FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Mary Scott Preschool
4011 Moss Side Avenue
Richmond, VA 23222

PREPARED BY:
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BV PROJECT #:
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DATE OF REPORT:
May 20, 2024

ON SITE DATE:
February 23, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Preschool campus
Number of Buildings	1
Main Address	4011 Moss Side Avenue, Richmond, VA 23222
Site Developed	1952
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 23 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Mary Scott Preschool was opened in 1952 originally as an elementary school. As student body numbers dropped over the decades, the need for two elementary schools in the surrounding area was no longer justified and the Mary Scott school was changed to host only preschoolers. The school has undergone large upgrades to its HVAC heating system and expects to complete a central cooling system later this year.

Architectural

The building has original glass block glazing, with many of these sections broken/compromised. Most of the interior furnishings are antiquated and are likely original to construction. The built-up roof has occasional leaks but appears to have been well-maintained. Typical lifecycle based on interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Building heating needs are served by new boilers and unit ventilators having been replaced in 2021. The current cooling needs utilize rooftop split system condensing units feeding small fan coil units inside the classrooms. This system will be replaced with a new central chiller plant planned to be completed by summer of this year. Electrical service is reported to have no issues. Domestic hot water is provided to the kitchen, custodial and staff restrooms only; a new tankless water heater was installed in 2020. Many of the plumbing fixtures are original equipment and would benefit from updated fixtures. Fire suppression is limited to fire extinguishers. The fire alarm system is fully addressable with strobes and pull stations. Lifecycle replacement of the majority of the MEPF equipment is anticipated.

Site

Parking lot and driveway asphalt is in poor condition with several sections consisting of loose gravel. There is lack of proper drainage during rainstorms which causes ponding in the student pick-up area. The playground area behind the school building has been kept in good condition and contains a medium-sized play structure, shade canopy, and park benches. The building-mounted lighting would benefit from LED lighting upgrades.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with potential asbestos abatement for the main building.

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 | Mary Scott Preschool / Main Building(1952)

Replacement Value	*Total SF*	*Cost/SF*
$ 19,003,200	*47,508*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 6,400	**0.0 %**
3-Year	$ 1,412,000	7.4 %
5-Year	$ 1,808,900	9.5 %
10-Year	$ 2,712,900	14.3 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Mary Scott Preschool / Main Building	2	$6,400
Mary Scott Preschool	1	$14,000
Total	**3**	**$20,400**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7421158	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	$5,000
7421149	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$1,400
Total (2 items)						**$6,400**

Mary Scott Preschool

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7526862	Parent drop off	G2010	Roadways, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$14,000
Total (1 items)						**$14,000**

Key Findings

Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)
Main Building Mary Scott Preschool
Throughout building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $5,000

**$$**$$

There is some likelihood, the original VCT flooring may contain asbestos; therefore, sampling is required to determine next steps - AssetCALC ID: 7421158

Exterior Walls in Poor condition.

any surface
Main Building Mary Scott Preschool

Uniformat Code: B2010
Recommendation: **in 2025**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $30,600

**$$$**$

Clean soiled and mildew stained exterior brick walls. - AssetCALC ID: 7526598

Glazing in Poor condition.

any type by SF
Main Building Mary Scott Preschool Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $357,500

$$$$

Leaks, cracked windows, single pane, and outdated glass block - AssetCALC ID: 7421168

Sidewalk in Poor condition.

Asphalt
Site Mary Scott Preschool Site

Uniformat Code: G2030
Recommendation: **Overlay in 2026**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Moderate cracking through. Needs overlay - AssetCALC ID: 7421086

Roadways in Poor condition.

Pavement, Asphalt
Mary Scott Preschool Parent drop off

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $14,000

$$$$

Extremely broken and loose asphalt pavement lane at south side of building. - AssetCALC ID: 7526862

Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Main Building Mary Scott Preschool
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $280,000

$$$$

Worn, scarred and very outdated tiles are likely ACM. - AssetCALC ID: 7421125

Split System in Poor condition.

Condensing Unit/Heat Pump
Main Building Mary Scott Preschool Roof

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $164,000

$$$$

To be replaced by central system with chiller in summer of 2024 - AssetCALC ID: 7421117

Split System in Poor condition.

Fan Coil Unit, DX
Main Building Mary Scott Preschool
Throughout building

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $123,000

$$$$

To be removed with install of central cooling system in summer, 2024 - AssetCALC ID: 7421118

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Mary Scott Preschool Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,400

**$$**$$

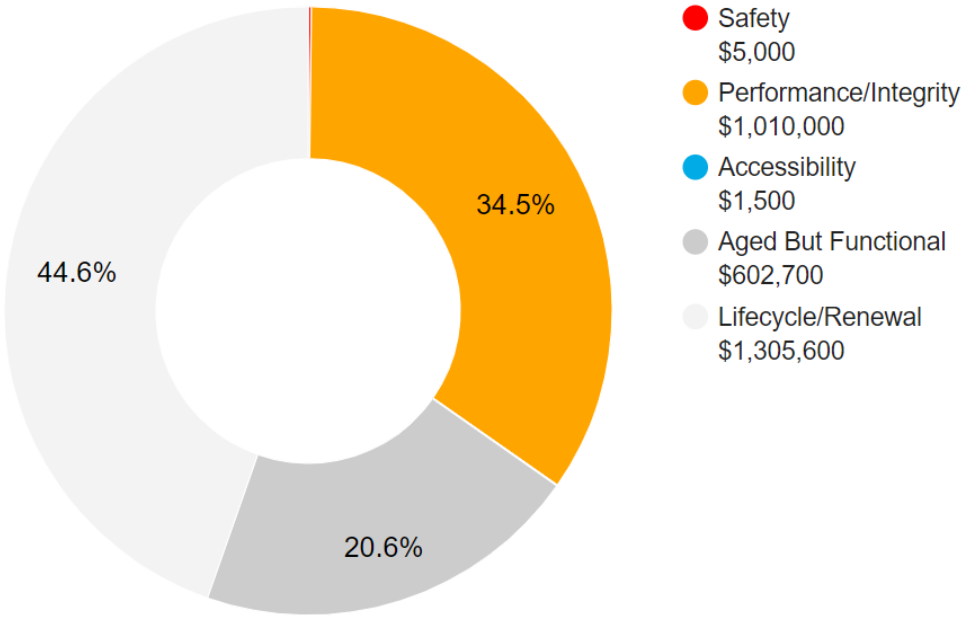
Piping should be insulated to meet ADA standards - AssetCALC ID: 7421149

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: $2,924,800

2. Building Information

Building Systems Summary		
Address	4011 Moss Side Avenue, Richmond, VA 23222	
Constructed/Renovated	1952	
Building Area	47,508 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls concrete wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum framed windows and glass block	Poor
Roof	Flat construction with built-up system and pea gravel finish	Fair
Interiors	Walls: Painted CMU and glazed CMU Floors: Carpet, VCT, faux wood, ceramic tile, and quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Systems Summary

HVAC	Central System: Boilers feeding air handlers and cabinet terminal units Split-system condensing units feeding small fan coil units (to be removed later this year) Supplemental components: Split-system heat pump, Suspended unit heater, Make-up air unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL, Exterior Building-Mounted Lighting: CFL 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	Commercial kitchen equipment	Fair
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	The VCT flooring is in poor condition. However, there is a chance the flooring could contain asbestos particles. Therefore, a consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace and abate the VCT flooring is also included.	
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 building, the exterior walls of the facility, and the roof.	
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

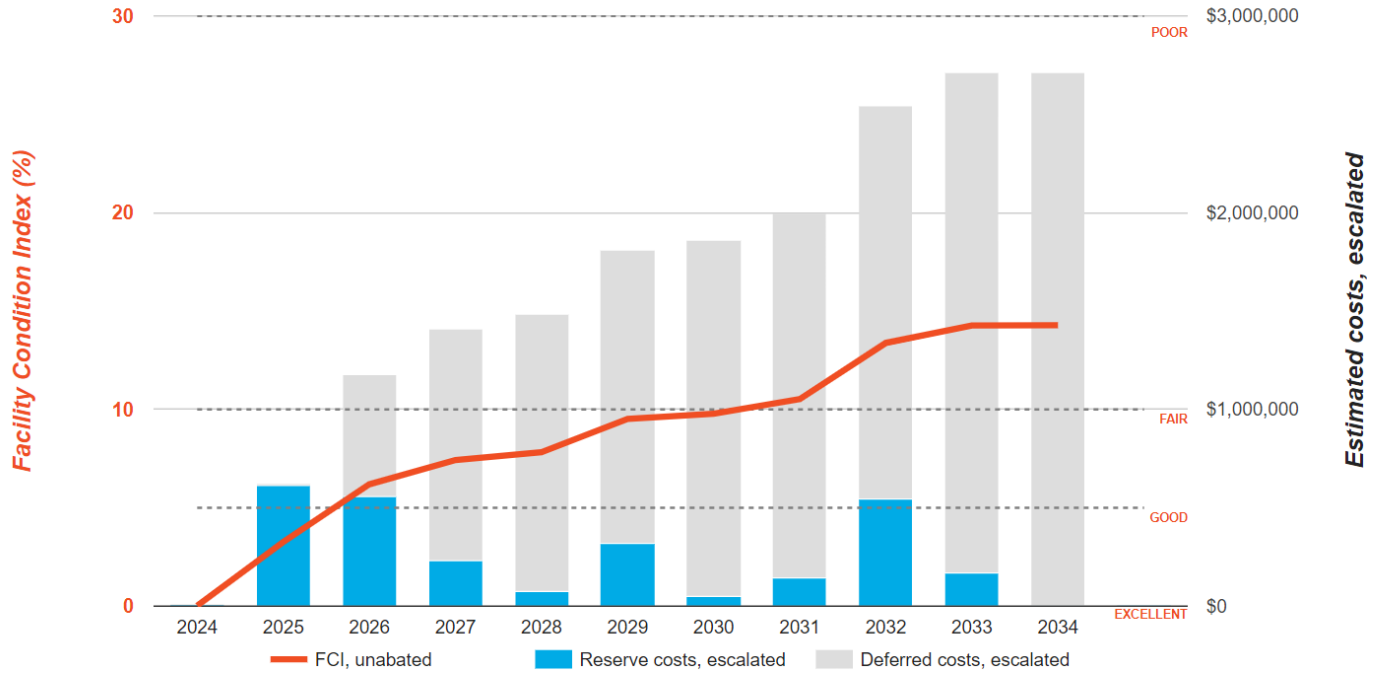
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$2,948,700	$2,948,700
Facade	-	$410,800	-	$14,000	$321,900	$746,800
Roofing	-	-	-	$10,600	$2,072,400	$2,083,000
Interiors	-	$288,400	$437,300	$81,000	$795,600	$1,602,300
Plumbing	-	-	$47,300	$12,500	$989,400	$1,049,200
HVAC	-	$346,500	$64,100	$63,500	$1,030,400	$1,504,500
Electrical	-	-	$13,100	$421,300	-	$434,400
Fire Alarm & Electronic Systems	-	$126,000	-	$233,800	$457,200	$817,000
Equipment & Furnishings	-	-	$45,300	$67,300	$48,400	$161,000
Site Utilities	-	-	$23,600	-	-	$23,600
Follow-up Studies	$5,000	-	-	-	-	$5,000
Accessibility	$1,400	-	-	-	-	$1,400
TOTALS (3% inflation)	**$6,400**	**$1,171,700**	**$630,800**	**$903,900**	**$8,664,000**	**$11,376,800**

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: Mary Scott Preschool Main Building

Replacement Value: $19,003,200 Inflation Rate: 3.0% Average Needs per Year: $246,700



Main Building: Photographic Overview

1 - FRONT ELEVATION

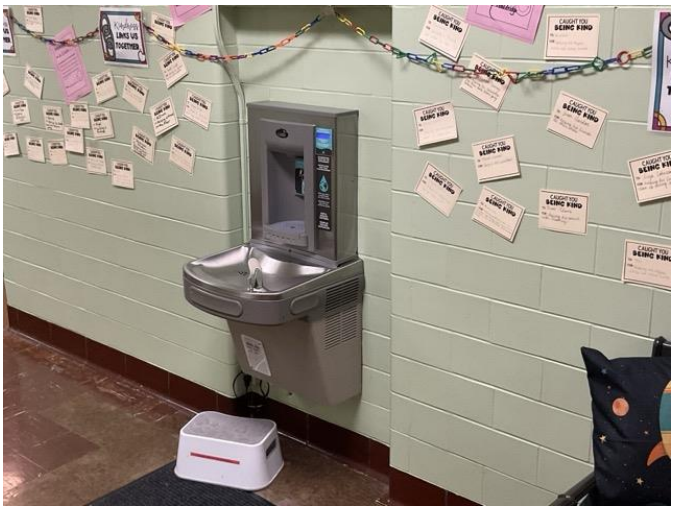
2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - BUILT-UP ROOF

5 - GLAZING

6 - CAFETERIA

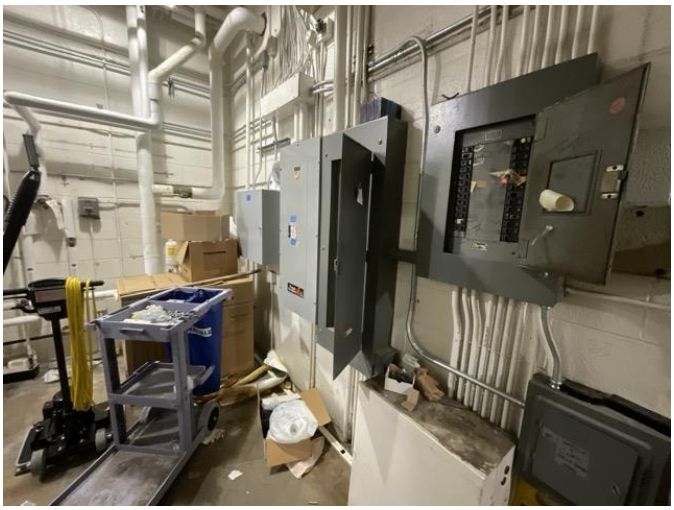


7 - DRINKING FOUNTAIN WITH BOTTLE FILLER

8 - DOMESTIC TANKLESS WATER HEATER

9 - MECHANICAL ROOM - HVAC BOILERS

10 - HEATING WATER CIRCULATION PUMPS



11 - MAIN ELECTRICAL DISTRIBUTION

12 - FIRE ALARM PANEL

3. Site Summary

Site Information		
Site Area	3.1 acres (estimated)	
Parking Spaces	13 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Poor
Site Development	Property entrance signage Playground with chain-link fencing Limited picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns and trees Irrigation not present Flat topography	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	None	--
Ancillary Structures	Storage shed	Fair

Site Information	
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 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
Special Construction & Demo	-	-	-	-	$8,300	$8,300
Site Development	-	$6,800	$11,600	$20,100	$132,400	$171,000
Site Pavement	$14,000	$16,300	$125,300	$17,600	$44,100	$217,200
TOTALS (3% inflation)	**$14,000**	**$23,100**	**$136,900**	**$37,700**	**$184,800**	**$396,500**

Site: Photographic Overview

1 - MAIN PARKING AREA

2 - PYLON SIGNAGE

3 - PLAY STRUCTURE

4 - STORAGE SHED

5 - SHADE STRUCTURE

6 - COOLING PLANT TO BE INSTALLED

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

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 Mary Scott Preschool, 4011 Moss Side Avenue, Richmond, VA 23222, 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.

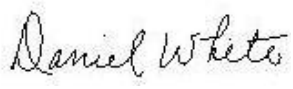
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Jesse Azaret,
Project Manager

Reviewed by: 

Daniel White,
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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
166385.24R000-046.468	Mary Scott Preschool
Source	**On-Site Date**
Google	February 23, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Mary Scott Preschool
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: February 20, 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	1952		
2	Building size in SF	47508		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1952	Brick
		Roof		Tar and gravel
		Interiors		CMU, sheetrock, VCT, VAT, ceramic tile, drop ceiling
		HVAC		Boilers and hot water heaters replaced in 2020, fan coil units replaced 2021
		Electrical	1952	
		Site Pavement		Asphalt
		Accessibility	2007	Other than the improvements after the 2007 ADA lawsuit, none

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Boiler and domestic hot water replacement 2020, 2021 classroom fan coil units replaced, 2022 intercom system replaced in connected to existing speakers. Cameras installed in 2022
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Summer 2024 removing classroom R-22 split units installing chiller and associated piping.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Parent drop off gravel

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				Ceiling tiles damaged from leaking fan coil units.
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				Condensation leaks, this will be resolved with the installation of the new chiller.
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Cafeteria
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				Parent drop off, standing water after rains
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			Satisfied the 2007 class action lawsuit
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Mary Scott Preschool

BV Project Number: 166385.24R000-046.468

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2007
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Up to code with lawsuit
3	Has building management reported any accessibility-based complaints or litigation?	X			2007 lawsuit

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

	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

ACCESSIBLE PATH

2ND PATHWAY

	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

SIGNAGE

	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 ?	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			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	X			
6	Do ramps on accessible routes appear to have compliant handrails ?	X			

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 ?	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 & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Mary Scott Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Throughout	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	2,520	LF	20	7456108
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	47,508	SF	20	7456107
Facade							
B2010		Fair	Exterior Walls, Brick Veneer	6,800	SF	19	7526579
B2010		Poor	Exterior Walls, any surface	6,800	SF	0	7526598
B2020	Building Exterior	Poor	Glazing, any type by SF	5,200	SF	2	7421168
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	19		7	7421108
Roofing							
B3010	Roof	Fair	Roofing, Built-Up	47,508	SF	15	7421110
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	930	LF	8	7421094
Interiors							
C1010	Restrooms	Fair	Interior Wall Construction, Glazed (CMU)	7,600	SF	25	7421143
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	49		7	7421157
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,900	SF	5	7421148
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6		12	7421139
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	87,400	SF	5	7421136
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	2,300	SF	7	7421159
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,800	SF	3	7421233
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,700	SF	4	7421115
C2030	Office	Fair	Flooring, Laminate Faux Wood	2,300	SF	8	7421089
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	35,000	SF	1	7421125
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	35,600	SF	5	7421161
Plumbing							

Component Condition Report | Mary Scott Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	7421121
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	9	7421160
D2010	Restrooms	Fair	Toilet, Child-Sized	9	14	7421123
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	6	7421167
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	17	7421153
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	47,508 SF	20	7421150
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	3	7421111
D2010	Mechanical room	Good	Pump, Circulation, Domestic Water	1	11	7421140
D2010	Restrooms	Fair	Urinal, Standard	3	3	7421126
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	11	7421098
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	9	7421163
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	15	12	7421134
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	3	7421133
HVAC						
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	3	7421120
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	26	7421166
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	26	7421154
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	26	7421138
D3030	Throughout building	Good	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	26	17	7421127
D3030	Throughout building	Poor	Split System, Fan Coil Unit, DX	41	1	7421118
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	41	1	7421117
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7421109
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	11	7421119
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	47,508 SF	36	7421114
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	11	7421129

Component Condition Report | Mary Scott Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	11	7421105
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	11	7421131
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7421100
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	11	7421085
D3050	Mechanical room	Fair	Make-Up Air Unit, MUA or MAU	1	3	7421092
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	22	7421090
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	22	7421113
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	22	7421091
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	20	2	7421171
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	3	7421137
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	3	7421116
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	47,508 SF	8	7421169
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	47,508 SF	8	7421146
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	47,508 SF	8	7421088
D6060	Throughout building	Excellent	Intercom/PA System, Intercom System Upgrade, Facility-Wide	47,508 SF	18	7421104
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	47,508 SF	13	7421141
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	9	7421156
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	47,508 SF	9	7421106
D8010	Electrical room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades	47,508 SF	2	7603781
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	7421095
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	7421132
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7421144

Component Condition Report | Mary Scott Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	7421124
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7421142
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7421147
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7421122
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7421093
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	7421135
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7421162
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7421102
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	7421130
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7421103
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7421101
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	156 LF	6	7421087
E2010	Throughout building	Fair	Casework, Cabinetry Economy	156 LF	6	7421164
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	36	3	7421128
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7421158
Accessibility						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	18	0	7421149

Component Condition Report | Mary Scott Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Parking lot	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	17	7421096
F1020	Playground	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	25	7421145

Component Condition Report | Mary Scott Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Parent drop off	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	4,000 SF	0	7526862
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	31,800 SF	4	7421151
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	31,800 SF	2	7421099
G2030	Site	Poor	Sidewalk, Asphalt, Overlay	700 SF	2	7421086
Athletic, Recreational & Playfield Areas						
G2050	Playground	Good	Playfield Surfaces, Rubber, Small Areas	1,400 SF	15	7421112
G2050	Playground	Fair	Playfield Surfaces, Chips Wood, 6" Depth	3,200 SF	2	7421152
G2050	Playground	Good	Play Structure, Multipurpose, Medium	1	15	7421097
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	15	7421107
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	6	5	7421165
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	8	7421170
G2060	Playground	Good	Fences & Gates, Fence, Chain Link 6'	345 LF	35	7421155

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/20/2024

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
Mary Scott Preschool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mary Scott Preschool / Main Building	$6,440	$615,528	$556,198	$233,844	$74,959	$321,988	$49,553	$141,743	$542,542	$167,815	$2,285	$41,112	$107,075	$147,758	$12,252	$2,389,959	$909,869	$688,940	$121,319	$321,944	$3,923,798	**$11,376,920**
Mary Scott Preschool / Site	$14,000	$0	$23,085	$0	$125,269	$11,593	$0	$17,599	$20,142	$0	$0	$8,859	$20,403	$0	$9,681	$91,764	$0	$42,495	$0	$0	$11,559	**$396,449**
Grand Total	**$20,440**	**$615,528**	**$579,283**	**$233,844**	**$200,228**	**$333,581**	**$49,553**	**$159,342**	**$562,684**	**$167,815**	**$2,285**	**$49,971**	**$127,477**	**$147,758**	**$21,933**	**$2,481,724**	**$909,869**	**$731,435**	**$121,319**	**$321,944**	**$3,935,357**	**$11,773,369**

Mary Scott Preschool

Mary Scott 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
A1010	Throughout	7456108	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Replace	75	55	20	2520	LF	$120.00	$302,400																					$302,400	**$302,400**
B1010	Throughout	7456107	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20	47508	SF	$28.00	$1,330,224																					$1,330,224	**$1,330,224**
B2010	Main Building	7526598	Exterior Walls, any surface	0	72	* 0	6800	SF	$4.50	$30,600		$30,600																				**$30,600**
B2010	Main Building	7526579	Exterior Walls, Brick Veneer, Replace	50	31	19	6800	SF	$27.00	$183,600																				$183,600		**$183,600**
B2020	Building Exterior	7421168	Glazing, any type by SF, Replace	30	28	2	5200	SF	$68.75	$357,500			$357,500																			**$357,500**
B2050	Building Exterior	7421108	Exterior Door, Steel, Standard, Replace	40	33	7	19	EA	$600.00	$11,400								$11,400														**$11,400**
B3010	Roof	7421110	Roofing, Built-Up, Replace	25	10	15	47508	SF	$28.00	$1,330,224															$1,330,224							**$1,330,224**
B3020	Roof	7421094	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	930	LF	$9.00	$8,370									$8,370													**$8,370**
C1030	Throughout building	7421157	Interior Door, Wood, Solid-Core, Replace	40	33	7	49	EA	$700.00	$34,300								$34,300														**$34,300**
C1070	Throughout building	7421148	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	11900	SF	$3.50	$41,650						$41,650																**$41,650**
C1090	Restrooms	7421139	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	6	EA	$750.00	$4,500													$4,500									**$4,500**
C2010	Throughout building	7421136	Wall Finishes, any surface, Prep & Paint	10	5	5	87400	SF	$1.50	$131,100						$131,100										$131,100						**$262,200**
C2030	Kitchen	7421233	Flooring, Quarry Tile, Replace	50	47	3	2800	SF	$26.00	$72,800				$72,800																		**$72,800**
C2030	Restrooms	7421115	Flooring, Ceramic Tile, Replace	40	36	4	3700	SF	$18.00	$66,600					$66,600																	**$66,600**
C2030	Throughout building	7421125	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	35000	SF	$8.00	$280,000		$280,000																	$280,000			**$560,000**
C2030	Office	7421089	Flooring, Laminate Faux Wood, Replace	15	7	8	2300	SF	$7.00	$16,100									$16,100													**$16,100**
C2030	Throughout building	7421159	Flooring, Carpet, Commercial Tile, Replace	10	3	7	2300	SF	$6.50	$14,950								$14,950												$14,950		**$29,900**
C2050	Throughout building	7421161	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	35600	SF	$2.00	$71,200						$71,200										$71,200						**$142,400**
D2010	Mechanical room	7421140	Pump, Circulation, Domestic Water, Replace	15	4	11	1	EA	$2,600.00	$2,600												$2,600										**$2,600**
D2010	Mechanical room	7421098	Water Heater, Gas, Tankless, Replace	15	4	11	1	EA	$1,600.00	$1,600												$1,600										**$1,600**
D2010	Mechanical room	7421153	Backflow Preventer, Domestic Water, Replace	30	13	17	1	EA	$1,100.00	$1,100																				$1,100		**$1,100**
D2010	Throughout building	7421150	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	47508	SF	$11.00	$522,588																					$522,588	**$522,588**
D2010	Restrooms	7421111	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	18	EA	$1,500.00	$27,000				$27,000																		**$27,000**
D2010	Restrooms	7421126	Urinal, Standard, Replace	30	27	3	3	EA	$1,100.00	$3,300				$3,300																		**$3,300**
D2010	Restrooms	7421133	Toilet, Commercial Water Closet, Replace	30	27	3	10	EA	$1,300.00	$13,000				$13,000																		**$13,000**
D2010	Throughout building	7421167	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	2	EA	$1,400.00	$2,800							$2,800															**$2,800**
D2010	Throughout building	7421121	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	$1,200.00	$2,400										$2,400												**$2,400**
D2010	Kitchen	7421160	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	21	9	1	EA	$2,100.00	$2,100										$2,100												**$2,100**
D2010	Kitchen	7421163	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	21	9	1	EA	$2,500.00	$2,500										$2,500												**$2,500**
D2010	Throughout building	7421134	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	15	EA	$1,200.00	$18,000													$18,000									**$18,000**
D2010	Restrooms	7421123	Toilet, Child-Sized, Replace	30	16	14	9	EA	$900.00	$8,100															$8,100							**$8,100**
D3020	Kitchen	7421120	Unit Heater, Hydronic, Replace	20	17	3	1	EA	$1,700.00	$1,700				$1,700																		**$1,700**
D3030	Throughout building	7421118	Split System, Fan Coil Unit, DX, Replace	15	14	1	41	EA	$3,000.00	$123,000		$123,000																	$123,000			**$246,000**
D3030	Roof	7421117	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	41	EA	$4,000.00	$164,000		$164,000																	$164,000			**$328,000**
D3030	Roof	7421109	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$3,400.00	$3,400										$3,400												**$3,400**
D3030	Throughout building	7421127	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	3	17	26	EA	$9,000.00	$234,000																				$234,000		**$234,000**
D3050	Mechanical room	7421119	Pump, Distribution, HVAC Heating Water, Replace	15	4	11	1	EA	$5,100.00	$5,100												$5,100										**$5,100**
D3050	Mechanical room	7421129	Pump, Distribution, HVAC Heating Water, Replace	15	4	11	1	EA	$5,100.00	$5,100												$5,100										**$5,100**
D3050	Mechanical room	7421105	Pump, Distribution, HVAC Heating Water, Replace	15	4	11	1	EA	$5,100.00	$5,100												$5,100										**$5,100**
D3050	Mechanical room	7421131	Pump, Distribution, HVAC Heating Water, Replace	15	4	11	1	EA	$5,100.00	$5,100												$5,100										**$5,100**
D3050	Mechanical room	7421085	Pump, Distribution, HVAC Heating Water, Replace	15	4	11	1	EA	$5,100.00	$5,100												$5,100										**$5,100**
D3050	Mechanical room	7421100	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	$22,000.00	$22,000				$22,000																		**$22,000**
D3050	Mechanical room	7421092	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$35,000.00	$35,000				$35,000																		**$35,000**
D3060	Throughout building	7421171	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	20	EA	$2,400.00	$48,000			$48,000					$48,000					$48,000						$48,000			**$192,000**

Replacement Reserves Report

5/20/2024

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
D5020	Utility closet	7421137	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																		**$6,000**
D5020	Mechanical room	7421116	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																		**$6,000**
D5030	Throughout building	7421169	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	47508	SF	$2.50	$118,770									$118,770														**$118,770**
D5040	Throughout building	7421146	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	47508	SF	$4.50	$213,786									$213,786														**$213,786**
D6020	Throughout building	7421088	Low Voltage System, Phone & Data Lines, Replace	20	12	8	47508	SF	$1.50	$71,262									$71,262														**$71,262**
D6060	Throughout building	7421104	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	2	18	47508	SF	$1.50	$71,262																				$71,262			**$71,262**
D7030	Throughout building	7421141	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	47508	SF	$2.00	$95,016														$95,016									**$95,016**
D7050	Office	7421156	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000													**$15,000**
D7050	Throughout building	7421106	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	11	9	47508	SF	$2.00	$95,016										$95,016													**$95,016**
D8010	Electrical room	7603781	BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	13	2	47508	SF	$2.50	$118,770			$118,770																$118,770				**$237,540**
E1030	Kitchen	7421102	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	$5,600.00	$5,600				$5,600										$5,600									**$11,200**
E1030	Kitchen	7421095	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600																$4,600	**$9,200**
E1030	Kitchen	7421132	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	$15,000.00	$15,000						$15,000																	**$15,000**
E1030	Kitchen	7421124	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	$4,700.00	$4,700						$4,700																$4,700	**$9,400**
E1030	Kitchen	7421147	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700																$1,700	**$3,400**
E1030	Kitchen	7421130	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300																$6,300	**$12,600**
E1030	Kitchen	7421122	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600																**$3,600**
E1030	Kitchen	7421142	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$3,300								$3,300															**$3,300**
E1030	Kitchen	7421093	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$3,300								$3,300															**$3,300**
E1030	Kitchen	7421162	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600													**$4,600**
E1030	Kitchen	7421103	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	$3,600.00	$3,600										$3,600													**$3,600**
E1030	Kitchen	7421144	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700												$1,700											**$1,700**
E1030	Kitchen	7421135	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600										**$4,600**
E1040	Office	7421101	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500											$1,500						**$3,000**
E2010	Throughout building	7421087	Casework, Countertop, Plastic Laminate, Replace	15	9	6	156	LF	$50.00	$7,800							$7,800															**$7,800**
E2010	Throughout building	7421164	Casework, Cabinetry Economy, Replace	20	14	6	156	LF	$175.00	$27,300							$27,300															**$27,300**
G4050	Building Exterior	7421128	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	36	EA	$600.00	$21,600				$21,600																		**$21,600**
P2030	Throughout building	7421158	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	$5,000.00	$5,000	$5,000																					**$5,000**
Y1050	Restrooms	7421149	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	18	EA	$80.00	$1,440	$1,440																					**$1,440**
Totals, Unescalated											**$6,440**	**$597,600**	**$524,270**	**$214,000**	**$66,600**	**$277,750**	**$41,500**	**$115,250**	**$428,288**	**$128,616**	**$1,700**	**$29,700**	**$75,100**	**$100,616**	**$8,100**	**$1,534,024**	**$567,000**	**$416,820**	**$71,262**	**$183,600**	**$2,172,512**	**$7,560,748**
Totals, Escalated (3.0% inflation, compounded annually)											**$6,440**	**$615,528**	**$556,198**	**$233,844**	**$74,959**	**$321,988**	**$49,553**	**$141,743**	**$542,542**	**$167,815**	**$2,285**	**$41,112**	**$107,075**	**$147,758**	**$12,252**	**$2,389,959**	**$909,869**	**$688,940**	**$121,319**	**$321,944**	**$3,923,798**	**$11,376,920**

Mary Scott 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
F1020	Parking lot	7421096	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	13	17	200	SF	$25.00	$5,000																		$5,000					**$5,000**
G2010	Parent drop off	7526862	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0	4000	SF	$3.50	$14,000	$14,000																						**$14,000**
G2020	Parking lot	7421099	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	31800	SF	$0.45	$14,310			$14,310					$14,310					$14,310					$14,310					**$57,240**
G2020	Parking lot	7421151	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	31800	SF	$3.50	$111,300				$111,300																			**$111,300**
G2030	Site	7421086	Sidewalk, Asphalt, Overlay	25	23	2	700	SF	$1.50	$1,050			$1,050																				**$1,050**
G2050	Playground	7421152	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	3200	SF	$2.00	$6,400			$6,400			$6,400			$6,400			$6,400			$6,400			$6,400			$6,400	**$44,800**
G2050	Playground	7421112	Playfield Surfaces, Rubber, Small Areas, Replace	20	5	15	1400	SF	$26.00	$36,400																$36,400						**$36,400**
G2050	Playground	7421097	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000						**$20,000**
G2060	Site	7421165	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	6	EA	$600.00	$3,600						$3,600																**$3,600**
G2060	Site	7421170	Signage, Property, Pylon Standard, Replace/Install	20	12	8	1	EA	$9,500.00	$9,500									$9,500													**$9,500**
G2060	Site	7421107	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
Totals, Unescalated											**$14,000**	**$0**	**$21,760**	**$0**	**$111,300**	**$10,000**	**$0**	**$14,310**	**$15,900**	**$0**	**$0**	**$6,400**	**$14,310**	**$0**	**$6,400**	**$58,900**	**$0**	**$25,710**	**$0**	**$0**	**$6,400**	**$305,390**
Totals, Escalated (3.0% inflation, compounded annually)											**$14,000**	**$0**	**$23,085**	**$0**	**$125,269**	**$11,593**	**$0**	**$17,599**	**$20,142**	**$0**	**$0**	**$8,859**	**$20,403**	**$0**	**$9,681**	**$91,764**	**$0**	**$42,495**	**$0**	**$0**	**$11,559**	**$396,449**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421140	D2010	**Pump**	Circulation, Domestic Water	0.083 HP	Mary Scott Preschool / Main Building	Mechanical room	Bell & Gossett	1F91	M09181	2020	3486	
2	7421098	D2010	**Water Heater**	Gas, Tankless	5 GPM	Mary Scott Preschool / Main Building	Mechanical room	Navien	NPE-240A(NG)	741422022141594	2020	3482	
3	7421153	D2010	**Backflow Preventer**	Domestic Water	0.75 IN	Mary Scott Preschool / Main Building	Mechanical room	Watts Regulator	LF909 QT	067248		3517	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421166	D3020	**Boiler**	Gas, HVAC	825 MBH	Mary Scott Preschool / Main Building	Mechanical room	Lochinvar	FTX850N	1947 115829281	2020	3485	
2	7421154	D3020	**Boiler**	Gas, HVAC	825 MBH	Mary Scott Preschool / Main Building	Mechanical room	Lochinvar	FTX850N	1947 117088938	2020	3487	
3	7421138	D3020	**Boiler**	Gas, HVAC	825 MBH	Mary Scott Preschool / Main Building	Mechanical room	Lochinvar	FTX850N	1947 117088937	2020	3489	
4	7421120	D3020	**Unit Heater**	Hydronic	30 MBH	Mary Scott Preschool / Main Building	Kitchen	Modine Manufacturing	Inaccessible	Inaccessible		3501	
5	7421117	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Mary Scott Preschool / Main Building	Roof	EMI	Illegible	Illegible			41
6	7421109	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Mary Scott Preschool / Main Building	Roof	International Comfort Products	NXA424GKC101	E182325105	2018	3481	
7	7421118	D3030	**Split System**	Fan Coil Unit, DX	2 TON	Mary Scott Preschool / Main Building	Throughout building	No dataplate	No dataplate	No dataplate			41
8	7421127	D3030	**Unit Ventilator**	approx/nominal 3 Ton, 751 to 1250 CFM	1000 CFM	Mary Scott Preschool / Main Building	Throughout building	Daikin Industries			2021		26
9	7421119	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Mary Scott Preschool / Main Building	Mechanical room	Grundfos	98623941	10001952	2020	3519	

10	7421129	D3050	**Pump**	Distribution, HVAC Heating Water	1.5 HP	Mary Scott Preschool / Main Building	Mechanical room	Bell & Gossett	e-1510 SSF 5:875	1SSF095 J91	2020	3516
11	7421105	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Mary Scott Preschool / Main Building	Mechanical room	Grundfos	98623941	10001909	2020	3490
12	7421131	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Mary Scott Preschool / Main Building	Mechanical room	Grundfos	98623941	10001966	2020	3520
13	7421085	D3050	**Pump**	Distribution, HVAC Heating Water	1.5 HP	Mary Scott Preschool / Main Building	Mechanical room	Bell & Gossett	e-1510 SSF 5:875	1SSF095 091	2020	3518
14	7421100	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2650 CFM	Mary Scott Preschool / Main Building	Mechanical room	Kennard	H2131M	F1420		3484
15	7421092	D3050	**Make-Up Air Unit**	MUA or MAU	3000 CFM	Mary Scott Preschool / Main Building	Mechanical room	No dataplate	No dataplate	No dataplate		3497
16	7421090	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	Mary Scott Preschool / Main Building	Roof	Cook	120 ACE 120C17D VF	065SJ35001-00/0003601	2021	3491
17	7421113	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	Mary Scott Preschool / Main Building	Roof	Cook	120 ACE 20C17D VF	065935001-00/0002101	2021	3494
18	7421091	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1700 CFM	Mary Scott Preschool / Main Building	Roof	Cook	180 ACE 180C17D VF	065SJ35001-00/0000701	2021	3488
19	7421171	D3060	**Supplemental Components**	Air Purifier, Electrostatic	600 CFM	Mary Scott Preschool / Main Building	Throughout building	Carrier	FN1AAF006	NA		20

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421137	D5020	**Distribution Panel**	120/208 V	400 AMP	Mary Scott Preschool / Main Building	Utility closet	Siemens	S3B30ML400FTS	79-38359-B00	1993	3514	
2	7421116	D5020	**Distribution Panel**	120/208 V	400 AMP	Mary Scott Preschool / Main Building	Mechanical room	Trumbull Electric	NA	6148187		3493	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421156	D7050	**Fire Alarm Panel**	Fully Addressable		Mary Scott Preschool / Main Building	Office	Edwards	No dataplate	No dataplate		3513	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421102	E1030	**Foodservice Equipment**	Convection Oven, Single		Mary Scott Preschool / Main Building	Kitchen	Blodgett	No dataplate	No dataplate		3505	
2	7421122	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Mary Scott Preschool / Main Building	Kitchen	Beverage-Air Corporation	SM34N	7509379		3504	
3	7421103	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Mary Scott Preschool / Main Building	Kitchen	Beverage-Air Corporation	Inaccessible	Inaccessible		3512	
4	7421142	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Mary Scott Preschool / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		3506	
5	7421093	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Mary Scott Preschool / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		3510	
6	7421144	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Mary Scott Preschool / Main Building	Kitchen	Metro	NA	C5HME034001	2019	3503	
7	7421147	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Mary Scott Preschool / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		3508	
8	7421124	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Mary Scott Preschool / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		3511	
9	7421135	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Mary Scott Preschool / Main Building	Kitchen	Traulsen	G20010	T51001J13		3509	
10	7421162	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Mary Scott Preschool / Main Building	Kitchen	Traulsen	G20010	T46428110		3502	
11	7421130	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Mary Scott Preschool / Main Building	Kitchen	Nor-Lake	No dataplate	No dataplate			
12	7421095	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Mary Scott Preschool / Main Building	Kitchen	Nor-Lake	No dataplate	No dataplate			
13	7421132	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Mary Scott Preschool / Main Building	Kitchen	Nor-Lake	No dataplate	No dataplate		3507	
14	7421101	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Mary Scott Preschool / Main Building	Office					3515	