FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Martin L. King, Jr. Preschool
900 Mosby Street
Richmond, VA 23223

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Bill Champion
Program Manager
800.733.0660 x7296234
Bill.Champion@bureauveritas.com

BV PROJECT #:
166385.24R000-048.468

DATE OF REPORT:
May 21, 2024

ON SITE DATE:
March 8, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Preschool campus
Number of Buildings	1
Main Address	900 Mosby Street, Richmond, VA 23223
Site Developed	2015
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 8, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 Mobile: 614.949.1355 Email: daniel.alu@gofmx.com
On-site Point of Contact (POC)	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: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Diego F. Mora
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager Bill.Champion@bureauveritas.com 800. 733.0660 x7296234
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Martin Luther King, Jr. Preschool is a single-story building constructed in 2015 and home of the Tiny Titans of Richmond, VA. The building is reportedly fully occupied and serves approximately 200 students from the surrounding communities. The preschool was previously located inside Martin Luther King Jr. Middle School, which is situated beside the new preschool. Interior spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, library, mechanical and utility spaces.

Architectural

The building construction has a brick facade with aluminum windows, exterior doors are metal, and the roof is flat with a single-ply TPO/PVC membrane. The structure appears to be cast-in-place concrete foundation with CMU interior foundation walls and metal-framed super structure over slab on grade. Exterior walls are insulated metal panels at the mechanical rooms and extend onto the roof to shield mechanical equipment. The building appears structurally sound, with no areas of settlement or structural-related deficiencies observed nor reported. In general, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Since the building was completed in 2015, nearly all the MEPF components and infrastructure are within their estimated useful life and performing adequately. The building is heated and cooled by rooftop packaged units and VRV heat pumps. The electrical room contains the main electrical switchgear. The lighting system consists of mostly linear fluorescent fixtures and LED bulbs. Domestic hot water is provided by electric water heater. Fire alarm and suppression systems appear to be in working condition with no deficiencies observed; sprinkler system appeared to be fed from the adjacent middle school building. MEPF replacements are forecast and budgeted for replacement accordingly.

Site

The site consists of asphalt parking lots located north of the property with concrete sidewalks observed along the building perimeter. Site lighting is furnished by LED pole lights throughout the parking areas and a series of building-mounted LED fixtures. The property has a chain-link fence at the back of the building. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. There are landscaped areas interspersed throughout the site mostly consisting of grass lawns and shrubs.

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to 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 | Martin L. King, Jr. Preschool / Main Building(2015)

Replacement Value	*Total SF*	*Cost/SF*
$ 10,000,000	*25,000*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 0	0.0 %
5-Year	$ 528,300	5.3 %
10-Year	$ 760,600	7.6 %

Immediate Needs

There are no immediate needs to report.

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Martin L. King, Jr. Preschool Site Parking Lot

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $24,800

**$$$**$

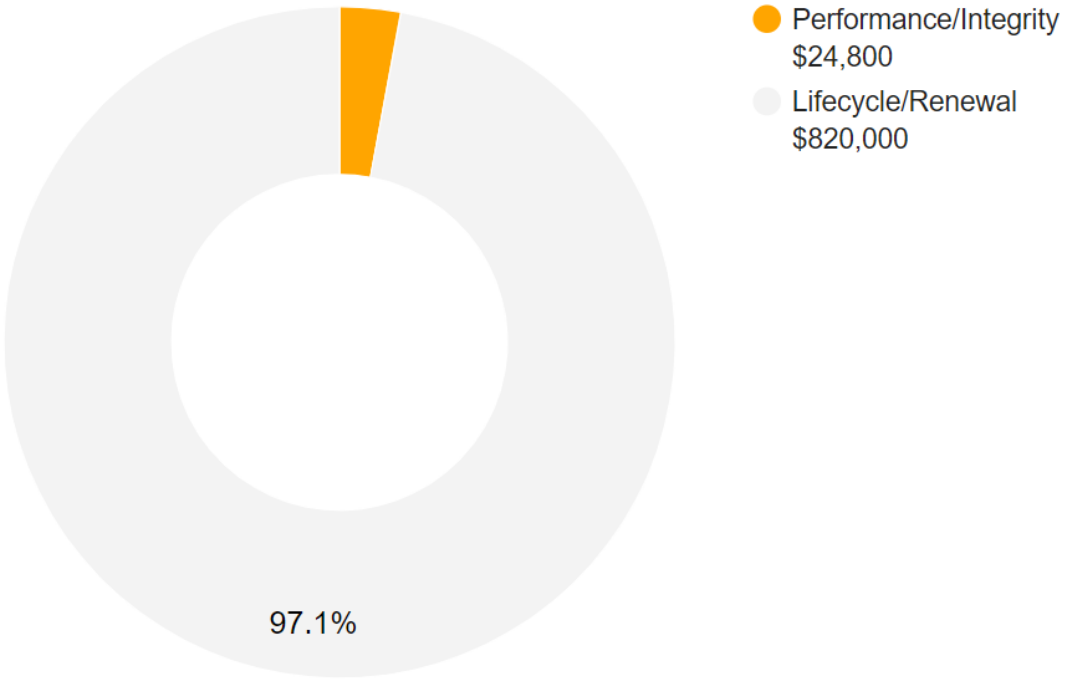
Potholes and cracks were observed at the parking lot area. Cut and patch will be required as repair method. -
AssetCALC ID: 7415557

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		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is 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: $844,800

2. Main Building

Main Building: Systems Summary		
Address	900 Mosby Street, Richmond, VA 23223	
Constructed/Renovated	2015	
Building Area	25,000 SF	
Number of Stories	1 above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with metal roof deck supported by open-web steel joists over concrete slab and footing foundation.	Good
Façade	Primary Wall Finish: Brick veneer Windows: Aluminum	Good
Roof	Primary: Flat with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board & painted CMU Floors: Carpet & VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	--

Main Building: Systems Summary		
HVAC	Non-Central System: Packaged units and VRV units Building Automation System (BAS)	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	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.	
Key Spaces Not Observed	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.

System Expenditure Forecast

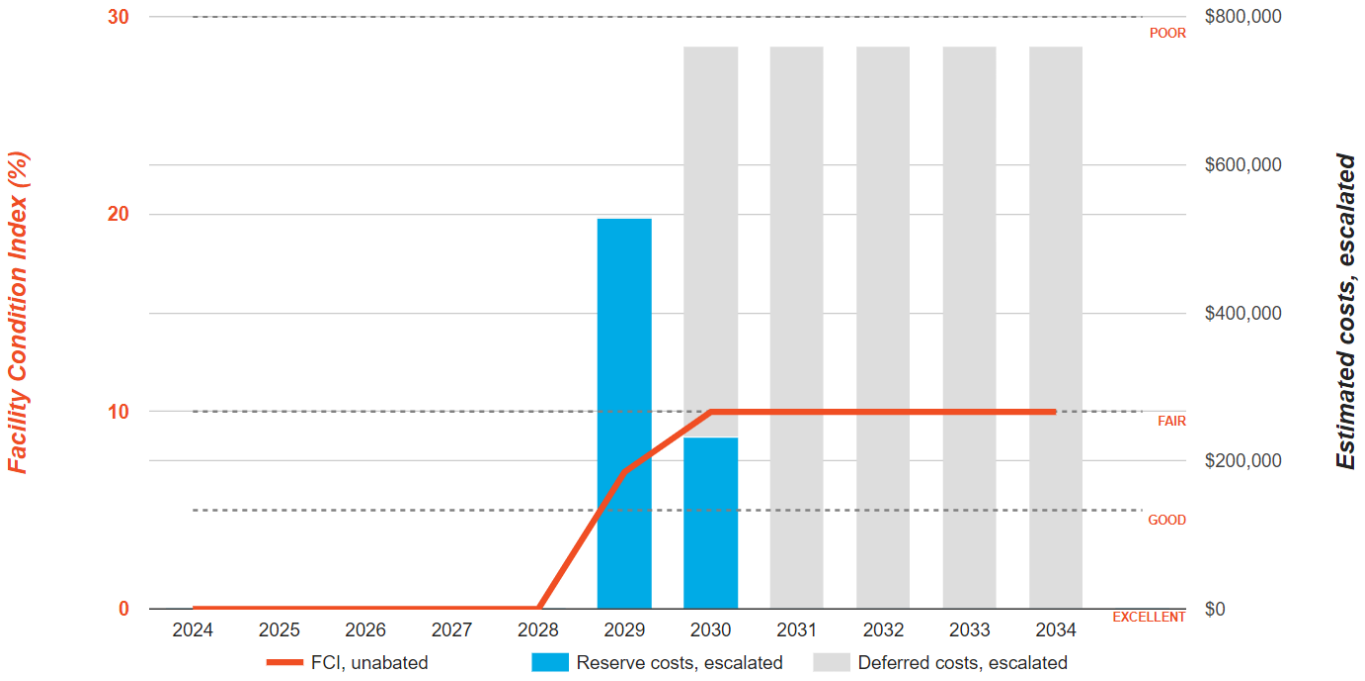
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	$1,083,100	$1,083,100
Interiors	-	-	$120,300	$134,300	$274,000	$528,600
Plumbing	-	-	-	$5,400	$80,900	$86,300
HVAC	-	-	$408,100	-	$807,400	$1,215,500
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	$202,700	$202,700
Fire Alarm & Electronic Systems	-	-	-	$92,500	$155,700	$248,300
Site Utilities	-	-	-	-	$8,300	$8,300
TOTALS (3% inflation)	**-**	**-**	**$528,300**	**$232,200**	**$2,612,100**	**$3,372,600**

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: Martin L. King, Jr. Preschool Main Building

Replacement Value: $7,620,000 Inflation Rate: 3.0% Average Needs per Year: $69,200



School Building Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

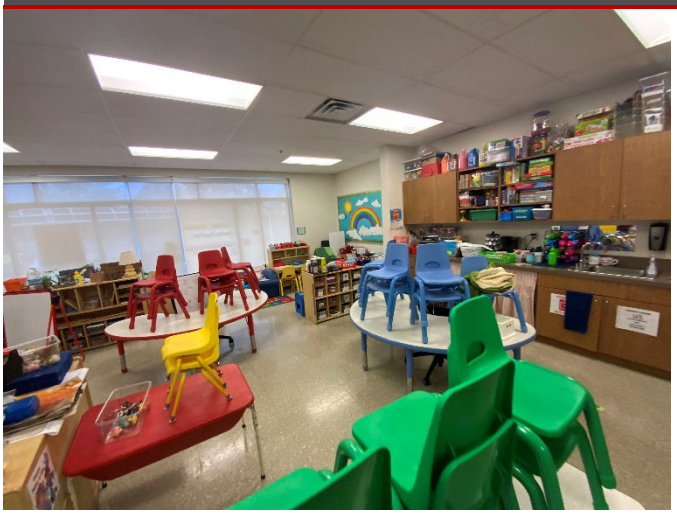
3 - REAR ELEVATION

4 – RIGHT T ELEVATION

5 – ROOF OVERVIEW

6 – ROOF OVERVIEW

School Building Photographic Overview



7 – CLASSROOM OVERVIEW

8 – CLASSROOM OVERVIEW

9 – LIBRARY/MEDIA CENTER

10 – OFFICE SPACE

11 – VRV UNITS

12 – PACKAGED UNITS

3. Site Summary

Site Information		
Site Area	5.4 acres (estimated)	
Parking Spaces	119 total spaces all in open lots; 7 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, and curbs.	Fair
Site Development	Building-mounted signage; chain link fencing. Limited park benches, picnic tables, trash receptacles.	Fair
Landscaping and Topography	Limited landscaping features including lawns and bushes. Irrigation is not present Moderate site slopes throughout along south boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	

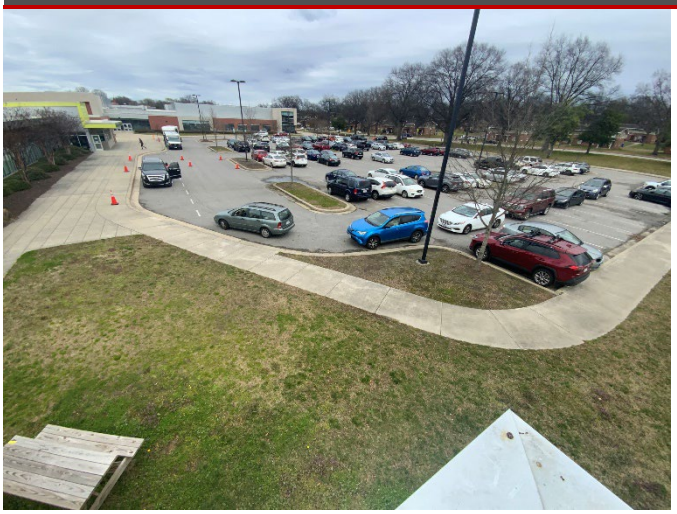
Site Information	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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
Site Development	-	-	-	-	$152,700	$152,700
Site Pavement	$24,800	$27,500	-	$31,900	$403,300	$487,400
Site Utilities	-	-	-	-	$96,900	$96,900
TOTALS (3% inflation)	**$24,800**	**$27,500**	**-**	**$31,900**	**$652,900**	**$737,100**

Site Photographic Overview



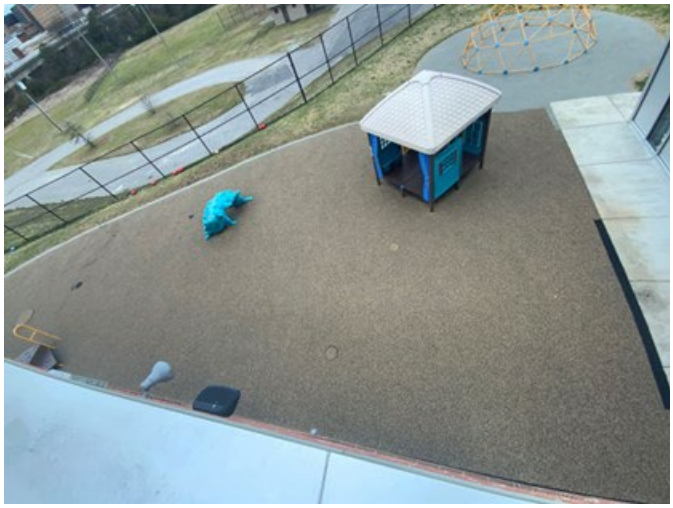
1 – PARKING LOT OVERVIEW

2 – LANDSCAPING OVERVIEW

3 – SITE FENCING

4 – WALKWAYS

5 – PLAY STRUCTURES



6 – PLAYGROUNDS SURFACING

Site Photographic Overview

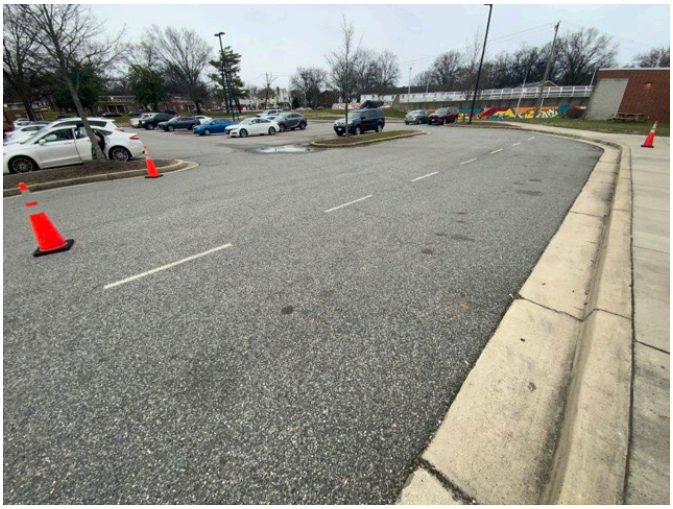
7 – ADA PARKING

8 – SITE SIGNAGE

9 – FACADE

10 – FACADE

11 – SITE LIGHTING



12 – PARKING LOT OVERVIEW

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:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2015	No	No
School Building	2015	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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a 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

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

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Martin L. King, Jr. Preschool, 900 Mosby Street, Richmond, VA 23223, 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.

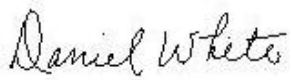
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Diego F. Mora
Project Manager

Reviewed by:



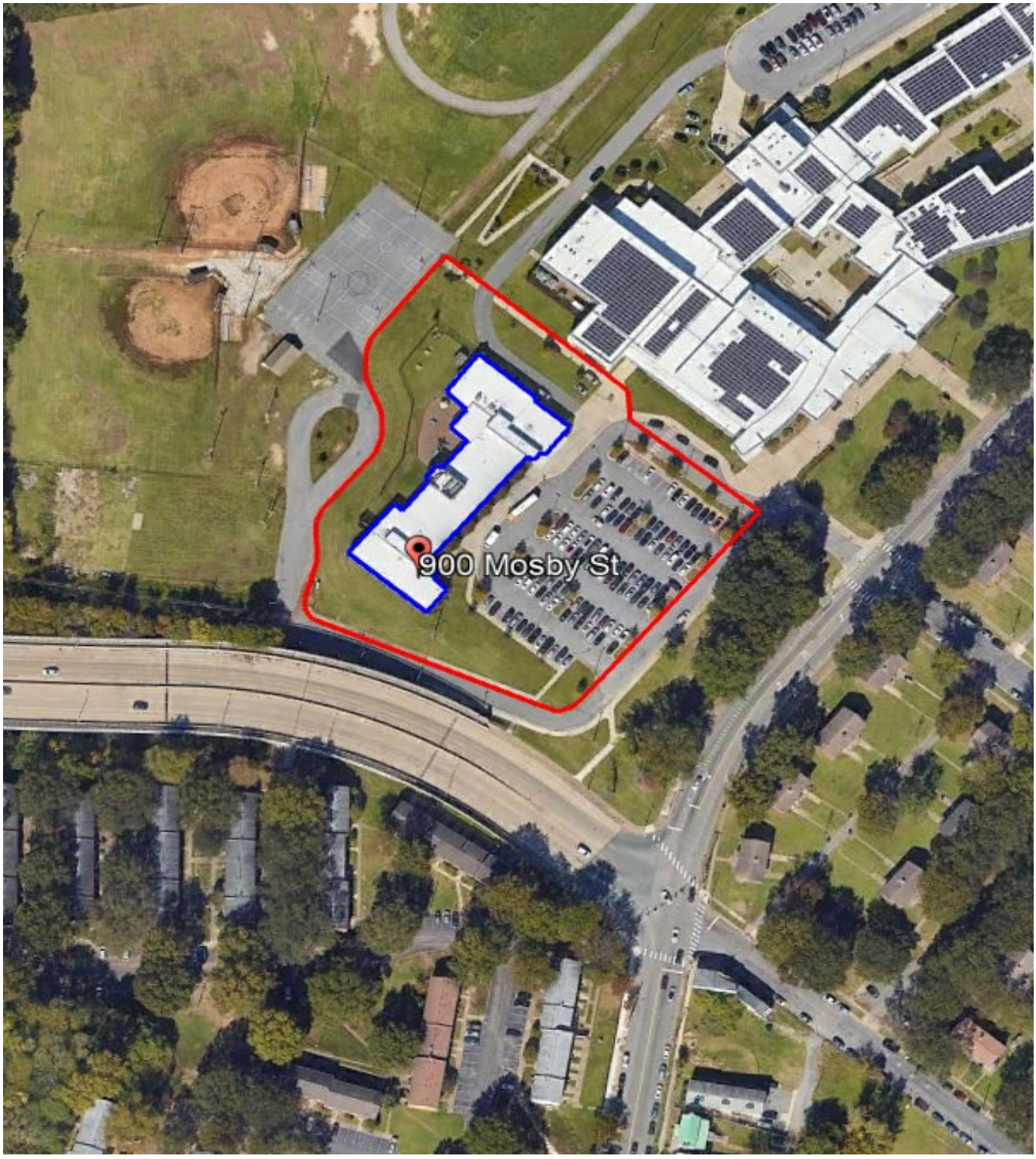
Daniel White,
Technical Report Reviewer for
Bill Champion,
Program Manager
bill.champion@bureauveritas.com
800.733.0660 x7296234

8. Appendices

Appendix A: Site Plan(s)
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(s)

Site Plan



Project Number	Project Name
166385.24R000-048.468	Martin L. King, Jr. Preschool
Source	**On-Site Date**
Google Earth	March 8, 2024

BUREAU VERITAS

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Appendix B:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Martin L. King, Jr. Preschool
Name of person completing form:	Keisha Shelton
Title / Association w/ property:	Office Coordinator
Length of time associated w/ property:	10
Date Completed:	March 4, 2024
Phone Number:	804.648.5959
Method of Completion:	INTERVIEW - verbally completed during interview

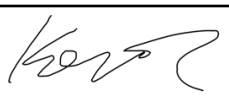
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 2015	Renovated:	
2	Building size in SF	25,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor



Signature of POC

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Martin L. King, Jr. Preschool

BV Project Number: 166385.24R000-048.468

Abbreviated Accessibility Checklist					
Facility History and 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		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

CURB CUT

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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

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

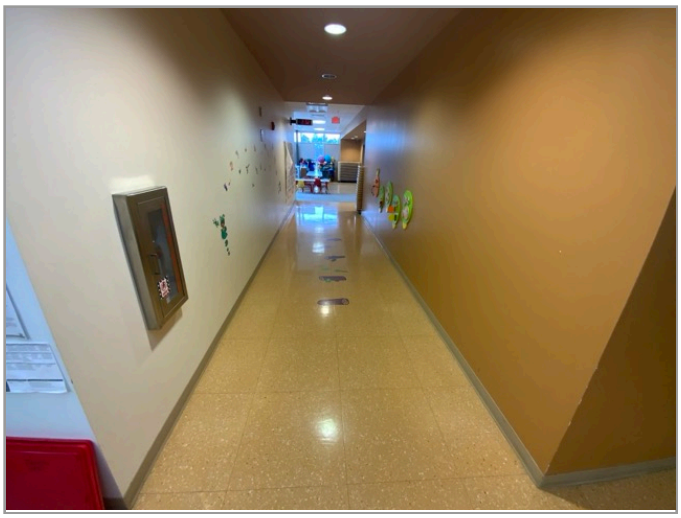
MAIN ENTRANCE

	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			

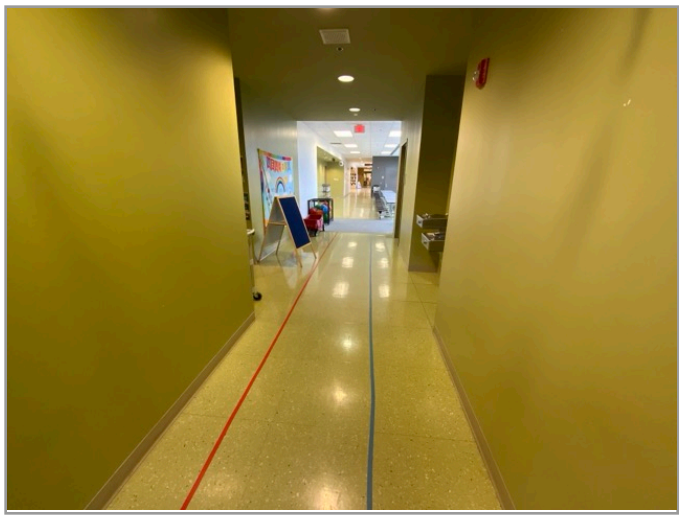
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH

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

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	No public telephones observed onsite.
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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
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 ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools

OVERVIEW OF PLAYGROUND

OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?	X			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	No swimming pool observed onsite.

Appendix D:
Component Condition Report

Component Condition Report | Martin L. King, Jr. Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Good	Foundation System	25,000 SF	66	7548134
B1010	Throughout	Good	Structural Framing, Masonry (CMU) Bearing Walls	25,000 SF	66	7549607
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	8,127 SF	41	7415561
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	65	21	7415594
B2020	Facade	Good	Storefront, Glazing & Framing	800 SF	21	7547164
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	28	21	7415585
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	8	31	7449560
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	21	7415554
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	23,013 SF	11	7415567
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	70	31	7449558
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,000 SF	16	7449571
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	50,000 SF	5	7449570
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	5	7449573
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	22,500 SF	6	7449568
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	5	7449561
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	16	20	7415592
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	6	7415579
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	20	7415587
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	25,000 SF	31	7547152

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	15	21	7415590
HVAC						
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-2C]	1	5	7415588
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-3A]	1	5	7415570
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-2A]	1	5	7415560
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-1B]	1	5	7415562
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-1C]	1	5	7415558
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-1A]	1	5	7415596
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-3B]	1	5	7415566
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-2]	1	5	7415575
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	25,000 SF	21	7450130
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	7415586
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON	1	11	7415589
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-6]	1	11	7415576
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7415578
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7415571
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-11]	1	11	7415552
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-5]	1	11	7415564
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-4]	1	11	7415573
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-7]	1	11	7415556
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-10]	1	11	7415581
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-9]	1	11	7415591
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7415582
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	25,000 SF	31	7415569

Component Condition Report | Martin L. King, Jr. Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415583
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	21	7415593
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	25,000 SF	31	7547148
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	21	7415574
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	20	7415568
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415551
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	25,000 SF	11	7449564
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	25,000 SF	11	7450129
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	25,000 SF	11	7415563
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7415553
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	25,000 SF	6	7415555
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	11	7415580

Component Condition Report | Martin L. King, Jr. Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	57,600 SF	2	7415577
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	4,500 SF	0	7415557
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	57,600 SF	16	7415565
G2030	Site	Good	Sidewalk, Concrete, Large Areas	9,550 SF	41	7415584
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	3,100 SF	11	7449562

Component Condition Report | Martin L. King, Jr. Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	7449557
Sitework						
G2060	Building exterior	Fair	Flagpole, Metal	1	20	7415559
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	43	11	7415595
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	10	11	7449567

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/21/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Martin L. King, Jr. Preschool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Martin L. King, Jr. Preschool / Main Building	$0	$0	$0	$0	$0	$528,339	$232,243	$0	$0	$0	$0	$1,574,486	$0	$0	$0	$161,639	$112,329	$0	$0	$0	$763,624	**$3,372,660**
Martin L. King, Jr. Preschool / Site	$24,750	$0	$27,499	$0	$0	$0	$0	$31,878	$0	$0	$0	$245,079	$36,956	$0	$0	$0	$323,509	$42,842	$0	$0	$4,515	**$737,027**
Grand Total	**$24,750**	**$0**	**$27,499**	**$0**	**$0**	**$528,339**	**$232,243**	**$31,878**	**$0**	**$0**	**$0**	**$1,819,564**	**$36,956**	**$0**	**$0**	**$161,639**	**$435,838**	**$42,842**	**$0**	**$0**	**$768,139**	**$4,109,688**

Martin L. King, Jr. Preschool

Martin L. King, Jr. Preschool / Main Building

Uniformat 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
B3010	Roof	7415567	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	9	11	23013	SF	$34.00	$782,442												$782,442										**$782,442**
C1070	Throughout building	7449571	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	20000	SF	$3.50	$70,000																	$70,000					**$70,000**
C2010	Throughout building	7449570	Wall Finishes, any surface, Prep & Paint	10	5	5	50000	SF	$1.50	$75,000						$75,000										$75,000						**$150,000**
C2030	Throughout building	7449568	Flooring, Vinyl Tile (VCT), Replace	15	9	6	22500	SF	$5.00	$112,500							$112,500															**$112,500**
C2030	Throughout building	7449573	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2500	SF	$7.50	$18,750						$18,750										$18,750						**$37,500**
C2050	Throughout building	7449561	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	5000	SF	$2.00	$10,000						$10,000										$10,000						**$20,000**
D2010	Throughout building	7415579	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	3	EA	$1,500.00	$4,500							$4,500															**$4,500**
D2010	Restrooms	7415592	Toilet, Commercial Water Closet, Replace	30	10	20	16	EA	$1,300.00	$20,800																					$20,800	**$20,800**
D2010	Restrooms	7415587	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	16	EA	$1,500.00	$24,000																					$24,000	**$24,000**
D3030	Roof	7415575	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415596	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415566	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415588	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415570	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415560	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415562	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3030	Roof	7415558	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000																**$88,000**
D3050	Roof	7415586	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$75,000.00	$75,000												$75,000										**$75,000**
D3050	Roof	7415589	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3060	Roof	7415581	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415591	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415582	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415573	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415556	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415576	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415578	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415571	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415552	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	7415564	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D5020	Electrical room	7415583	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5020	Electrical room	7415551	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	$6,000.00	$6,000																					$6,000	**$6,000**
D5020	Electrical room	7415568	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5040	Throughout building	7449564	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	25000	SF	$4.50	$112,500												$112,500										**$112,500**
D6020	Throughout building	7450129	Low Voltage System, Phone & Data Lines, Replace	20	9	11	25000	SF	$1.50	$37,500												$37,500										**$37,500**
D7050	Office	7415553	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Throughout building	7415563	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	25000	SF	$3.00	$75,000												$75,000										**$75,000**
D8010	Throughout building	7415555	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	25000	SF	$2.50	$62,500							$62,500															**$62,500**
G4050	Building exterior	7415580	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	10	EA	$600.00	$6,000												$6,000										**$6,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$455,750**	**$194,500**	**$0**	**$0**	**$0**	**$0**	**$1,137,442**	**$0**	**$0**	**$0**	**$103,750**	**$70,000**	**$0**	**$0**	**$0**	**$422,800**	**$2,384,242**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$528,339**	**$232,243**	**$0**	**$0**	**$0**	**$0**	**$1,574,486**	**$0**	**$0**	**$0**	**$161,639**	**$112,329**	**$0**	**$0**	**$0**	**$763,624**	**$3,372,660**

Martin L. King, Jr. Preschool / Site

Uniformat 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
G2020	Parking lot	7415557	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	4500	SF	$5.50	$24,750	$24,750																					**$24,750**
G2020	Site	7415577	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	57600	SF	$0.45	$25,920			$25,920					$25,920					$25,920					$25,920					**$103,680**
G2020	Site	7415565	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	57600	SF	$3.50	$201,600																$201,600						**$201,600**
G2050	Site	7449557	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**

Replacement Reserves Report

5/21/2024

Uniformat 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
G2050	Site	7449562	Playfield Surfaces, Rubber, Small Areas, Replace	20	9	11	3100	SF	$26.00	$80,600												$80,600										**$80,600**
G2060	Building exterior	7415595	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	9	11	43	EA	$150.00	$6,450												$6,450										**$6,450**
G2060	Building exterior	7415559	Flagpole, Metal, Replace	30	10	20	1	EA	$2,500.00	$2,500																					$2,500	**$2,500**
G4050	Site	7449567	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	10	EA	$7,000.00	$70,000												$70,000										**$70,000**
Totals, Unescalated											**$24,750**	**$0**	**$25,920**	**$0**	**$0**	**$0**	**$0**	**$25,920**	**$0**	**$0**	**$0**	**$177,050**	**$25,920**	**$0**	**$0**	**$0**	**$201,600**	**$25,920**	**$0**	**$0**	**$2,500**	**$509,580**
Totals, Escalated (3.0% inflation, compounded annually)											**$24,750**	**$0**	**$27,499**	**$0**	**$0**	**$0**	**$0**	**$31,878**	**$0**	**$0**	**$0**	**$245,079**	**$36,956**	**$0**	**$0**	**$0**	**$323,509**	**$42,842**	**$0**	**$0**	**$4,515**	**$737,027**

Appendix F:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415596	D3030	**Heat Pump** [CU-1A]	Var Refrig Vol (VRV)	8 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ96PBYD	Illegible	2014	3690	
2	7415562	D3030	**Heat Pump** [CU-1B]	Var Refrig Vol (VRV)	10 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ120PBYD	Illegible	2014	3691	
3	7415558	D3030	**Heat Pump** [CU-1C]	Var Refrig Vol (VRV)	10 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ120PBYD	Illegible	2014	3692	
4	7415575	D3030	**Heat Pump** [CU-2]	Var Refrig Vol (VRV)	10 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ120PBYD	Illegible	2014	3688	
5	7415560	D3030	**Heat Pump** [CU-2A]	Var Refrig Vol (VRV)	10 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ120PBYD	Illegible	2014	3689	
6	7415588	D3030	**Heat Pump** [CU-2C]	Var Refrig Vol (VRV)	8 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ96PBYD	Illegible	2014	3687	
7	7415570	D3030	**Heat Pump** [CU-3A]	Var Refrig Vol (VRV)	8 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ96PBYD	Illegible	2014	3683	
8	7415566	D3030	**Heat Pump** [CU-3B]	Var Refrig Vol (VRV)	8 TON	Martin L. King, Jr. Preschool / Main Building	Roof	Daikin Industries	REMQ96PBYD	Illegible	2014	3682	
9	7415586	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	30 TON	Martin L. King, Jr. Preschool / Main Building	Roof	AAON, Inc.B	RN-030-3-0-EA09-17A	BNET11551	2015	3686	
10	7415589	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 8 TON	8 TON	Martin L. King, Jr. Preschool / Main Building	Roof	AAON, Inc.	RN-008-3-0-EA09-12A	Illegible	2015	3681	
11	7415578	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	No dataplate	No dataplate	No dataplate	2015	3695	
12	7415571	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	No dataplate	No dataplate	No dataplate	2015	3697	
13	7415582	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	No dataplate	No dataplate	No dataplate	2015	3696	

14	7415581	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-06-D-X	13900086	2015	3693	
15	7415552	D3060	**Exhaust Fan** [EF-11]	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-065-D-X	13900087	2015	3684	
16	7415573	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-085-D-X	13900142	2015	3694	
17	7415564	D3060	**Exhaust Fan** [EF-5]	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-065-D-X	13900083	2015	3698	
18	7415576	D3060	**Exhaust Fan** [EF-6]	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-065-D-X	13900084	2015	3699	
19	7415556	D3060	**Exhaust Fan** [EF-7]	Roof or Wall-Mounted, 16" Damper	1000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-065-D-X	13900085	2015	3700	
20	7415591	D3060	**Exhaust Fan** [EF-9]	Roof-Mounted, 16" Damper	2000 CFM	Martin L. King, Jr. Preschool / Main Building	Roof	Greenheck	G-070-D-X	139000144	2015	3685	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415583	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Martin L. King, Jr. Preschool / Main Building	Electrical room	General Electric	9T83B3464G13	1M0349173	2015	3664	
2	7415593	D5020	**Distribution Panel**	120/208 V	400 AMP	Martin L. King, Jr. Preschool / Main Building	Electrical room	General Electric	AQF3424MTX	AXS5N2B7P6	2015	3666	
3	7415574	D5020	**Distribution Panel**	120/208 V	400 AMP	Martin L. King, Jr. Preschool / Main Building	Electrical room	General Electric	AQF3424JBX	AXT1B4N2	2015	3665	
4	7415551	D5020	**Distribution Panel**	120/208 V	400 AMP	Martin L. King, Jr. Preschool / Main Building	Electrical room	General Electric	AQF3724JBX	AXS5B4N2	2015	3668	
5	7415568	D5020	**Distribution Panel**	277/480 V	800 AMP	Martin L. King, Jr. Preschool / Main Building	Electrical room	General Electric	U75N09931	APNB2808FH2A	2015	3663	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415553	D7050	**Fire Alarm Panel**	Fully Addressable		Martin L. King, Jr. Preschool / Main Building	Office	Honeywell	NFS-320/E/C	Not found	2015	3670	