalated											\$52,600	\$50,800	\$227,225	\$344,215	\$537,984	\$605,614	\$328,768		\$0	\$46,125	\$0	\$104,900	\$0	\$108,600	\$67,415	\$15,900	\$160,900	\$0	\$0	\$78,475	\$4,800	\$58,100	\$2,792,421
Totals, Escalated (3.0% inflation, compounded annually)											\$52,600	\$52,324	\$241,063	\$376,133	\$605,506	\$702,073	\$392,566		\$0	\$58,430	\$0	\$140,977	\$0	\$154,838	\$99,001	\$24,050	\$250,677	\$0	\$0	\$133,598	\$8,417	\$104,935	\$3,397,187

Transport Facility - System Wide / Maintenance Shop

Transport Facility - System Wide / Modular Building

Transport Facility - System Wide / School Maintenance & Transportation Facility - Site

Transport Facility - System Wide / Storage Building

Transport Facility - System Wide / Transportation Shop

## Appendix F:

### Equipment Inventory List

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D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229057	D2010	Pump	Circulation, Domestic Water, 1.5 HP	1.5	Transport Facility - System Wide	Boiler room	Marathon	6VA145TTDR5630DD	Not found		01033084	
2	3229060	D2010	Pump	Circulation, Domestic Water, 1.5 HP		Transport Facility - System Wide	Boiler room	Baldor	EM3154T-B	35Q1B7RU53E7		01033083	
3	3229077	D2010	Water Heater	Gas, Commercial 80 GAL		Transport Facility - System Wide	Boiler room	A. O. Smith	DRE 80 100	1611M001542		01033088	
4	3229068	D2060	Air Compressor	Tank-Style, 5 HP		Transport Facility - System Wide	Boiler room	BUCKEYE BOILER COMPANY	359260	Not found	1987		
5	3229072	D2060	Air Compressor	Tank-Style, 15 HP		Transport Facility - System Wide	Boiler room	Buckeye	P3665	01 0551J	1987		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229074	D3020	Boiler	Gas, HVAC, 1260 MBH		Transport Facility - System Wide	Boiler room	Burnham	4FW-209-SPL-0-GP	12191	1994	01033089	
2	3247056	D3020	Unit Heater	Natural Gas, 11 to 25 MBH		Transport Facility - System Wide	Garage						12
3	3246927	D3030	Split System	Fan Coil Unit, DX, 3 TON		Transport Facility - System Wide	Garage	Trane	Inaccessible	Inaccessible	2021		
4	3229058	D3030	Split System	Condensing Unit/Heat Pump, 2.5 TON		Transport Facility - System Wide	Roof	Comfort Star	CM3-27-3Z	2402128320467		01033067	
5	3229073	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Transport Facility - System Wide	Roof	Trane	4TWA3030A3000CA	16352G494F	2016	01033068	
6	3229062	D3030	Split System	Fan Coil Unit, DX, 1 TON	1 TON	Transport Facility - System Wide	Dispatch Office	Comfort Star	CPP012CD	Not found		01033073	
7	3229076	D3030	Split System	Fan Coil Unit, DX, 1 TON		Transport Facility - System Wide	Office	Comfort Star	CPP012C0	Not found		01033075	
8	3229065	D3030	Split System	Fan Coil Unit, DX, 1 TON		Transport Facility - System Wide	Employee lounge	Comfort Star	CPP012CD	Not found		01033074	
9	3229061	D3030	Split System	Fan Coil Unit, DX, 1 TON		Transport Facility - System Wide	Dispatch Office	Comfort Star	CPP012CD	Not found		01033072	
10	3229063	D3030	Split System	Fan Coil Unit, DX, 1.5 TON		Transport Facility - System Wide	Bathroom	Comfort Star	CPP018CD	Not found		01033077	
11	3229075	D3030	Split System Ductless	Single Zone, 1.5 TON		Transport Facility - System Wide	Roof	Comfort Star	CM2-182Z	24008216401		01033071	
12	3229070	D3030	Split System Ductless	Single Zone, 2 TON		Transport Facility - System Wide	Roof	Comfort Star	CM5-54-5Z	2401310570986331	2004	01033070	
13	3229071	D3060	Exhaust Fan [F-1]	Roof-Mounted, 12" Damper, 1000 CFM		Transport Facility - System Wide	Roof	Greenheck	CUBE-180HP-7-X	13141178 1301	2001	01033069	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229059	D5010	Generator	Gas or Gasoline, 16 KW		Transport Facility - System Wide	Building exterior	Generac	Guardian	9021116			
2	3229066	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Transport Facility - System Wide	Garage	Challenger	3BN JS0-100947	153-212		01033079	
3	3229078	D5020	Distribution Panel	120/208 V, 2000 AMP		Transport Facility - System Wide	Boiler room	General Electric	Not found	Not found	1975	01033081	
4	3229067	D5020	Distribution Panel [MDP]	120/208 V, 1200 AMP		Transport Facility - System Wide	Boiler room	General Electric	CCB	BR72314		01033082	
5	3247059	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W		Transport Facility - System Wide	Building exterior						4
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229069	D7050	Fire Alarm Panel	Fully Addressable		Transport Facility - System Wide	Boiler room	Honeywell	NFW-50X	Not found			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3470104	E1010	Charging Station	Electric Vehicle, Single Connection		Transport Facility - System Wide	Site				2020		3
2	3470100	E1010	Vehicle Lift	2-Post, 15000 LB		Transport Facility - System Wide	Maintenance				2019		