

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Richmond Public Schools**  
301 North Ninth Street  
Richmond, VA 23219



Lucille M. Brown Middle School  
6300 Jahnke Road  
Richmond, VA 23225

**PREPARED BY:**

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*May 21, 2024*

**ON SITE DATE:**

*April 25-26, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Middle school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	6300 Jahnke Road, Richmond, VA 23225
<b>Site Developed</b>	1998, Renovated 2022
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 25-26, 2024
<b>Management Point of Contact</b>	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 <a href="mailto:daniel.alu@gofmx.com">daniel.alu@gofmx.com</a>
<b>On-site Point of Contact (POC)</b>	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: <a href="mailto:Rhathawa@rvaschools.net">Rhathawa@rvaschools.net</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Lucille M. Brown Middle School was originally constructed in 1998 and renovated later in 2022. The facility has acted as a middle school since construction.

### Architectural

The roof of the building consists of a sloped metal finish and appears to be original. Evidence of roof leaks was not reported or observed during the on-site visit. The exterior brick veneer walls were observed to have little to no areas of cracking. According to the point of contact, there are no issues with building movement or settlement. Routine maintenance checks on the foundation are recommended in the reserve term. Exterior doors and windows are original and appear to be in overall fair condition.

The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are anticipated and budgeted for the reserve term.

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

The HVAC system consists of a central boiler and chiller system feeding air handlers and terminal units throughout the building. The boiler system was replaced in 2024, and the chiller was replaced in 2009. The point of contact reported some inconsistency with the chiller system. Repairs are recommended as part of the routine maintenance program. Also, there is a building automated system in place that is aged and recommended for replacement.

The electrical system is controlled by main switchboards and motor control centers. Some of the electrical components were replaced in 2022 and are in good condition. The building was also upgraded with solar panels installed in 2018.

Domestic hot water is supplied by two tankless water heaters. Typical commercial plumbing fixtures are utilized in the restrooms. Plumbing leaks and water pressure problems were not observed or reported.

Fire suppression consists of a sprinkler system that serves the entire building. The fire alarm control panel was replaced this year and is in excellent condition.

### Site

The parking lot is asphalt paved and has only minor areas of cracking. Seal and striping was reportedly last done in 2021. Some potential tripping hazards caused by damaged stair railings and sidewalks were observed and are recommended for repair. The masonry chiller enclosure has significant cracking on one corner and is at risk of splitting. Site lighting appears to be adequate for the facility's needs.



## 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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
<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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for each facility:

FCI Analysis   Lucille M. Brown Middle School / Main Building(1998)			
Replacement Value	Total SF	Cost/SF	
\$ 51,909,600	129,774	\$ 400	
	Est Reserve Cost		FCI
<b>Current</b>	\$ 800		<b>0.0 %</b>
3-Year	\$ 3,091,100		6.0 %
5-Year	\$ 5,594,500		10.8 %
10-Year	\$ 7,478,400		14.4 %

## Immediate Needs

Facility/Building	Total Items	Total Cost
Lucille M. Brown Middle School / Main Building	1	\$800
Lucille M. Brown Middle School / Site	4	\$7,100
<b>Total</b>	<b>5</b>	<b>\$7,900</b>

## Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7568859	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$800
<b>Total (1 items)</b>						<b>\$800</b>

## Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7563595	Site	B1080	Stair/Ramp Rails, Metal, Repair/Install	Poor	Performance/Integrity	\$1,800
7563494	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Safety	\$3,000
7563585	Site	G2060	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	Poor	Performance/Integrity	\$1,600

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7563591	Site door 9 to loading dock water has eroded the landscaping.	G2080	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	\$700
<b>Total (4 items)</b>						<b>\$7,100</b>



### Key Findings



#### Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)

Site Lucille M. Brown Middle School Site

Uniformat Code: G2030

Recommendation: **Repair in 2024**

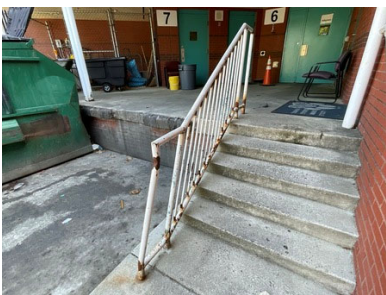
Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$3,000

\$\$\$\$

The sidewalk adjacent to door 9 has fallen away and is a safety tripping hazard if students leave the building in an emergency. - AssetCALC ID: 7563494



#### Stair/Ramp Rails in Poor condition.

Metal

Site Lucille M. Brown Middle School Site

Uniformat Code: B1080

Recommendation: **Repair/Install in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

The rail is collision damaged and badly rusted as well. - AssetCALC ID: 7563595



#### Dumpster Enclosure in Poor condition.

Masonry (CMU) Walls, 8' High (per LF)  
Site Lucille M. Brown Middle School Site

Uniformat Code: G2060

Recommendation: **Replace/Install in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

There was a 10 foot section of veneer on the enclosure for the chiller that has become detached from the inner CMU. This needs to be repaired or secured to the main wall to prevent the wall from tipping over. Appears to be a safety issue. - AssetCALC ID: 7563585



#### Landscaping in Poor condition.

Sod at Eroded Areas  
Site Lucille M. Brown Middle School Site door 9 to loading dock water has eroded the landscaping.

Uniformat Code: G2080

Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

The sod has eroded, causing a depression and a tripping hazard - AssetCALC ID: 7563591



### Fences & Gates in Poor condition.

Priority Score: **81.8**

Fence, Wood Board 6'  
Site Lucille M. Brown Middle School Site

Plan Type:  
Performance/Integrity

Uniformat Code: G2060  
Recommendation: **Replace in 2025**

Cost Estimate: \$1,700

\$\$\$\$

The wood fence leading to the loading dock is in need of replacement. The wood is missing in some spots, cut, warped and splitting. - AssetCALC ID: 7563505



### ADA Restrooms

Priority Score: **63.9**

Lavatory, Pipe Wraps/Insulation  
Main Building Lucille M. Brown Middle School  
Restrooms

Plan Type: Accessibility

Cost Estimate: \$800

Uniformat Code: Y1050  
Recommendation: **Install in 2024**

\$\$\$\$

Pipe wrapping required at some sinks for ADA compliance. - AssetCALC ID: 7568859

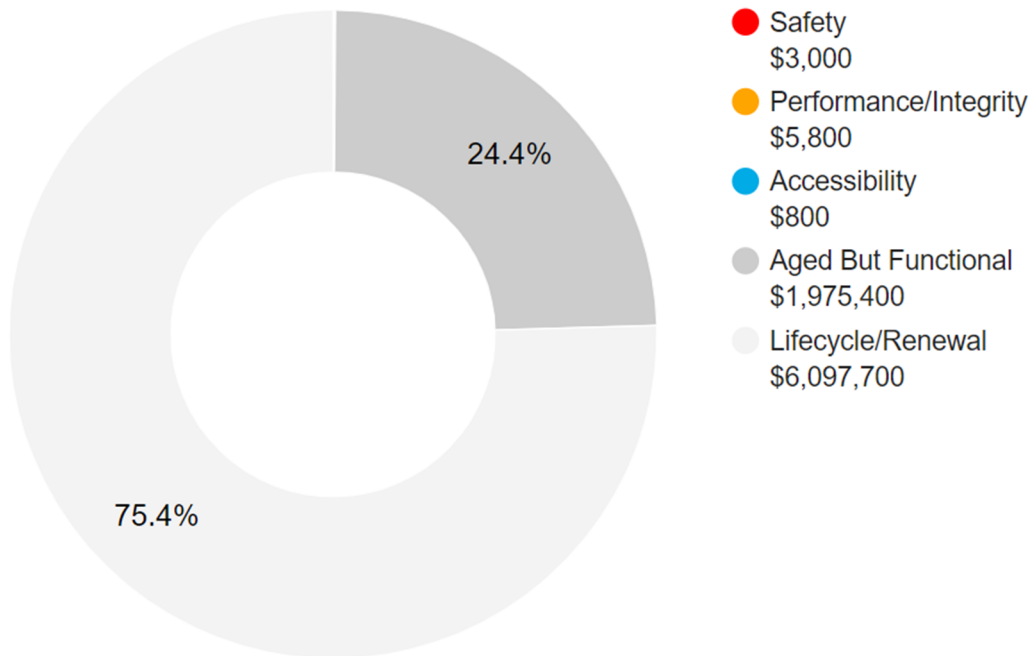
## Plan Types

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 and highest on the list below.

### 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 neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$8,082,700



## 2. Main Building



### Main Building: Systems Summary

<b>Address</b>	6300 Jahnke Road; Richmond, VA 23225	
<b>Constructed/Renovated</b>	1998 / 2022	
<b>Building Area</b>	129,775 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame and masonry bearing walls with concrete-topped metal decks over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Hip construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, rubber Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Tankless water heaters Fixtures: Toilets, urinals, and sinks in restrooms	Fair



<b>Main Building: Systems Summary</b>		
<b>HVAC</b>	Central System: Boilers, chillers, and air handlers feeding fan coil unit Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment, laboratory hoods	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term</b>	<b>Near Term</b>	<b>Med Term</b>	<b>Long Term</b>	<b>TOTAL</b>
		<b>(1-2 yr)</b>	<b>(3-5 yr)</b>	<b>(6-10 yr)</b>	<b>(11-20 yr)</b>	
Structure	-	-	-	-	-	-
Facade	-	-	\$111,400	-	\$48,400	\$159,800
Roofing	-	-	-	-	\$2,551,900	\$2,551,900
Interiors	-	-	\$958,400	\$420,700	\$2,184,100	\$3,563,200
Plumbing	-	-	\$162,200	\$20,900	\$2,748,100	\$2,931,200
HVAC	-	\$485,500	\$2,072,500	\$1,062,700	\$3,332,700	\$6,953,400
Fire Protection	-	-	\$163,300	\$400	\$500	\$164,200
Electrical	-	-	\$733,300	\$47,000	\$4,914,500	\$5,694,800
Fire Alarm & Electronic Systems	-	-	\$638,100	\$278,800	\$2,654,800	\$3,571,700
Equipment & Furnishings	-	-	\$269,000	\$53,400	\$209,900	\$532,200
Accessibility	\$800	-	-	-	-	\$800
<b>TOTALS (3% inflation)</b>	<b>\$800</b>	<b>\$485,500</b>	<b>\$5,108,200</b>	<b>\$1,883,900</b>	<b>\$18,644,800</b>	<b>\$26,123,200</b>

**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

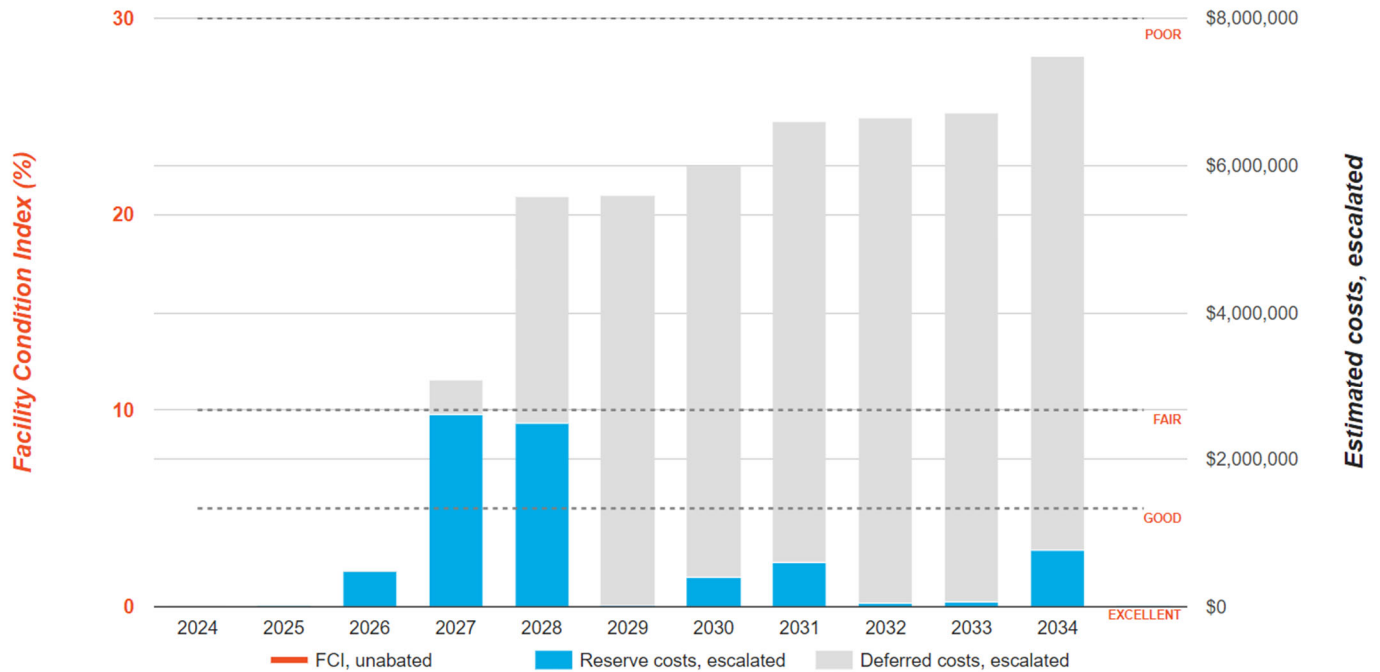
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Lucille M. Brown Middle School Main Building

Replacement Value: \$51,909,600

Inflation Rate: 3.0%

Average Needs per Year: \$679,900



### Lucille M. Brown Middle School: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMENTS



6 - BUILDING FACADE



7 - PRIMARY ROOF OVERVIEW



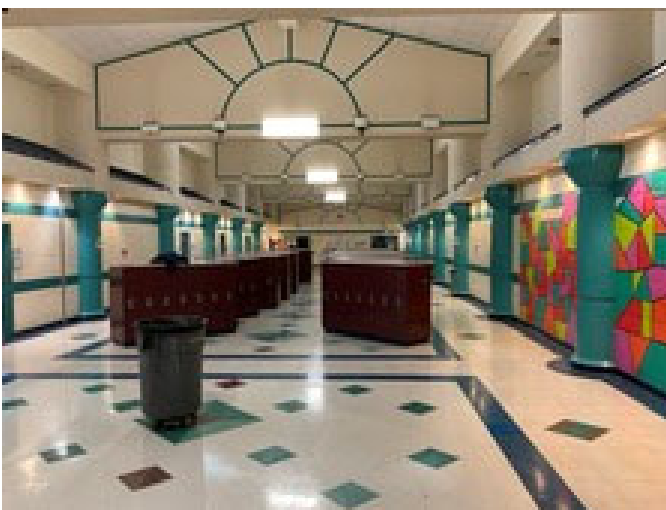
8 - PERIMETER ELEMENTS AND DRAINAGE



9 - SCIENCE CLASSROOM



10 - COMMERCIAL KITCHEN



11 - HALLWAY



12 - RECEPTION AREA

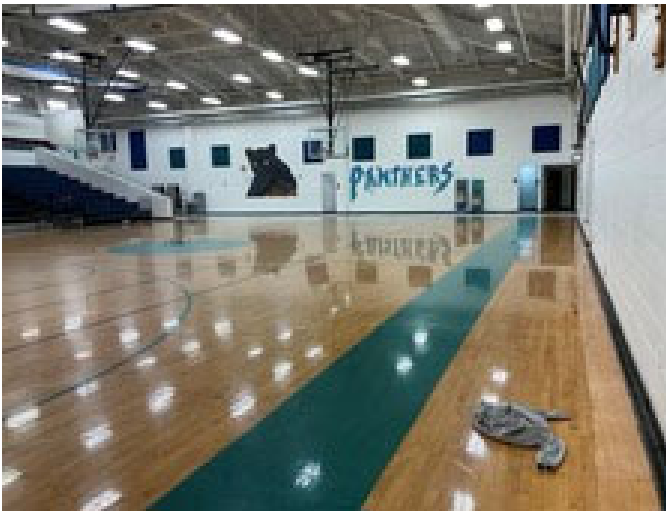




13 - LIBRARY



14 - CAFETERIA



15 - GYMNASIUM



16 - DOMESTIC WATER PIPING



17 - DOMESTIC HOT WATER SUPPLY



18 - MAIN MECHANICAL ROOM



19 - SECONDARY MECHANICAL ROOM



20 - CHILLERS AND PUMPS



21 - WATER STORAGE TANKS



22 - HVAC SYSTEM



23 - FIRE SUPPRESSION SYSTEM



24 - MAIN ELECTRICAL SWITCHBOARD



25 - EMERGENCY GENERATOR



26 - FIRE ALARM PANEL



27 - FIRE ALARM DEVICES



28 - INTERCOM/PA SYSTEM



29 - SECURITY/SURVEILLANCE SYSTEM



30 - ACCESS CONTROL DEVICE



### 3. Site Summary



Site Information		
<b>Site Area</b>	15.75 acres (estimated)	
<b>Parking Spaces</b>	143 total spaces all in open lots; 8 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
<b>Site Development</b>	Property entrance signage; chain link and wood board fencing Brick and CMU dumpster enclosures Sports fields and courts with fencing and site lights	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to 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	Fair
<b>Ancillary Structures</b>	Storage shed	Fair

Site Information	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or site system over the next 20 years.

System 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	\$1,800	-	-	-	-	\$1,800
Special Construction & Demo	-	-	-	-	\$1,900	\$1,900
Site Development	\$2,300	\$1,700	\$72,200	\$100	\$206,000	\$282,300
Site Utilities	-	-	\$26,200	-	-	\$26,200
Site Pavement	\$3,000	-	\$44,500	\$452,400	\$129,000	\$628,900
<b>TOTALS (3% inflation)</b>	<b>\$7,100</b>	<b>\$1,700</b>	<b>\$142,900</b>	<b>\$452,500</b>	<b>\$337,000</b>	<b>\$941,200</b>

Site: Photographic Overview



1 - MAIN PARKING AREA



2 - DRIVEWAY



3 - BASEBALL BACKSTOP



4 - ROOF STRUCTURE



5 - SPORTS FIELDS



6 - PORTS FIELDS



7 - CHILLER ENCLOSURE



8 - SPORTS COURTS



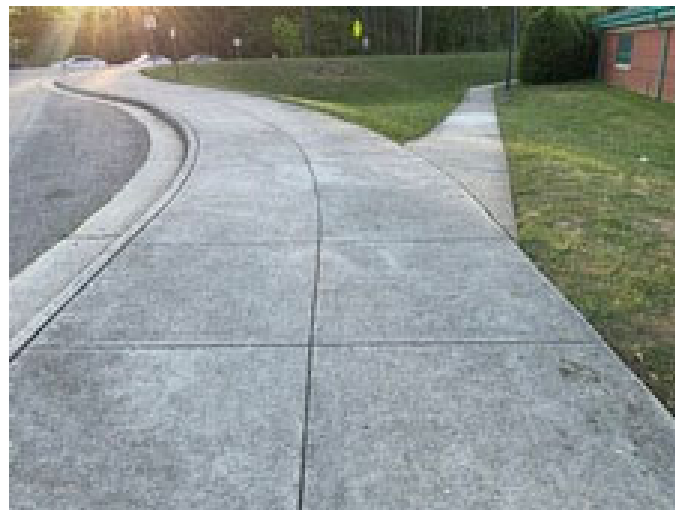
9 - SITE LIGHTING



10 - FENCING



11 - PROPERTY SIGNAGE



12 - SIDEWALKS



## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The following table summarizes the accessibility conditions of the general site and each significant building included in this report:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1998	No	No
Building 1	1998 / 2022	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. 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.



## 6. Opinions of Probable Costs

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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 or component 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.

## 7. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lucille M. Brown Middle School, 6300 Jahnke Road, Richmond, VA 23225, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

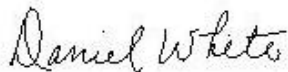
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Peter Marra,  
Project Manager

**Reviewed by:**



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## 8. Appendices

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- Appendix A: Site Plan
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

# Appendix A:

## Site Plan

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

166385.24R000-017.468

**Source**

Google

**Project Name**

Lucille M. Brown Middle School

**On-Site Date**

April 25-26, 2024





## **Appendix B:** Pre-Survey Questionnaire(s)

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## Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Lucille Brown

**Name of person completing form:** Ronald Hathaway

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

**Length of time associated w/ property:** 30

**Date Completed:** 5/15/2024

**Phone Number:** 804-325-0740

**Method of Completion:** Electronic

**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	1998		
2	Building size in SF	129775		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Metal
		Interiors		Brick, CMU and sheetrock
		HVAC		Hot water boilers, chiller, VAV boxes and air handlers
		Electrical		Riginal
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Boilers replaced in 2023, Solar		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Kitchen roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?			x		
15	Are there any problems or inadequacies with exterior lighting?	x				Exterior
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

## **Appendix C:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lucille M. Brown Middle School

BV Project Number: 166385.24R000-017.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		Wheelchair access off of door two



## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✘			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✘			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✘			
4	Does parking signage include the International Symbol of Accessibility ?	✘			
5	Does each accessible space have an adjacent access aisle ?	✘			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✘			

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			



# Abbreviated Accessibility Checklist

## Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			



# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?	X			
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

## **Appendix D:** Component Condition Report

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**Component Condition Report | Lucille M. Brown Middle School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Foundation	Good	Foundation System, Concrete or CMU Walls	129,775 SF	49	7563399
B1010	Throughout building	Good	Structural Framing, Masonry (CMU) Bearing Walls	129,775 SF	49	7563480
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	25,240 SF	24	7563423
B2020	Building Exterior	Fair	Glazing, any type by SF	1,800 SF	4	7563526
B2020	Kitchen	Good	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	4	14	7563511
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	40	14	7563603
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	129,775 SF	14	7563465
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	117,895 SF	3	7563407
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	194,663 SF	6	7563376
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	79,753 SF	4	7563600
C2030	Locker rooms men's and ladies	Fair	Flooring, Ceramic Tile	4,000 SF	14	7563579
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	3	7563530
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	14	7563372
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,900 SF	3	7563398
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,000 SF	24	7563440
C2030	102	Good	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods	1,900 SF	12	7563598
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	5,780 SF	8	7563491
C2030	105	Fair	Flooring, Carpet, Commercial Standard	1,890 SF	3	7563428
C2030	Throughout building	Fair	Flooring, Ceramic Tile	24,752 SF	14	7563553
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	11,880 SF	6	7563472
<b>Plumbing</b>						
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	9	7563544
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	10	6	7563518
D2010	Men's locker room	Fair	Shower, Valve & Showerhead	13	4	7563408
D2010	Door 12	Good	Backflow Preventer, Domestic Water	1	28	7563422
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	34	4	7563383
D2010	Library	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	4	7563446
D2010	207 206	Fair	Emergency Plumbing Fixtures, Eye Wash	7	3	7563373
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	4	7563524
D2010	Restrooms	Fair	Urinal, Waterless	6	4	7563451
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	129,775 SF	14	7563566
D2010	Second floor gym	Fair	Water Heater, Gas, Tankless	1	9	7563536

**Component Condition Report | Lucille M. Brown Middle School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Second floor gym	Excellent	Backflow Preventer, Domestic Water	1	30	7563500
D2010	Door 12	Good	Backflow Preventer, Domestic Water	1	28	7563403
D2010	Second floor gym	Fair	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	9	7563421
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	7563369
D2010	304	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	3	7563431
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	32	4	7563381
D2060	Second floor gym	Fair	Air Compressor, Tank-Style	1	3	7563515
<b>HVAC</b>						
D3020	Mechanical room, 19	Fair	Unit Heater, Hydronic	1	3	7563594
D3020	Second floor gym	Excellent	Boiler, Gas, HVAC	1	30	7563454
D3020	Second floor gym	Fair	Boiler Supplemental Components, Expansion Tank	1	14	7563571
D3020	Mechanical room	Fair	Unit Heater, Hydronic	1	3	7563575
D3020	Second floor gym	Fair	Boiler Supplemental Components, Expansion Tank	1	14	7563573
D3020	Second floor gym	Excellent	Boiler, Gas, HVAC	1	30	7563438
D3020	Second floor gym	Excellent	Boiler, Gas, HVAC	1	30	7563432
D3020	Sprinkler room door 14	Good	Unit Heater, Electric	1	18	7563375
D3030	Site	Fair	Chiller, Air-Cooled	1	10	7563556
D3030	Site	Fair	Supplemental Components, Thermal Cooling Storage, Off-Peak Chiller Ice Storage	1	3	7563389
D3030	Site	Fair	Supplemental Components, Thermal Cooling Storage, Off-Peak Chiller Ice Storage	1	3	7563363
D3030	Site	Fair	Supplemental Components, Thermal Cooling Storage, Off-Peak Chiller Ice Storage	1	3	7563481
D3030	Site	Fair	Supplemental Components, Thermal Cooling Storage, Off-Peak Chiller Ice Storage	1	3	7563546
D3050	Second floor gym	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7563533
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563457
D3050	Mechanical room booth projection	Good	Pump, Distribution, HVAC Heating Water	1	14	7563565
D3050	Mechanical room booth projection	Good	Pump, Distribution, HVAC Heating Water	1	14	7563596
D3050	Mechanical room, 19	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563380
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563519
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563502
D3050	116	Fair	Fan Coil Unit, Hydronic Terminal	1	3	7563516
D3050	Second floor gym	Excellent	Pump, Distribution, HVAC Heating Water	1	25	7563581
D3050	Door 12	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7563415
D3050	Second floor gym	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	7563567
D3050	Mechanical room, 19	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7563360
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563445
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563534
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	129,775 SF	4	7563404
D3050	Second floor gym	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	7563420

**Component Condition Report | Lucille M. Brown Middle School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Second floor gym	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563514
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563572
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	129,775 SF	14	7563368
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563501
D3050	Second floor gym	Excellent	Pump, Distribution, HVAC Heating Water	1	25	7563467
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563475
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563452
D3050	Mechanical room booth projection	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7563576
D3050	Door 12	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	7563414
D3050	Mechanical room booth projection	Good	Pump, Distribution, HVAC Heating Water	1	14	7563537
D3060	Throughout	Fair	Supplemental Components, Air Purifier, Electrostatic, 2000 CFM	52	2	7563689
D3060	Second floor gym	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	3	7563439
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	129,775 SF	3	7563486
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	11 LF	3	7563466
D4010	Sprinkler room door 14	Fair	Piping & Valves, Check Valve, Fire Suppression	2	4	7563441
D4030	Kitchen	Good	Fire Extinguisher, Wet Chemical/CO2	1	9	7563493
<b>Electrical</b>						
D5010	Loading dock	Fair	Solar Power, Inverter, 60 KW	1	9	7563541
D5010	Roof	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	1,174	14	7568554
D5010	Loading dock	Fair	Solar Power, Inverter, 60 KW	1	9	7563388
D5010	Loading dock	Fair	Solar Power, Inverter, 60 KW	1	9	7563496
D5010	Loading dock	Fair	Solar Power, Inverter, 60 KW	1	9	7563412
D5010	Site	Good	Generator, Diesel	1	18	7563392
D5010	Door 8	Good	Automatic Transfer Switch, ATS, 400 AMP	1	21	7563458
D5010	Loading dock	Fair	Solar Power, Inverter, 60 KW	1	9	7563460
D5010	Loading dock	Fair	Solar Power, Inverter, 60 KW	1	9	7563419
D5020	Mechanical room booth projection	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563361
D5020	Mechanical room, 19	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563557
D5020	Door 8	Fair	Switchboard, 277/480 V	1	14	7563550
D5020	Second floor gym	Good	Motor Control Center, w/ Main Breaker	1	28	7563397
D5020	Site	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	4	7563523
D5020	Supplies / receiving	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563522
D5020	Second floor gym	Good	Motor Control Center, w/ Main Breaker	1	28	7563580
D5020	Second floor gym	Good	Motor Control Center, w/ Main Breaker	1	28	7563385
D5020	Door 8	Fair	Switchboard, 277/480 V	1	14	7563586
D5020	Mechanical room booth projection	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563456

**Component Condition Report | Lucille M. Brown Middle School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical room booth projection	Good	Motor Control Center, w/ Main Breaker	1	26	7563418
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563377
D5020	Mechanical room booth projection	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563484
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563529
D5020	Door 8	Fair	Switchboard, 277/480 V	1	14	7563362
D5020	Door 8	Fair	Switchboard, 277/480 V	1	14	7563400
D5020	Mechanical room booth projection	Good	Motor Control Center, w/ Main Breaker	1	26	7563442
D5020	Mechanical room booth projection	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563590
D5020	Mechanical room booth projection	Good	Motor Control Center, w/ Main Breaker	1	26	7563413
D5020	Mechanical room, 19	Fair	Secondary Transformer, Dry, Stepdown	1	15	7563498
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563477
D5030	Door 12	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	7563427
D5030	Second floor gym	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563390
D5030	Mechanical room	Fair	Electrical System, Wiring & Switches, High Density/Complexity	129,775 SF	14	7563562
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563430
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	7563528
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563485
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563394
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563437
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563379
D5030	Door 12	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	7563597
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563510
D5030	Second floor gym	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563563
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563449
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563416
D5030	Mechanical room, 19	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563548
D5030	Mechanical room booth projection	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563370
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563455
D5030	Second floor gym	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563513
D5030	Mechanical room, 19	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7563434
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	129,775 SF	3	7563479
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Throughout	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines	129,775 SF	10	7568858
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	129,775 SF	18	7563517
D7010	Throughout building	Good	Entry Security, Metal Detector, Full Body Walkthrough	3	7	7563461
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	129,775 SF	3	7563520
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	129,775 SF	16	7563601

**Component Condition Report | Lucille M. Brown Middle School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Office	Excellent	Fire Alarm Panel, Fully Addressable	1	15	7563506
D8010	Second floor gym	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	129,775 SF	3	7563503
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	12	7563599
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	7563549
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7563539
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	7563473
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7563532
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	3	7563448
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	7563433
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7563570
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7563574
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7563382
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7563487
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7563588
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7563490
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	7563538
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7563508
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	7563495
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7563589
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	7563543
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7563499
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7563411
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	7563463
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7563406
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7563384
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	7563401
E1040	207	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563569
E1040	407	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563468
E1040	305	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563531
E1040	407	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563469
E1040	304	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563424
E1040	206	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563521
E1040	406	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563542
E1040	207	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563435
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7563504
E1040	304	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563602



**Component Condition Report | Lucille M. Brown Middle School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	305	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563471
E1040	406	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563554
E1040	206	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7563545
E2010	Science classrooms	Fair	Casework, Cabinetry, Hardwood High-End	216 LF	3	7563551
<b>Accessibility</b>						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	10	0	7568859

**Component Condition Report | Lucille M. Brown Middle School / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Poor	Stair/Ramp Rails, Metal, Repair/Install	8 LF	0	7563595
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	15	7568899
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	90,422 SF	8	7563447
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	90,422 SF	3	7563604
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	7,500 SF	24	7563410
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	0	7563494
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	7563509
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	12,887 SF	3	7563593
<b>Sitework</b>						
G2060	Site Perimeter	Fair	Fences & Gates, Fence, Chain Link 8'	1,126 LF	14	7563547
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	60 LF	14	7563592
G2060	Site	Poor	Fences & Gates, Fence, Wood Board 6'	60 LF	1	7563505
G2060	Site	Poor	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	10 LF	0	7563585
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	3	7563582
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	242 LF	14	7563367
G2060	Tennis Courts	Fair	Fences & Gates, Fence, Chain Link 8'	455 LF	14	7563555
G2080	Site	Good	Trails, Landscaping, Clearing & Pruning, Maintain	234 LF	4	7563474
G2080	Site door 9 to loading dock water has eroded the landscaping.	Poor	Landscaping, Sod at Eroded Areas, Repair	700 SF	0	7563591
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	40	3	7563507

## **Appendix E:** Replacement Reserves

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Replacement Reserves Report



5/15/2024

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
E1040	207	7563435	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800																		\$2,800	\$5,600
E1040	304	7563602	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800																		\$2,800	\$5,600
E1040	305	7563471	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800																		\$2,800	\$5,600
E1040	406	7563554	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800																		\$2,800	\$5,600
E1040	206	7563545	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800																		\$2,800	\$5,600
E1040	Office	7563504	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500										\$1,500						\$3,000
E2010	Science classrooms	7563551	Casework, Cabinetry, Hardwood High-End, Replace	20	17	3	216	LF	\$500.00	\$108,000				\$108,000																			\$108,000
Y1050	Restrooms	7568859	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	10	EA	\$80.00	\$800	\$800																						\$800
<b>Totals, Unescalated</b>											\$800	\$0	\$457,600	\$2,383,829	\$2,213,015	\$10,900	\$335,195	\$492,607	\$40,000	\$48,500	\$568,363	\$0	\$481,472	\$21,175	\$8,125,581	\$108,600	\$1,101,845	\$592,507	\$1,175,116	\$399,065	\$10,900	\$18,567,069	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$800	\$0	\$485,468	\$2,604,875	\$2,490,768	\$12,636	\$400,240	\$605,844	\$50,671	\$63,281	\$763,832	\$0	\$686,464	\$31,096	\$12,290,670	\$169,195	\$1,768,137	\$979,324	\$2,000,557	\$699,763	\$19,687	\$26,123,307	

Lucille M. Brown Middle School / Site

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	7563595	Stair/Ramp Rails, Metal, Repair/Install	0	0	0	8	LF	\$220.00	\$1,760	\$1,760																					\$1,760	
F1020	Site	7568899	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	50	SF	\$25.00	\$1,250																\$1,250							\$1,250
G2020	Site	7563604	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	90422	SF	\$0.45	\$40,690				\$40,690					\$40,690				\$40,690					\$40,690					\$162,760
G2020	Site	7563447	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	90422	SF	\$3.50	\$316,477									\$316,477														\$316,477
G2030	Site	7563494	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	3	EA	\$1,000.00	\$3,000	\$3,000																						\$3,000
G2050	Site	7563593	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	7	3	12887	SF	\$4.50	\$57,992					\$57,992									\$57,992									\$115,983
G2050	Site	7563509	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,000.00	\$5,000					\$5,000																		\$5,000
G2060	Site	7563505	Fences & Gates, Fence, Wood Board 6', Replace	20	19	1	60	LF	\$28.00	\$1,680			\$1,680																				\$1,680
G2060	Site	7563592	Fences & Gates, Fence, Chain Link 8', Replace	40	26	14	60	LF	\$25.00	\$1,500															\$1,500								\$1,500
G2060	Site Perimeter	7563547	Fences & Gates, Fence, Chain Link 8', Replace	40	26	14	1126	LF	\$25.00	\$28,150															\$28,150								\$28,150
G2060	Tennis Courts	7563555	Fences & Gates, Fence, Chain Link 8', Replace	40	26	14	455	LF	\$25.00	\$11,375															\$11,375								\$11,375
G2060	Site	7563582	Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,000.00	\$3,000					\$3,000																		\$3,000
G2060	Site	7563585	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	40	0	10	LF	\$160.00	\$1,600	\$1,600																						\$1,600
G2060	Site	7563367	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	26	14	242	LF	\$160.00	\$38,720															\$38,720								\$38,720
G2080	Site door 9 to loading dock water has eroded the landscaping.	7563591	Landscaping, Sod at Eroded Areas, Repair	0	0	0	700	SF	\$1.00	\$699	\$699																						\$699
G2080	Site	7563474	Trails, Landscaping, Clearing & Pruning, Maintain	5	1	4	234	LF	\$0.30	\$70					\$70						\$70					\$70							\$70
G4050	Site	7563507	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	40	EA	\$600.00	\$24,000					\$24,000																		\$24,000
<b>Totals, Unescalated</b>											\$7,059	\$1,680	\$0	\$130,681	\$70	\$0	\$0	\$0	\$357,167	\$70	\$0	\$0	\$0	\$98,681	\$79,815	\$1,250	\$0	\$0	\$40,690	\$70	\$0	\$717,234	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$7,059	\$1,730	\$0	\$142,799	\$79	\$0	\$0	\$0	\$452,448	\$92	\$0	\$0	\$0	\$144,917	\$120,728	\$1,947	\$0	\$0	\$69,272	\$123	\$0	\$941,194	



## **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	7563536	D2010	<b>Water Heater</b>	Gas, Tankless	3.95 GPM	Lucille M. Brown Middle School / Main Building	Second floor gym	Noritz	NCC199CDV(GQ-C3259WZ-FF	2018. 04-001794	2018	<a href="https://rvaschools.gofmx.com/equipment/1561066">https://rvaschools.gofmx.com/equipment/1561066</a>	
2	7563421	D2010	<b>Water Heater</b>	Gas, Tankless, 6.5 to 9.5 GPM	3.95 GPM	Lucille M. Brown Middle School / Main Building	Second floor gym	Noritz	NCC199CDV(GQ-C3259WZ-FF US)	2018 04-001796	2018	<a href="https://rvaschools.gofmx.com/equipment/1561065">https://rvaschools.gofmx.com/equipment/1561065</a>	
3	7563422	D2010	<b>Backflow Preventer</b>	Domestic Water	3 IN	Lucille M. Brown Middle School / Main Building	Door 12	Watts Regulator	LF909	014925	2022	<a href="https://rvaschools.gofmx.com/equipment/1561075">https://rvaschools.gofmx.com/equipment/1561075</a>	
4	7563500	D2010	<b>Backflow Preventer</b>	Domestic Water	1 IN	Lucille M. Brown Middle School / Main Building	Second floor gym	Watts Regulator	LF909	076263	2024	<a href="https://rvaschools.gofmx.com/equipment/1561086">https://rvaschools.gofmx.com/equipment/1561086</a>	
5	7563403	D2010	<b>Backflow Preventer</b>	Domestic Water	3 IN	Lucille M. Brown Middle School / Main Building	Door 12	Watts Regulator	LF909	014915	2022	<a href="https://rvaschools.gofmx.com/equipment/1561095">https://rvaschools.gofmx.com/equipment/1561095</a>	
6	7563515	D2060	<b>Air Compressor</b>	Tank-Style	2 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	Curtis	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1561072">https://rvaschools.gofmx.com/equipment/1561072</a>	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7563454	D3020	<b>Boiler</b>	Gas, HVAC	725 MBH	Lucille M. Brown Middle School / Main Building	Second floor gym	Lochinvar	FTX725N	2342 136080491	2024	<a href="https://rvaschools.gofmx.com/equipment/1561057">https://rvaschools.gofmx.com/equipment/1561057</a>	
2	7563438	D3020	<b>Boiler</b>	Gas, HVAC	725 MBH	Lucille M. Brown Middle School / Main Building	Second floor gym	Lochinvar	. FTX725N	2342 136080493	2024	<a href="https://rvaschools.gofmx.com/equipment/1561064">https://rvaschools.gofmx.com/equipment/1561064</a>	
3	7563432	D3020	<b>Boiler</b>	Gas, HVAC	725 MBH	Lucille M. Brown Middle School / Main Building	Second floor gym	Lochinvar	FTX725N	2342 136080492	2024	<a href="https://rvaschools.gofmx.com/equipment/1561084">https://rvaschools.gofmx.com/equipment/1561084</a>	
4	7563375	D3020	<b>Unit Heater</b>	Electric	3 KW	Lucille M. Brown Middle School / Main Building	Sprinkler room door 14	Dayton	3UF78	NA	2022	<a href="https://rvaschools.gofmx.com/equipment/1561089">https://rvaschools.gofmx.com/equipment/1561089</a>	
5	7563594	D3020	<b>Unit Heater</b>	Hydronic	10 MBH	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	Dunham-Bush	Inaccessible	Inaccessible	1998	<a href="https://rvaschools.gofmx.com/equipment/1560996">https://rvaschools.gofmx.com/equipment/1560996</a>	
6	7563575	D3020	<b>Unit Heater</b>	Hydronic	10 MBH	Lucille M. Brown Middle School / Main Building	Mechanical room	Dunham-Bush	Inaccessible	Inaccessible	1998	<a href="https://rvaschools.gofmx.com/equipment/1561079">https://rvaschools.gofmx.com/equipment/1561079</a>	
7	7563571	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	63 GAL	Lucille M. Brown Middle School / Main Building	Second floor gym	John Wood	NA	100057	1998	<a href="https://rvaschools.gofmx.com/equipment/1561067">https://rvaschools.gofmx.com/equipment/1561067</a>	
8	7563573	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	23 GAL	Lucille M. Brown Middle School / Main Building	Second floor gym				1998	<a href="https://rvaschools.gofmx.com/equipment/1561085">https://rvaschools.gofmx.com/equipment/1561085</a>	
9	7563556	D3030	<b>Chiller</b>	Air-Cooled	275 TON	Lucille M. Brown Middle School / Main Building	Site	McQuay	AGS275DSSNN-ER10	STNU090600160	2009	<a href="https://rvaschools.gofmx.com/equipment/1561093">https://rvaschools.gofmx.com/equipment/1561093</a>	
10	7563389	D3030	<b>Supplemental Components</b>	Thermal Cooling Storage, Off-Peak Chiller Ice Storage	2200 GAL	Lucille M. Brown Middle School / Main Building	Site	Dunn and Bush	TS2401S	9801226	1998	<a href="https://rvaschools.gofmx.com/equipment/1561006">https://rvaschools.gofmx.com/equipment/1561006</a>	
11	7563363	D3030	<b>Supplemental Components</b>	Thermal Cooling Storage, Off-Peak Chiller Ice Storage	2200 GAL	Lucille M. Brown Middle School / Main Building	Site	Dunham-Bush	TS240	9801227	1998	<a href="https://rvaschools.gofmx.com/equipment/1561007">https://rvaschools.gofmx.com/equipment/1561007</a>	
12	7563481	D3030	<b>Supplemental Components</b>	Thermal Cooling Storage, Off-Peak Chiller Ice Storage	2200 GAL	Lucille M. Brown Middle School / Main Building	Site	Dunham-Bush	TS2401S	9801225	1998	<a href="https://rvaschools.gofmx.com/equipment/1560992">https://rvaschools.gofmx.com/equipment/1560992</a>	
13	7563546	D3030	<b>Supplemental Components</b>	Thermal Cooling Storage, Off-Peak Chiller Ice Storage	2200 GAL	Lucille M. Brown Middle School / Main Building	Site	Dunham-Bush	TS240	9801228	1998	<a href="https://rvaschools.gofmx.com/equipment/1560987">https://rvaschools.gofmx.com/equipment/1560987</a>	

14	7563415	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Lucille M. Brown Middle School / Main Building	Door 12	Armstrong	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1561088">https://rvaschools.gofmx.com/equipment/1561088</a>
15	7563567	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	Armstrong	R010360T3E213TC-S 10	NA	2024	<a href="https://rvaschools.gofmx.com/equipment/1561081">https://rvaschools.gofmx.com/equipment/1561081</a>
16	7563420	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	Armstrong	L: R010360T3E213TC-S	NA	2024	<a href="https://rvaschools.gofmx.com/equipment/1561082">https://rvaschools.gofmx.com/equipment/1561082</a>
17	7563414	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Lucille M. Brown Middle School / Main Building	Door 12	Armstrong	Illegible	NA	2022	<a href="https://rvaschools.gofmx.com/equipment/1561068">https://rvaschools.gofmx.com/equipment/1561068</a>
18	7563565	D3050	Pump	Distribution, HVAC Heating Water	1.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Armstrong	Illegible	Illegible	2023	<a href="https://rvaschools.gofmx.com/equipment/1561038">https://rvaschools.gofmx.com/equipment/1561038</a>
19	7563596	D3050	Pump	Distribution, HVAC Heating Water	1.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Armstrong	Illegible	Illegible	2023	<a href="https://rvaschools.gofmx.com/equipment/1561047">https://rvaschools.gofmx.com/equipment/1561047</a>
20	7563581	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	Armstrong	IVS 4030-3x2x10-4p-5hp	1023298132	2024	<a href="https://rvaschools.gofmx.com/equipment/1561087">https://rvaschools.gofmx.com/equipment/1561087</a>
21	7563467	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	Armstrong	Illegible	Illegible	2024	<a href="https://rvaschools.gofmx.com/equipment/1561062">https://rvaschools.gofmx.com/equipment/1561062</a>
22	7563537	D3050	Pump	Distribution, HVAC Heating Water	1.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Armstrong	NA	NA	2023	<a href="https://rvaschools.gofmx.com/equipment/1561027">https://rvaschools.gofmx.com/equipment/1561027</a>
23	7563533	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	Lucille M. Brown Middle School / Main Building	Second floor gym	Greenheck	ERV-521S-15-A-ES	11955297	2009	<a href="https://rvaschools.gofmx.com/equipment/1561083">https://rvaschools.gofmx.com/equipment/1561083</a>
24	7563457	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HF026MA9896509	9896509A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561050">https://rvaschools.gofmx.com/equipment/1561050</a>
25	7563380	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	Dunham-Bush	HF026MA9896514	9896514A98A	1998	<a href="https://rvaschools.gofmx.com/equipment/1561036">https://rvaschools.gofmx.com/equipment/1561036</a>
26	7563519	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HCS26MA9896505	9896505A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1560981">https://rvaschools.gofmx.com/equipment/1560981</a>
27	7563502	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	H026MA9896510	9896510A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561051">https://rvaschools.gofmx.com/equipment/1561051</a>
28	7563360	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	Dunham-Bush	VCS26MA9896508	9896508A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561017">https://rvaschools.gofmx.com/equipment/1561017</a>
29	7563445	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HF026MA9896512	9896512A98A	1998	<a href="https://rvaschools.gofmx.com/equipment/1561046">https://rvaschools.gofmx.com/equipment/1561046</a>
30	7563534	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HCL26MA9896502	9896502A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561030">https://rvaschools.gofmx.com/equipment/1561030</a>
31	7563514	D3050	Air Handler	Interior AHU, Easy/Moderate Access	8500 CFM	Lucille M. Brown Middle School / Main Building	Second floor gym	Dunn and Bush	HCS17MA9896501	9896501A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561063">https://rvaschools.gofmx.com/equipment/1561063</a>
32	7563572	D3050	Air Handler	Interior AHU, Easy/Moderate Access	8500 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HCS17MA9896506	9896506A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561025">https://rvaschools.gofmx.com/equipment/1561025</a>
33	7563501	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HCS26MA9896504	9896504A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561002">https://rvaschools.gofmx.com/equipment/1561002</a>
34	7563475	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HF026MA9896511	9896511A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561003">https://rvaschools.gofmx.com/equipment/1561003</a>
35	7563452	D3050	Air Handler	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room	Dunn and Bush	VCS26MA9896507	9896507A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561076">https://rvaschools.gofmx.com/equipment/1561076</a>

36	7563576	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	13000 CFM	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Dunham-Bush	HCS26MA9896503	9896503A97M	1998	<a href="https://rvaschools.gofmx.com/equipment/1561000">https://rvaschools.gofmx.com/equipment/1561000</a>	
37	7563516	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	1000 CFM	Lucille M. Brown Middle School / Main Building	116	Inaccessible	Inaccessible	Inaccessible	1998	<a href="https://rvaschools.gofmx.com/equipment/1561165">https://rvaschools.gofmx.com/equipment/1561165</a>	
38	7563439	D3060	<b>Exhaust Fan</b>	Centrifugal, 28" Damper	8500 CFM	Lucille M. Brown Middle School / Main Building	Second floor gym	Penn Ventilator Company	SX205BC	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1561060">https://rvaschools.gofmx.com/equipment/1561060</a>	
39	7563689	D3060	<b>Supplemental Components</b>	Air Purifier, Electrostatic, 2000 CFM	600cfm	Lucille M. Brown Middle School / Main Building	Throughout				2021		52
<b>D40 Fire Protection</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7563466	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		Lucille M. Brown Middle School / Main Building	Kitchen				1998		11
2	7563493	D4030	<b>Fire Extinguisher</b>	Wet Chemical/CO2		Lucille M. Brown Middle School / Main Building	Kitchen				2023		
<b>D50 Electrical</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7563392	D5010	<b>Generator</b>	Diesel	60 KW	Lucille M. Brown Middle School / Main Building	Site	Cummins	C60 D6C	- D170179707	2017	<a href="https://rvaschools.gofmx.com/equipment/1561094">https://rvaschools.gofmx.com/equipment/1561094</a>	
2	7563541	D5010	<b>Solar Power</b>	Inverter, 60 KW	60 KW	Lucille M. Brown Middle School / Main Building	Loading dock	CHNT			2018	<a href="https://rvaschools.gofmx.com/equipment/1560998">https://rvaschools.gofmx.com/equipment/1560998</a>	
3	7563388	D5010	<b>Solar Power</b>	Inverter, 60 KW	60KW	Lucille M. Brown Middle School / Main Building	Loading dock	CHNT	Model No.: CPS SCA60KTL-D0 US-480	S/N: 1013801836224	2018	<a href="https://rvaschools.gofmx.com/equipment/1560997">https://rvaschools.gofmx.com/equipment/1560997</a>	
4	7563496	D5010	<b>Solar Power</b>	Inverter, 60 KW	60KW	Lucille M. Brown Middle School / Main Building	Loading dock	CHNT	Carol to: CPS SCAB0KTL-D0/US-480	S/N: 1013801843030	2018	<a href="https://rvaschools.gofmx.com/equipment/1561091">https://rvaschools.gofmx.com/equipment/1561091</a>	
5	7563412	D5010	<b>Solar Power</b>	Inverter, 60 KW	60KW	Lucille M. Brown Middle School / Main Building	Loading dock	CHNT	Model Cia: ART SCASCKTL-D0/US-400	S/M: 1613891843018	2018	<a href="https://rvaschools.gofmx.com/equipment/1560979">https://rvaschools.gofmx.com/equipment/1560979</a>	
6	7563460	D5010	<b>Solar Power</b>	Inverter, 60 KW	60KW	Lucille M. Brown Middle School / Main Building	Loading dock	CHNT	Model No.: CPS SCA60KTL-D0/US-480	S/N: 1013801837050	2018	<a href="https://rvaschools.gofmx.com/equipment/1560978">https://rvaschools.gofmx.com/equipment/1560978</a>	
7	7563419	D5010	<b>Solar Power</b>	Inverter, 60 KW	60KW	Lucille M. Brown Middle School / Main Building	Loading dock	CHNT	Model No. CPS SPAC0KID0JUS-400	SIN: 1413801843016,	2018	<a href="https://rvaschools.gofmx.com/equipment/1560999">https://rvaschools.gofmx.com/equipment/1560999</a>	
8	7563458	D5010	<b>Automatic Transfer Switch</b>	ATS, 400 AMP		Lucille M. Brown Middle School / Main Building	Door 8	Cummins	Inaccessible	Inaccessible	2020	<a href="https://rvaschools.gofmx.com/equipment/1560984">https://rvaschools.gofmx.com/equipment/1560984</a>	
9	7563361	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Powersmiths	Esaver-C3L-75-480-208-A	NA	2009	<a href="https://rvaschools.gofmx.com/equipment/1561048">https://rvaschools.gofmx.com/equipment/1561048</a>	
10	7563557	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	Powersmiths	Esaver-C3L-75-480-208-A	NA	2009	<a href="https://rvaschools.gofmx.com/equipment/1561039">https://rvaschools.gofmx.com/equipment/1561039</a>	
11	7563522	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	112.5 KVA	Lucille M. Brown Middle School / Main Building	Supplies / receiving	Powersmiths	Esaver-C3L-112.5-480-208-A	NA	2009	<a href="https://rvaschools.gofmx.com/equipment/1561019">https://rvaschools.gofmx.com/equipment/1561019</a>	
12	7563456	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Powersmiths	Esaver-C3L-75-480-208-A	NA	2009	<a href="https://rvaschools.gofmx.com/equipment/1561055">https://rvaschools.gofmx.com/equipment/1561055</a>	
13	7563377	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room	Powersmiths	Inaccessible	Inaccessible	2009	<a href="https://rvaschools.gofmx.com/equipment/1561078">https://rvaschools.gofmx.com/equipment/1561078</a>	
14	7563484	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Powersmiths	Inaccessible	Inaccessible	2009	<a href="https://rvaschools.gofmx.com/equipment/1561029">https://rvaschools.gofmx.com/equipment/1561029</a>	

15	7563529	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room	Powersmiths	- Esaver-C3L-75-480-208-A		2009	<a href="https://rvaschools.gofmx.com/equipment/1561058">https://rvaschools.gofmx.com/equipment/1561058</a>
16	7563590	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Powersmiths	Inaccessible	Inaccessible	2009	<a href="https://rvaschools.gofmx.com/equipment/1561028">https://rvaschools.gofmx.com/equipment/1561028</a>
17	7563498	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	Powersmiths	Esaver-C3L-75-480-208-A	NA	2009	<a href="https://rvaschools.gofmx.com/equipment/1561018">https://rvaschools.gofmx.com/equipment/1561018</a>
18	7563550	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Lucille M. Brown Middle School / Main Building	Door 8	General Electric	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1560985">https://rvaschools.gofmx.com/equipment/1560985</a>
19	7563586	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Lucille M. Brown Middle School / Main Building	Door 8	General Electric	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1560986">https://rvaschools.gofmx.com/equipment/1560986</a>
20	7563362	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Lucille M. Brown Middle School / Main Building	Door 8	General Electric	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1561005">https://rvaschools.gofmx.com/equipment/1561005</a>
21	7563400	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Lucille M. Brown Middle School / Main Building	Door 8	General Electric	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1561004">https://rvaschools.gofmx.com/equipment/1561004</a>
22	7563397	D5020	<b>Motor Control Center</b>	w/ Main Breaker	600 AMP	Lucille M. Brown Middle School / Main Building	Second floor gym	General Electric	NA	NA	2022	<a href="https://rvaschools.gofmx.com/equipment/1561061">https://rvaschools.gofmx.com/equipment/1561061</a>
23	7563580	D5020	<b>Motor Control Center</b>	w/ Main Breaker	600 AMP	Lucille M. Brown Middle School / Main Building	Second floor gym	General Electric	NA	NA	2022	<a href="https://rvaschools.gofmx.com/equipment/1561012">https://rvaschools.gofmx.com/equipment/1561012</a>
24	7563385	D5020	<b>Motor Control Center</b>	w/ Main Breaker	600 AMP	Lucille M. Brown Middle School / Main Building	Second floor gym	General Electric	NA	NA	2022	<a href="https://rvaschools.gofmx.com/equipment/1561092">https://rvaschools.gofmx.com/equipment/1561092</a>
25	7563418	D5020	<b>Motor Control Center</b>	w/ Main Breaker	300 AMP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	General Electric	NA	NA	2020	<a href="https://rvaschools.gofmx.com/equipment/1561024">https://rvaschools.gofmx.com/equipment/1561024</a>
26	7563442	D5020	<b>Motor Control Center</b>	w/ Main Breaker	300 AMP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Ge	NA	NA	2020	<a href="https://rvaschools.gofmx.com/equipment/1561043">https://rvaschools.gofmx.com/equipment/1561043</a>
27	7563413	D5020	<b>Motor Control Center</b>	w/ Main Breaker	300 AMP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	General Electric			2020	<a href="https://rvaschools.gofmx.com/equipment/1561044">https://rvaschools.gofmx.com/equipment/1561044</a>
28	7563477	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-VCR-07A6-4+F267	2211304771	2021	<a href="https://rvaschools.gofmx.com/equipment/1560976">https://rvaschools.gofmx.com/equipment/1560976</a>
29	7563427	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	10 HP	Lucille M. Brown Middle School / Main Building	Door 12	Armstrong	NA	010702G149	2001	<a href="https://rvaschools.gofmx.com/equipment/1561070">https://rvaschools.gofmx.com/equipment/1561070</a>
30	7563390	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	10 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	ABB	ACH580-VCR-014A-4+F267	2211900100	2021	<a href="https://rvaschools.gofmx.com/equipment/1560904">https://rvaschools.gofmx.com/equipment/1560904</a>
31	7563430	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room	ABB	ACH580-VCR-023A-4+F267	2211901880	2021	<a href="https://rvaschools.gofmx.com/equipment/1561059">https://rvaschools.gofmx.com/equipment/1561059</a>
32	7563528	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	CH550-VCR-08A8-4+F267	2184905678	2018	<a href="https://rvaschools.gofmx.com/equipment/1561035">https://rvaschools.gofmx.com/equipment/1561035</a>
33	7563485	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	AAB	ACH550-VCR-012A-4+F267	2184402965	2021	<a href="https://rvaschools.gofmx.com/equipment/1561045">https://rvaschools.gofmx.com/equipment/1561045</a>
34	7563394	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-01-07A6-4	2211304718	2021	<a href="https://rvaschools.gofmx.com/equipment/1561031">https://rvaschools.gofmx.com/equipment/1561031</a>
35	7563437	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-VCR-012A-4+F267	2211304838	2021	<a href="https://rvaschools.gofmx.com/equipment/1561049">https://rvaschools.gofmx.com/equipment/1561049</a>
36	7563379	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-VCR-023A-4+F267	2211901915	2021	<a href="https://rvaschools.gofmx.com/equipment/1560982">https://rvaschools.gofmx.com/equipment/1560982</a>

37	7563597	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	10 HP	Lucille M. Brown Middle School / Main Building	Door 12	Armstrong	NA	010602G149	2001	<a href="https://rvaschools.gofmx.com/equipment/1561069">https://rvaschools.gofmx.com/equipment/1561069</a>
38	7563510	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-01-012A-4	2211304863	2021	<a href="https://rvaschools.gofmx.com/equipment/1560983">https://rvaschools.gofmx.com/equipment/1560983</a>
39	7563563	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	5 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	ABB	ACH580-01-02A1-4	2211304645	2021	<a href="https://rvaschools.gofmx.com/equipment/1561080">https://rvaschools.gofmx.com/equipment/1561080</a>
40	7563449	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-01-07A6-4	2211304812	2021	<a href="https://rvaschools.gofmx.com/equipment/1561026">https://rvaschools.gofmx.com/equipment/1561026</a>
41	7563416	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	ABB	ACH580-VCR-014A-4+F267	2211900128	2021	<a href="https://rvaschools.gofmx.com/equipment/1560980">https://rvaschools.gofmx.com/equipment/1560980</a>
42	7563548	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	ABB	ACH580-01-023A-4	2211901878	2021	<a href="https://rvaschools.gofmx.com/equipment/1560977">https://rvaschools.gofmx.com/equipment/1560977</a>
43	7563370	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room booth projection	Abb	ACH580-VCR-014A-4+F267	2211900147	2021	<a href="https://rvaschools.gofmx.com/equipment/1561001">https://rvaschools.gofmx.com/equipment/1561001</a>
44	7563455	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room	ABB	ACH580-VCR-012A-4+F267	2211304919	2021	<a href="https://rvaschools.gofmx.com/equipment/1561077">https://rvaschools.gofmx.com/equipment/1561077</a>
45	7563513	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	10 HP	Lucille M. Brown Middle School / Main Building	Second floor gym	Abb	ACH580 VCR 014A 4+F267	2211900164	2021	<a href="https://rvaschools.gofmx.com/equipment/1560914">https://rvaschools.gofmx.com/equipment/1560914</a>
46	7563434	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Lucille M. Brown Middle School / Main Building	Mechanical room, 19	ABB	ACH550-VCR-012A-4+F267	S/N 2184402961	2021	<a href="https://rvaschools.gofmx.com/equipment/1561037">https://rvaschools.gofmx.com/equipment/1561037</a>

#### D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7563506	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Lucille M. Brown Middle School / Main Building	Office	Siemens	FHD2002-U1	NA	2024	<a href="https://rvaschools.gofmx.com/equipment/1561016">https://rvaschools.gofmx.com/equipment/1561016</a>	

#### E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7563508	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Lucille M. Brown Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	12404373	2018	<a href="https://rvaschools.gofmx.com/equipment/1561052">https://rvaschools.gofmx.com/equipment/1561052</a>	
2	7563589	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Lucille M. Brown Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	11603276	2018	<a href="https://rvaschools.gofmx.com/equipment/1561053">https://rvaschools.gofmx.com/equipment/1561053</a>	
3	7563401	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF		Lucille M. Brown Middle School / Main Building	Kitchen	Aerolator	NA	NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1561115">https://rvaschools.gofmx.com/equipment/1561115</a>	
4	7563490	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Lucille M. Brown Middle School / Main Building	Kitchen	Metro		C5HME034031	2019	<a href="https://rvaschools.gofmx.com/equipment/1561022">https://rvaschools.gofmx.com/equipment/1561022</a>	
5	7563411	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Lucille M. Brown Middle School / Main Building	Kitchen	Metro		C5HME029567	2017	<a href="https://rvaschools.gofmx.com/equipment/1561040">https://rvaschools.gofmx.com/equipment/1561040</a>	
6	7563532	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Lucille M. Brown Middle School / Main Building	Kitchen	Atlas Metal Industries	WIH-3	1785-90	1998	<a href="https://rvaschools.gofmx.com/equipment/1561032">https://rvaschools.gofmx.com/equipment/1561032</a>	
7	7563588	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Lucille M. Brown Middle School / Main Building	Kitchen	Atlas Metal Industries	WIH-3	1787-98	1998	<a href="https://rvaschools.gofmx.com/equipment/1561021">https://rvaschools.gofmx.com/equipment/1561021</a>	
8	7563599	E1030	<b>Foodservice Equipment</b>	Freezer, 2-Door Reach-In		Lucille M. Brown Middle School / Main Building	Kitchen	Delfield	GBF2P-S	1120528564	2021	<a href="https://rvaschools.gofmx.com/equipment/1561113">https://rvaschools.gofmx.com/equipment/1561113</a>	
9	7563382	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich		Lucille M. Brown Middle School / Main Building	Kitchen	Delfield	SCFT-50-NU	1707150001239	2017	<a href="https://rvaschools.gofmx.com/equipment/1561033">https://rvaschools.gofmx.com/equipment/1561033</a>	



10	7563487	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich	Lucille M. Brown Middle School / Main Building	Kitchen	Delfield	SCFT-50-NU	1707150001238	2017	<a href="https://rvaschools.gofmx.com/equipment/1561042">https://rvaschools.gofmx.com/equipment/1561042</a>
11	7563570	E1030	<b>Foodservice Equipment</b>	Refrigerator, 1-Door Reach-In	Lucille M. Brown Middle School / Main Building	Kitchen	Traulsen	RHT132WREFHS	T081420E98	1998	<a href="https://rvaschools.gofmx.com/equipment/1561133">https://rvaschools.gofmx.com/equipment/1561133</a>
12	7563384	E1030	<b>Foodservice Equipment</b>	Refrigerator, 1-Door Reach-In	Lucille M. Brown Middle School / Main Building	Kitchen	Traulsen	F081280E98	F081280E98	1998	<a href="https://rvaschools.gofmx.com/equipment/1561023">https://rvaschools.gofmx.com/equipment/1561023</a>
13	7563574	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Lucille M. Brown Middle School / Main Building	Kitchen	Traulsen	G20010	T18840H12	2012	<a href="https://rvaschools.gofmx.com/equipment/1561114">https://rvaschools.gofmx.com/equipment/1561114</a>
14	7563499	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Lucille M. Brown Middle School / Main Building	Kitchen	Traulsen	RHT 232NREFHS	T081430E98	1998	<a href="https://rvaschools.gofmx.com/equipment/1561134">https://rvaschools.gofmx.com/equipment/1561134</a>
15	7563406	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Lucille M. Brown Middle School / Main Building	Kitchen	Traulsen	G20010	T66700E14	2014	<a href="https://rvaschools.gofmx.com/equipment/1561020">https://rvaschools.gofmx.com/equipment/1561020</a>
16	7563473	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Lucille M. Brown Middle School / Main Building	Kitchen	Convotherm	WS20002AB2AAUL	WS218123811	2021	<a href="https://rvaschools.gofmx.com/equipment/1561098">https://rvaschools.gofmx.com/equipment/1561098</a>
17	7563433	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Lucille M. Brown Middle School / Main Building	Kitchen	Convotherm	WS20002AB2AAUL	WS218123802	2021	<a href="https://rvaschools.gofmx.com/equipment/1561135">https://rvaschools.gofmx.com/equipment/1561135</a>
18	7563448	E1030	<b>Foodservice Equipment</b>	Steamer, Tabletop	Lucille M. Brown Middle School / Main Building	Kitchen	Cleveland	210GAS	WC-59901-99K-01	2001	<a href="https://rvaschools.gofmx.com/equipment/1561118">https://rvaschools.gofmx.com/equipment/1561118</a>
19	7563495	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Lucille M. Brown Middle School / Main Building	Kitchen	Heatcraft	Illegible	T98000316	1998	<a href="https://rvaschools.gofmx.com/equipment/1561272">https://rvaschools.gofmx.com/equipment/1561272</a>
20	7563463	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Lucille M. Brown Middle School / Main Building	Kitchen	Heatcraft	Illegible	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1561295">https://rvaschools.gofmx.com/equipment/1561295</a>
21	7563538	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Lucille M. Brown Middle School / Main Building	Kitchen	Heatcraft	Inaccessible	Inaccessible	1998	<a href="https://rvaschools.gofmx.com/equipment/1561099">https://rvaschools.gofmx.com/equipment/1561099</a>
22	7563543	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Lucille M. Brown Middle School / Main Building	Kitchen	Heatcraft	Inaccessible	Inaccessible	1998	<a href="https://rvaschools.gofmx.com/equipment/1561112">https://rvaschools.gofmx.com/equipment/1561112</a>
23	7563539	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer	Lucille M. Brown Middle School / Main Building	Kitchen	Brown	Illegible	8 3031-1	1998	<a href="https://rvaschools.gofmx.com/equipment/1561119">https://rvaschools.gofmx.com/equipment/1561119</a>
24	7563549	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator	Lucille M. Brown Middle School / Main Building	Kitchen	Brown	Illegible	83031-1	1998	<a href="https://rvaschools.gofmx.com/equipment/1561132">https://rvaschools.gofmx.com/equipment/1561132</a>
25	7563569	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	207	No dataplate	No dataplate	No dataplate	1998	<a href="https://rvaschools.gofmx.com/equipment/1561122">https://rvaschools.gofmx.com/equipment/1561122</a>
26	7563468	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	407	Sheldon			1998	<a href="https://rvaschools.gofmx.com/equipment/1561171">https://rvaschools.gofmx.com/equipment/1561171</a>
27	7563531	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	305	Sheldon	31420	002	1998	<a href="https://rvaschools.gofmx.com/equipment/1561152">https://rvaschools.gofmx.com/equipment/1561152</a>
28	7563469	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	407	No dataplate	No dataplate	No dataplate	1998	<a href="https://rvaschools.gofmx.com/equipment/1561151">https://rvaschools.gofmx.com/equipment/1561151</a>
29	7563424	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	304	Sheldon	31420	001	1998	<a href="https://rvaschools.gofmx.com/equipment/1561163">https://rvaschools.gofmx.com/equipment/1561163</a>
30	7563521	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	206	No dataplate	No dataplate	No dataplate	1998	<a href="https://rvaschools.gofmx.com/equipment/1561101">https://rvaschools.gofmx.com/equipment/1561101</a>
31	7563542	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	406	No dataplate	No dataplate	No dataplate	1998	<a href="https://rvaschools.gofmx.com/equipment/1561150">https://rvaschools.gofmx.com/equipment/1561150</a>

32	7563435	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	207	Sheldon	31420	900	1998	<a href="https://rvaschools.gofmx.com/equipment/1561103">https://rvaschools.gofmx.com/equipment/1561103</a>
33	7563602	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	304	No dataplate	No dataplate	No dataplate	1998	<a href="https://rvaschools.gofmx.com/equipment/1561143">https://rvaschools.gofmx.com/equipment/1561143</a>
34	7563471	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	305	No dataplate	No dataplate	No dataplate	1998	<a href="https://rvaschools.gofmx.com/equipment/1561156">https://rvaschools.gofmx.com/equipment/1561156</a>
35	7563554	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	406	Sheldon			1998	<a href="https://rvaschools.gofmx.com/equipment/1561169">https://rvaschools.gofmx.com/equipment/1561169</a>
36	7563545	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Lucille M. Brown Middle School / Main Building	206	Sheldon			1998	<a href="https://rvaschools.gofmx.com/equipment/1561121">https://rvaschools.gofmx.com/equipment/1561121</a>
37	7563504	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Lucille M. Brown Middle School / Main Building	Office				2020	