

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Lois Harrison-Jones Elementary School  
3021 Maplewood Avenue  
Richmond, VA 23221

**PREPARED BY:**

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**BV PROJECT #:**

*166385.24R000-005.468*

**DATE OF REPORT:**

*August 15, 2024*

**ON SITE DATE:**

*March 25, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	1
<b>Main Address</b>	3021 Maplewood Avenue, Richmond VA 23221
<b>Site Developed</b>	1953
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	March 25, 2024
<b>Management Point of Contact</b>	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 Mobile: 614.949.1355 <a href="mailto:daniel.alu@gofmx.com">daniel.alu@gofmx.com</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

Lois Harrison-Jones Elementary School, formerly known as John B. Cary Elementary School, was originally constructed in 1953 and has undergone limited school wide renovation. The general use and occupants of the facility are administration, teachers, and students used for education and community activity.

### Architectural

The school's architecture and façade is from original construction and consists of brick and CMU wall system. The structure shows limited evidence of settlement, with some cracking evidence in basement mortar joints. The windows are aluminum, and the exterior doors consist of aluminum and steel. There are reports of high air leaks at varying windows throughout the building. Windows and both exterior and interior doors are observed to be dated and anticipated for replacement. The west end stairwell has wall finish of ceramic tile and plaster damage that has required previous repairs and will require further repair. The roofing is built up of tar and gravel membrane with roof leaks reported over older roof sections, and significant ponding observed. Partial roof replacements are observed over kindergarten wing, kitchen, and cafeteria. Full roof is approaching end of lifecycle. The interior finishes are dated and replaced on an as needed basis. Typical lifecycle interior and exterior finish replacements are anticipated and budgeted.

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

The school utilizes boilers and chillers for primary heating and cooling. The roof top packaged units serve select spaces. Air handling units provide for larger shared spaces ventilation. Control is by means of a building automation system (BAS). The electrical system consists of a switchboard, transformers, and distribution panels. A diesel generator provides emergency power. There is one hydraulic passenger elevator. The plumbing system uses instant tankless water heaters to supply the hot water. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers.

### Site

Overall, the site is well maintained with moderate landscaping features and irrigation is not present. Exterior lighting is by building and pole mounted light fixtures. A small asphalt parking lot serves the facility. The play areas have several play structures, asphalt sports surfaces and open playfields.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility’s overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate facility. The chart below presents the industry standard ranges and cut-off points.

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to 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   Lois Harrison-Jones Elementary School / Main Building(953)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 18,684,400	46,711	\$ 400	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 18,600		<b>0.1 %</b>
3-Year	\$ 501,300		2.7 %
5-Year	\$ 2,422,100		13.0 %
10-Year	\$ 4,318,400		23.1 %

## Immediate Needs

There are no immediate needs to report.



## Key Findings



### Exterior Walls in Poor condition.

Concrete  
Main Building Lois Harrison-Jones Elementary School West end stairwell

Uniformat Code: B2010  
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

Severe crack damage to structural wall and ceramic tile. - AssetCALC ID: 7604082



### Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof  
Main Building Lois Harrison-Jones Elementary School Roof

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Roof ponding issues, slope and clear drainage - AssetCALC ID: 7476880



### Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement  
Main Building Lois Harrison-Jones Elementary School Throughout building

Uniformat Code: C2030  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$51,200

\$\$\$\$

ACM VCT tiles observed - AssetCALC ID: 7473365



### ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration  
Main Building Lois Harrison-Jones Elementary School Staff Lounge

Uniformat Code: Y1060  
Recommendation: **Renovate in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

\$\$\$\$

Missing knee clearance - AssetCALC ID: 7529142



## ADA Restrooms

Lavatory, Pipe Wraps/Insulation  
Main Building Lois Harrison-Jones Elementary  
School Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

**\$\$\$\$**

Piping insulation missing - AssetCALC ID: 7529143



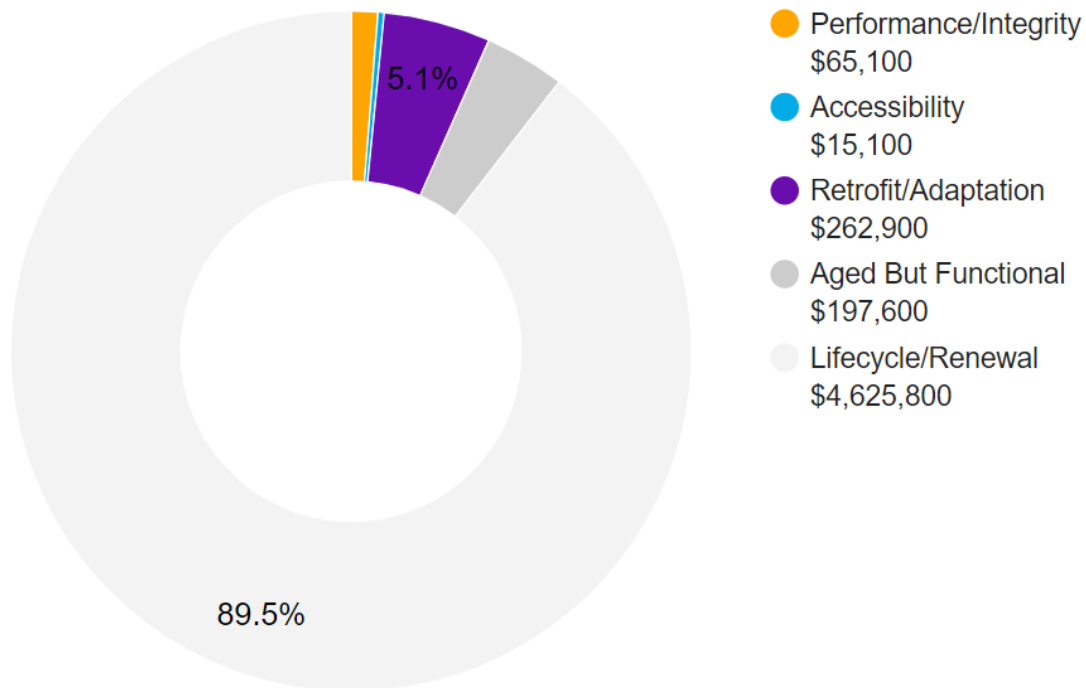
## Plan Types

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

### Plan Type Descriptions

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,166,500



## 2. Building Information



Building Systems Summary		
<b>Address</b>	3021 Maplewood Avenue, Richmond, VA 23221	
<b>Constructed/Renovated</b>	1953	
<b>Building Area</b>	46,711 SF	
<b>Number of Stories</b>	2 stories above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with steel frame roofs, and cast-in-place concrete floors over concrete pad column footings	Fair
<b>Façade</b>	Primary Wall Finish: Brick, Secondary Wall Finish: CMU Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: terrazzo, quarry tile, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas, Tankless Water Heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Steam boilers with dedicated fan coil units; chiller with separate fan coil units; air handlers Non-Central System: Split-system packaged units, unit heaters Building Automation System (BAS)	Fair

<b>Building Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED, halogen Emergency Power: Diesel generator	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	\$4,259,200	\$4,259,200
Facade	\$3,500	-	\$219,700	\$21,400	\$1,236,000	\$1,480,600
Roofing	-	-	\$557,300	-	-	\$557,300
Interiors	-	\$341,400	\$318,200	\$323,100	\$687,700	\$1,670,400
Conveying	-	-	-	\$79,700	-	\$79,700
Plumbing	-	-	\$11,100	\$22,000	\$929,600	\$962,800
HVAC	-	\$125,500	\$41,600	\$765,400	\$728,200	\$1,660,700
Fire Protection	-	-	\$262,900	-	-	\$262,900
Electrical	-	-	-	\$328,900	\$216,800	\$545,600
Fire Alarm & Electronic Systems	-	-	\$488,000	\$92,000	\$521,500	\$1,101,500
Equipment & Furnishings	-	\$4,900	\$25,800	\$263,600	\$80,100	\$374,400
Follow-up Studies	-	\$7,200	-	-	-	\$7,200
Accessibility	\$15,100	-	-	-	-	\$15,100
<b>TOTALS (3% inflation)</b>	<b>\$18,600</b>	<b>\$479,000</b>	<b>\$1,924,600</b>	<b>\$1,896,200</b>	<b>\$8,659,200</b>	<b>\$12,977,600</b>



**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

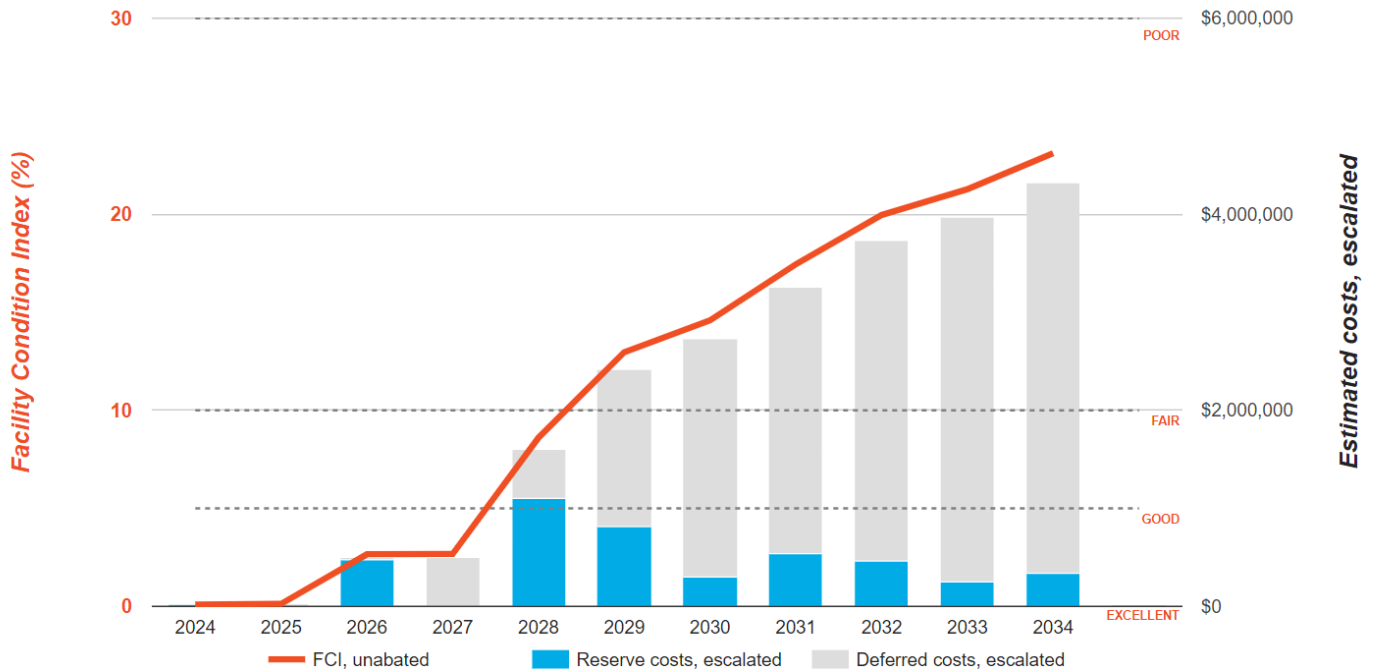
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Lois Harrison-Jones Elementary School Main Building

Replacement Value: \$18,684,400

Inflation Rate: 3.0%

Average Needs per Year: \$392,600



## Main Building: Photographic Overview



1 - Front Elevation



2 - Left Elevation



3 - Right Elevation



4 - Rear Elevation



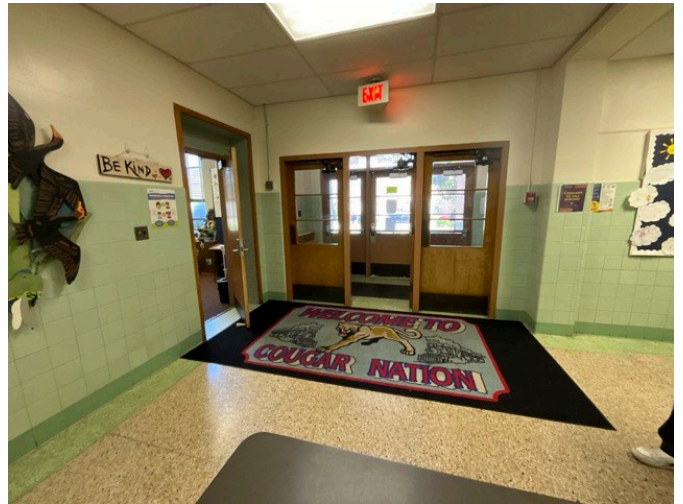
5 - Façade Overview



6 - Roof Overview



7 - Main entrance



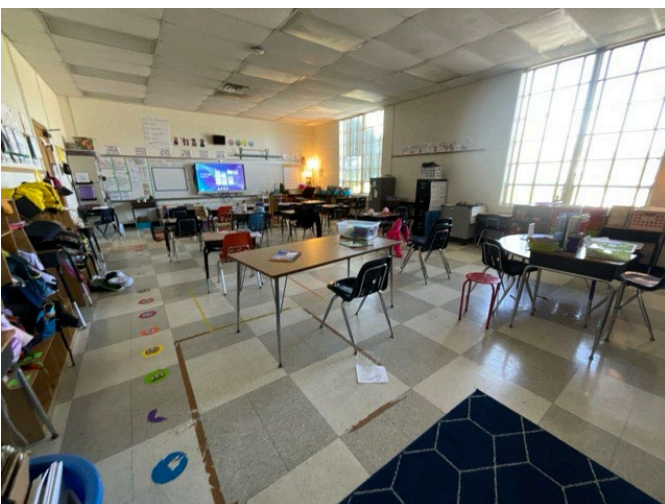
8 - Lobby



9 - Main Office



10 - Library



11 - Typical Classroom



12 - Gymnasium



13 - Staff Lounge



14 - Cafeteria



15 - Kitchen



16 - Restroom Fixtures



17 - Water heaters



18 - HVAC, Boilers





19 - HVAC, Chiller



20 - HVAC, Roof top units



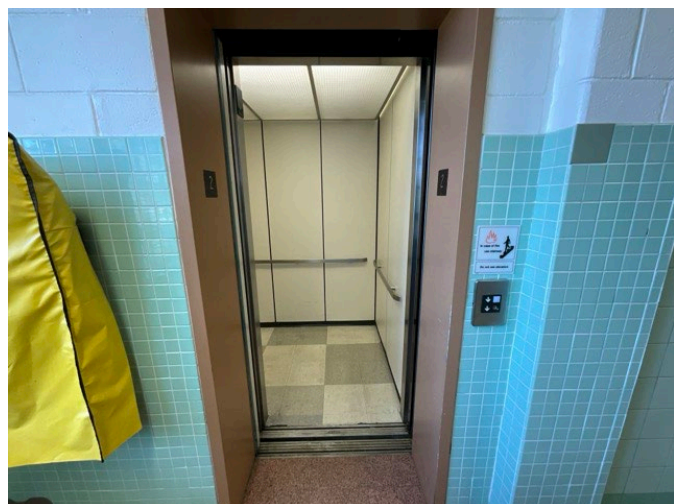
21 - Fire Alarm Panel



22 - Main Electrical Panel



23 - Emergency Generator



24 - Elevator

### 3. Site Summary



Site Information		
<b>Site Area</b>	10.5 acres (estimated)	
<b>Parking Spaces</b>	41 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted signage; dumpster enclosures, and site lights Playgrounds and sports fields Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS, and metal halide	Fair
<b>Ancillary Structures</b>	Storage sheds, pavilion, and wood deck	Fair
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.	

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	\$14,900	\$14,900
Site Utilities	-	-	-	\$150,900	-	\$150,900
Site Development	-	\$6,300	\$6,800	\$605,700	\$775,700	\$1,394,500
Site Pavement	-	\$7,700	\$61,700	\$8,900	\$37,100	\$115,400
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$14,000</b>	<b>\$68,500</b>	<b>\$765,500</b>	<b>\$827,800</b>	<b>\$1,675,800</b>

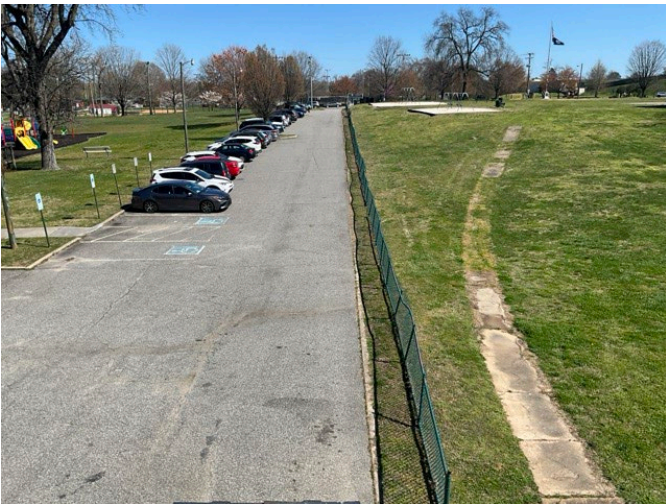
Site: Photographic **Overview**



1 - SITE OVERVIEW



2 - WALKWAYS



3 - PARKING AREA



4 - ANCILLARY STRUCTURES



5 - SIGNAGE



6 - PLAYGROUNDS

## 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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property’s current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property’s use. Opinions are rendered as to its structural integrity, building system condition and the Property’s overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system’s condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

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

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

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Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.



## Definitions

### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety or Performance/Integrity* Plan Types, are considered Immediate Needs.

### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

### Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## 7. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lois Harrison-Jones Elementary School, 3021 Maplewood Avenue Richmond VA 23221, 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.

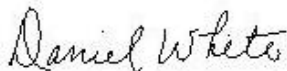
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

**Reviewed by:**



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Technical Report Reviewer for  
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Program Manager  
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## 8. Appendices

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- 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)

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	166385.24R000-005.468	Lois Harrison-Jones Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	March 25, 2024	

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

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Lois Harrison-Jones Elementary School

**Name of person completing form:** Building service

**Title / Association w/ property:** Building service

**Length of time associated w/ property:** 2 years

**Date Completed:** 3/25/2024

**Phone Number:** 8043250740

**Method of Completion:** DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1953	Renovated	Original for most part
2	Building size in SF	46,711	<b>SF</b>	
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).	Instant water heaters		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
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			Dated and limited in capacity
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		No reports
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?					



Signature of Assessor



Signature of POC



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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lois Harrison-Jones Elementary School

BV Project Number: 166385.24R000-005.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

# 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 ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

# Abbreviated Accessibility Checklist

## Building Entrances



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

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

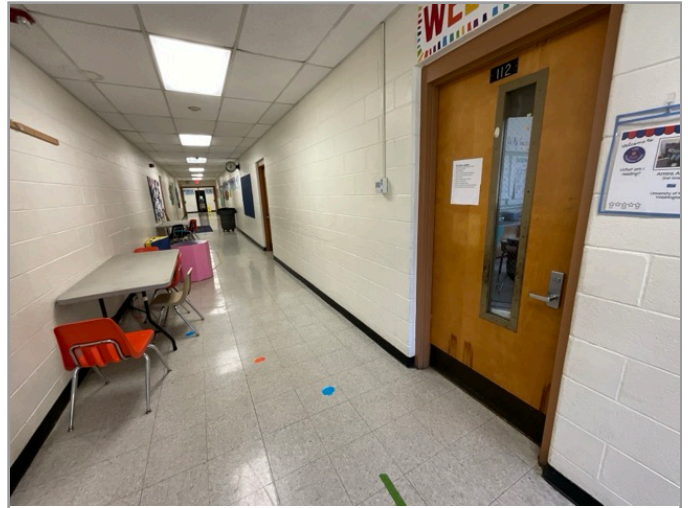
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	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

## Elevators



LOBBY LOOKING AT CABS



EMERGENCY CALL PANEL

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

## Abbreviated Accessibility Checklist

### Public Restrooms



RESTROOM ACCESSORIES



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?		✗		Missing knee clearance
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?	✗			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			X	
---	---	--	--	---	--

# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO 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

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**Component Condition Report | Lois Harrison-Jones Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout building	Fair	Foundation System, Concrete/ CMU, 1-2 Story Building	46,711 SF	19	7473352
B1010	Building Exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls	46,711 SF	19	7473355
<b>Facade</b>						
B2010	West end stairwell	Poor	Exterior Walls, Concrete, Repair	120 SF	0	7604082
B2010	Building Exterior	Fair	Exterior Walls, Brick	13,300 SF	19	7473354
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	194	5	7473356
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	5	7473357
B2050	Building Exterior	Fair	Exterior Door, Steel-Framed & Glazed, Standard Swing	13	8	7473358
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	35,275 SF	4	7473360
B3060	Roof	Fair	Roof Hatch, Metal	1	4	7473361
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	94	7	7473362
C1030	Throughout building	Fair	Door Hardware, School, per Door	94	8	7473363
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	31,711 SF	2	7473364
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	11,400 SF	2	7473366
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	26	10	7473367
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	102,238 SF	4	7473369
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,710 SF	14	7473368
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	6,400 SF	2	7473365
C2030	Throughout building	Good	Flooring, Wood, Strip, Refinish	5,100 SF	8	7476840
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,180 SF	24	7473370
C2030	Throughout building	Fair	Flooring, Terrazzo	7,800 SF	9	7473373
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	2,750 SF	5	7473374
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	21,000 SF	5	7473372
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	14	7473371
<b>Conveying</b>						
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	10	7473381
D1010	Elevator Machine Room	Good	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate [Car 1]	1	7	7473382
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	9	4	7473377
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Laundry	3	6	7473384
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	9	7476826
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	12	7473380
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	46,711 SF	14	7473436
D2010	Boiler room	Fair	Storage Tank, Domestic Water [BR-17]	1	13	7476851
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	11	7473379

**Component Condition Report | Lois Harrison-Jones Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	31	13	7473375
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	12	7476857
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	13	7473385
D2030	Boiler room	Fair	Pump, Sump, 3 HP	1	6	7476844
D2030	Boiler room	Fair	Pump, Sump, 3 HP	1	6	7473386
D2060	Boiler room	Good	Air Compressor, Tank-Style, 2 HP	1	15	7473388
<b>HVAC</b>						
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH [Boiler B-1]	1	13	7473390
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH [Boiler B-2]	1	13	7476836
D3020	Building entrances	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	6	7473391
D3020	Utility closet	Good	Boiler Supplemental Components, Expansion Tank	4	31	7476897
D3030	Site	Fair	Chiller, Air-Cooled	1	11	7476894
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7476860
D3050	Boiler room	Fair	HVAC Steam Components, Steam Trap, 2 IN	1	13	7473396
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7476867
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	7476870
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	9	7476842
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	7476827
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7476872
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7476833
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	46,711 SF	10	7473437
D3050	Building entrances	Fair	HVAC System, Hydronic Piping, 2-Pipe	46,711 SF	7	7476853
D3050	Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	9	7473435
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7476875
D3050	Roof	Fair	Air Handler, Exterior AHU	1	7	7476885
D3050	Roof	Fair	Air Handler, Exterior AHU	1	2	7476901
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	7476858
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7473397
D3050	Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	8	7476892
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal [FCU 22]	31	11	7476869
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	2	7476888
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7473400
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	1	5	7476837
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	7	7476846
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	1	5	7476864
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	4	7473398
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	1	5	7476850
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	4	7476893
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	15	7476902

**Component Condition Report | Lois Harrison-Jones Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	1	5	7473399
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	15	7476882
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	9	7476855
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	1	5	7476874
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	46,711 SF	4	7473438
<b>Electrical</b>						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS, 600 AMP	1	16	7473402
D5010	Building exterior	Fair	Generator, Diesel, 35 to 60 KW	1	10	7473401
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 600 AMP	1	8	7473403
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	46,711 SF	14	7473441
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	46,711 SF	8	7473443
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Throughout building	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines	46,711 SF	4	7473442
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	46,711 SF	6	7473439
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	46,711 SF	13	7473440
D7050	Main Office	Fair	Fire Alarm Panel, Multiplex	24	5	7473404
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	46,711 SF	5	7473444
D8010	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	46,711 SF	5	7476898
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [11]	1	4	7473411
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [2]	1	9	7476829
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [C]	1	6	7473410
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [3]	1	8	7476831
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [8]	1	8	7476891
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7473412
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7473383
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7473417
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7473414
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [3]	1	2	7476839
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [7]	1	8	7476838
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [D]	1	7	7476852
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [9]	1	8	7476879
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [7]	1	9	7476832
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In [9]	1	9	7473409
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7473415
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [4]	1	5	7476861
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	11	7473376
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [By window]	1	8	7476849

**Component Condition Report | Lois Harrison-Jones Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	7473420
E1040	110 Art Room	Good	Ceramics Equipment, Kiln	1	18	7473419
E1060	Staff Lounge	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	7476884
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	390 SF	4	7476843
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	680 LF	6	7473422
E2010	Throughout building	Fair	Casework, Cabinetry, Economy	680 LF	6	7473421
<b>Follow-up Studies</b>						
P2030	Roof	Poor	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	1	7476880
<b>Accessibility</b>						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	7529143
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	7529142

**Component Condition Report | Lois Harrison-Jones Elementary School / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	20	8	7473434
<b>Special Construction &amp; Demo</b>						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	350 SF	18	7473423
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	16,125 SF	3	7473424
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,125 SF	2	7473425
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,024 SF	16	7473426
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	5,904 SF	2	7473430
G2050	Site	Fair	Play Structure, Multipurpose, Large	3	13	7473431
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	7473429
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	14,885 SF	8	7473428
<b>Sitework</b>						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7476883
G2060	Site	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	17	7476873
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	118 LF	33	7473432
G2080	Site	Fair	Landscaping, Ground Cover, Repair	105,800 SF	8	7476847
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	26	9	7473433

## Appendix E: Replacement Reserves

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Replacement Reserves Report



8/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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			
D3050	Roof	7476867	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																			\$9,000			
D3050	Roof	7476888	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	18	2	1	EA	\$7,500.00	\$7,500			\$7,500																				\$7,500		
D3050	Roof	7476872	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000		
D3050	Roof	7476833	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$25,000.00	\$25,000			\$25,000																				\$25,000		
D3050	Roof	7476901	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	\$58,800.00	\$58,800			\$58,800																				\$58,800		
D3050	Roof	7476885	Air Handler, Exterior AHU, Replace	20	13	7	1	EA	\$58,800.00	\$58,800							\$58,800																\$58,800		
D3050	Stage	7476892	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	22	8	1	EA	\$40,000.00	\$40,000								\$40,000															\$40,000		
D3050	Stage	7473435	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	21	9	1	EA	\$40,000.00	\$40,000									\$40,000														\$40,000		
D3050	Throughout building	7473437	HVAC System, Ductwork, Medium Density, Replace	30	20	10	46711	SF	\$4.00	\$186,844										\$186,844													\$186,844		
D3050	Throughout building	7476869	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	31	EA	\$1,670.00	\$51,770											\$51,770												\$51,770		
D3050	Roof	7476827	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,000.00	\$9,000													\$9,000										\$9,000		
D3050	Roof	7476875	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000							\$25,000		
D3060	Roof	7473398	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																		\$2,400		
D3060	Roof	7476893	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																		\$2,400		
D3060	Roof	7473399	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																	\$5,600		
D3060	Roof	7476874	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																	\$5,600		
D3060	Roof	7476850	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																	\$5,600		
D3060	Roof	7476837	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																	\$5,600		
D3060	Roof	7476864	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																	\$5,600		
D3060	Roof	7473400	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400																	\$1,400	
D3060	Roof	7476846	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	13	7	1	EA	\$11,000.00	\$11,000								\$11,000																\$11,000	
D3060	Roof	7476855	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	11	9	1	EA	\$11,000.00	\$11,000									\$11,000															\$11,000	
D3060	Roof	7476902	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	5	15	1	EA	\$11,000.00	\$11,000																\$11,000								\$11,000	
D3060	Roof	7476882	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	5	15	1	EA	\$11,000.00	\$11,000																\$11,000								\$11,000	
D4010	Throughout building	7473438	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	46711	SF	\$5.00	\$233,555					\$233,555																			\$233,555	
D5010	Building exterior	7473401	Generator, Diesel, 35 to 60 KW, Replace	25	15	10	1	EA	\$40,000.00	\$40,000										\$40,000														\$40,000	
D5010	Electrical room	7473402	Automatic Transfer Switch, ATS, 600 AMP, Replace	25	9	16	1	EA	\$25,000.00	\$25,000																	\$25,000							\$25,000	
D5020	Electrical room	7473403	Distribution Panel, 120/208 V, 600 AMP, Replace	30	22	8	1	EA	\$7,000.00	\$7,000									\$7,000															\$7,000	
D5030	Throughout building	7473441	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	46711	SF	\$2.50	\$116,778														\$116,778										\$116,778	
D5040	Throughout building	7473443	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	46711	SF	\$4.50	\$210,200										\$210,200														\$210,200	
D6020	Throughout building	7473442	Low Voltage System, Facility-Wide, Phone & Data Lines, Replace	20	16	4	46711	SF	\$1.50	\$70,067					\$70,067																			\$70,067	
D6060	Throughout building	7473439	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	46711	SF	\$1.65	\$77,073							\$77,073																	\$77,073	
D7030	Throughout building	7473440	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	46711	SF	\$2.00	\$93,422													\$93,422											\$93,422	
D7050	Throughout building	7473444	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	46711	SF	\$3.00	\$140,133					\$140,133																			\$140,133	
D7050	Main Office	7473404	Fire Alarm Panel, Multiplex, Replace	15	10	5	24	EA	\$4,000.00	\$96,000						\$96,000															\$96,000			\$192,000	
D8010	Boiler room	7476898	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	46711	SF	\$2.50	\$116,778																	\$116,778							\$233,555	
E1030	Kitchen	7476839	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600															\$4,600						\$9,200	
E1030	Kitchen	7473411	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600				\$3,600															\$3,600					\$7,200	
E1030	Kitchen	7473412	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000														\$7,000										\$14,000	
E1030	Kitchen	7476861	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600					\$4,600															\$4,600				\$9,200	
E1030	Kitchen	7473415	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	7473417	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	\$4,700.00	\$4,700						\$4,700																		\$4,700	
E1030	Kitchen	7473410	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	\$5,600.00	\$5,600						\$5,600											\$5,600							\$11,200	
E1030	Kitchen	7476852	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$8,280.00	\$8,280							\$8,280											\$8,280							\$16,560
E1030	Kitchen	7476831	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,600.00	\$4,600								\$4,600																\$4,600	
E1030	Kitchen	7476849	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,100.00	\$5,100									\$5,100															\$5,100	
E1030	Kitchen	7476838	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,100.00	\$5,																									



Replacement Reserves Report



8/15/2024

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
E1060	Staff Lounge	7476884	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	\$600.00	\$600												\$600									\$600	
E1070	Stage	7476843	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	390	SF	\$15.00	\$5,850					\$5,850														\$5,850		\$11,700	
E2010	Throughout building	7473421	Casework, Cabinetry, Economy, Replace	20	14	6	680	LF	\$175.00	\$119,000						\$119,000															\$119,000	
E2010	Throughout building	7473422	Casework, Countertop, Plastic Laminate, Replace	15	9	6	680	LF	\$50.00	\$34,000						\$34,000															\$34,000	
P2030	Roof	7476880	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	-1	1	1	EA	\$7,000.00	\$7,000		\$7,000																			\$7,000	
Y1050	Restrooms	7529143	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	\$80.00	\$80	\$80																				\$80	
Y1060	Staff Lounge	7529142	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																				\$15,000	
<b>Totals, Unescalated</b>											<b>\$18,560</b>	<b>\$7,000</b>	<b>\$444,689</b>	<b>\$3,400</b>	<b>\$983,279</b>	<b>\$702,336</b>	<b>\$253,813</b>	<b>\$435,435</b>	<b>\$370,800</b>	<b>\$187,600</b>	<b>\$255,344</b>	<b>\$179,870</b>	<b>\$3,800</b>	<b>\$456,322</b>	<b>\$866,736</b>	<b>\$77,395</b>	<b>\$30,600</b>	<b>\$67,080</b>	<b>\$27,000</b>	<b>\$3,143,322</b>	<b>\$324,078</b>	<b>\$8,838,456</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$18,560</b>	<b>\$7,210</b>	<b>\$471,770</b>	<b>\$3,715</b>	<b>\$1,106,689</b>	<b>\$814,199</b>	<b>\$303,066</b>	<b>\$535,530</b>	<b>\$469,718</b>	<b>\$244,775</b>	<b>\$343,161</b>	<b>\$248,982</b>	<b>\$5,418</b>	<b>\$670,124</b>	<b>\$1,311,015</b>	<b>\$120,579</b>	<b>\$49,104</b>	<b>\$110,873</b>	<b>\$45,966</b>	<b>\$5,511,834</b>	<b>\$585,320</b>	<b>\$12,977,609</b>

Lois Harrison-Jones Elementary School / 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
D5040	Building Exterior	7473434	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	12	8	20	EA	\$600.00	\$12,000									\$12,000												\$12,000	
F1020	Site	7473423	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	350	SF	\$25.00	\$8,750																		\$8,750			\$8,750	
G2020	Site	7473425	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	16125	SF	\$0.45	\$7,256			\$7,256																			\$29,025
G2020	Site	7473424	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	16125	SF	\$3.50	\$56,438				\$56,438																		\$56,438
G2030	Site	7473426	Sidewalk, Concrete, Large Areas, Replace	50	34	16	1024	SF	\$9.00	\$9,216																	\$9,216					\$9,216
G2050	Site	7473429	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$9,500.00	\$38,000						\$38,000																\$38,000
G2050	Site	7473428	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	17	8	14885	SF	\$6.50	\$96,753									\$96,753													\$96,753
G2050	Site	7473430	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	3	1	2	5904	SF	\$1.00	\$5,904			\$5,904		\$5,904				\$5,904		\$5,904						\$5,904			\$5,904		\$41,328
G2050	Site	7473431	Play Structure, Multipurpose, Large, Replace	20	7	13	3	EA	\$35,000.00	\$105,000													\$105,000									\$105,000
G2060	Site	7476883	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	\$3,000.00	\$3,000																	\$3,000					\$3,000
G2060	Site	7476873	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	3	17	12	EA	\$150.00	\$1,800																	\$1,800					\$1,800
G2080	Site	7476847	Landscaping, Ground Cover, Repair	10	2	8	105800	SF	\$3.20	\$338,560																		\$338,560				\$338,560
G4050	Site	7473433	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	20	11	9	26	EA	\$4,000.00	\$104,000																						\$104,000
<b>Totals, Unescalated</b>											<b>\$0</b>	<b>\$0</b>	<b>\$13,160</b>	<b>\$56,438</b>	<b>\$0</b>	<b>\$5,904</b>	<b>\$0</b>	<b>\$45,256</b>	<b>\$453,217</b>	<b>\$104,000</b>	<b>\$0</b>	<b>\$5,904</b>	<b>\$7,256</b>	<b>\$105,000</b>	<b>\$5,904</b>	<b>\$3,000</b>	<b>\$9,216</b>	<b>\$14,960</b>	<b>\$347,310</b>	<b>\$0</b>	<b>\$5,904</b>	<b>\$1,182,429</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$0</b>	<b>\$0</b>	<b>\$13,962</b>	<b>\$61,671</b>	<b>\$0</b>	<b>\$6,844</b>	<b>\$0</b>	<b>\$55,659</b>	<b>\$574,121</b>	<b>\$135,696</b>	<b>\$0</b>	<b>\$8,173</b>	<b>\$10,346</b>	<b>\$154,196</b>	<b>\$8,930</b>	<b>\$4,674</b>	<b>\$14,789</b>	<b>\$24,727</b>	<b>\$591,272</b>	<b>\$0</b>	<b>\$10,663</b>	<b>\$1,675,724</b>

## Appendix F: Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7473382	D1010	<b>Passenger Elevator</b> [Car 1]	Hydraulic, 2 Floors, 1500 to 2500 LB		Lois Harrison-Jones Elementary School / Main Building	Elevator Machine Room	Schindler Elevator Corporation	6-370407-40	No dataplate	2001	1575861	

**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7476851	D2010	<b>Storage Tank</b> [BR-17]	Domestic Water		Lois Harrison-Jones Elementary School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate		1575853	
2	7473380	D2010	<b>Water Heater</b>	Gas, Tankless		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Navien	NPE-240	7414Z2022141666	2021	1575850	
3	7476857	D2010	<b>Water Heater</b>	Gas, Tankless		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Navien	NPE-240	7414X2022121678	2021	1575851	
4	7476826	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Lois Harrison-Jones Elementary School / Main Building	Utility closet						
5	7476844	D2030	<b>Pump</b>	Sump, 3 HP		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Reliable Electric	FB56C	C56H1590H		1575849	
6	7473386	D2030	<b>Pump</b>	Sump, 3 HP		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Reliable Electric	P56H1441h	FB56C	2009	1575848	
7	7473388	D2060	<b>Air Compressor</b>	Tank-Style, 2 HP		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Quincy	2.038E+11	20050412-0005	2007	1575852	

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7473390	D3020	<b>Boiler</b> [Boiler B-1]	Gas, HVAC, 2501 to 5000 MBH		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Weil-McLain	88 SERIES	1088	2007	1575846	
2	7476836	D3020	<b>Boiler</b> [Boiler B-2]	Gas, HVAC, 2501 to 5000 MBH		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Weil-McLain	88 SERIES	1088	2007	1575847	
3	7473391	D3020	<b>Radiator</b>	Hydronic, Column/Cabinet Style (per EA)		Lois Harrison-Jones Elementary School / Main Building	Building entrances	No dataplate	No dataplate	No dataplate			
4	7476897	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	3 GAL	Lois Harrison-Jones Elementary School / Main Building	Utility closet						4
5	7476894	D3030	<b>Chiller</b>	Air-Cooled		Lois Harrison-Jones Elementary School / Main Building	Site	McQuay	AGZ080DHHNN-ER10	STNU110500102	2011	1575880	
6	7476860	D3030	<b>Split System</b>	Condensing Unit/Heat Pump		Lois Harrison-Jones Elementary School / Main Building	Roof	York	Illegible	Illegible		1575975	
7	7476870	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Baldor Reliance	EM3211T	36G548S658G1		1575857	
8	7476858	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Baldor Reliance	EM3211T	36G548S658G1		1575856	
9	7476842	D3050	<b>Pump</b>	Distribution, HVAC Heating Water		Lois Harrison-Jones Elementary School / Main Building	Boiler room	Baldor Reliance	EM3311T	37F614S520G1		1575855	
10	7476885	D3050	<b>Air Handler</b>	Exterior AHU		Lois Harrison-Jones Elementary School / Main Building	Roof	McQuay	Illegible	Illegible		1575979	
11	7476901	D3050	<b>Air Handler</b>	Exterior AHU		Lois Harrison-Jones Elementary School / Main Building	Roof	McQuay	No dataplate	FB0U040601114	2004	1575984	
12	7476892	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access		Lois Harrison-Jones Elementary School / Main Building	Stage	Inaccessible	Inaccessible	Inaccessible		1575859	

13	7473435	D3050	<b>Air Handler</b> [AHU-3]	Interior AHU, Easy/Moderate Access		Lois Harrison-Jones Elementary School / Main Stage Building		Semco	EPD-18	15592/19102-000		1575860	
14	7476869	D3050	<b>Fan Coil Unit</b> [FCU 22]	Hydronic Terminal		Lois Harrison-Jones Elementary School / Main Building	Throughout building					1576016	31
15	7476867	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted		Lois Harrison-Jones Elementary School / Main Building	Roof	York	D4CE048A25A	Illegible		1575966	
16	7476872	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted		Lois Harrison-Jones Elementary School / Main Building	Roof	York	H5CE0908258	N0H6785783	2006	1575974	
17	7476833	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted		Lois Harrison-Jones Elementary School / Main Building	Roof	York	BP150C00B2FA83C	NCNM031512	2004	1575980	
18	7476875	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted		Lois Harrison-Jones Elementary School / Main Building	Roof	Heil	RHS150H0BA0AATA	P193402584	2019	1575981	
19	7473397	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted		Lois Harrison-Jones Elementary School / Main Building	Roof	York	DM090C00P2FAA4	N0F5417549	2005	1575862	
20	7476888	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 3 TON		Lois Harrison-Jones Elementary School / Main Building	Roof	York	D4CE036A25N	N0NM046743		1575970	
21	7476827	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted 4 TON		Lois Harrison-Jones Elementary School / Main Building	Roof	York	No dataplate	No dataplate	2006		
22	7473400	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper		Lois Harrison-Jones Elementary School / Main Building	Roof		Illegible	Illegible		1575985	
23	7476846	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper		Lois Harrison-Jones Elementary School / Main Building	Roof	Penn Ventilator Company	WCC30	Illegible		1575972	
24	7476902	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper		Lois Harrison-Jones Elementary School / Main Building	Roof	Penn Ventilator Company	WCC30	Illegible		1575971	
25	7476882	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper		Lois Harrison-Jones Elementary School / Main Building	Roof	Penn Ventilator Company	WCC30	Illegible		1575976	
26	7476855	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper		Lois Harrison-Jones Elementary School / Main Building	Roof	Penn Ventilator Company	WCC30	Illegible		1575973	
27	7473398	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Cook	120 ACE 1200100	'DE 3SF 74429-00/0000/02		1575864	
28	7476893	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Cook	120 ACE 1200100	'4 0 6 5 F 7 4 4 29-00/0000701		1575865	
29	7476837	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575969	
30	7476864	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575978	
31	7476850	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575968	
32	7473399	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575863	
33	7476874	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM		Lois Harrison-Jones Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575967	

**D50 Electrical**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7473401	D5010	<b>Generator</b>	Diesel, 35 to 60 KW		Lois Harrison-Jones Elementary School / Main Building	Building exterior	Kohler	No dataplate	No dataplate		1575881	

2	7473402	D5010	<b>Automatic Transfer Switch</b>	ATS, 600 AMP		Lois Harrison-Jones Elementary School / Main Building	Electrical room	Onan	Inaccessible	Inaccessible		1576023	
3	7473403	D5020	<b>Distribution Panel</b>	120/208 V, 600 AMP		Lois Harrison-Jones Elementary School / Main Building	Electrical room	Westinghouse	VB	6	1987	1576024	
<b>D70 Electronic Safety &amp; Security</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7473404	D7050	<b>Fire Alarm Panel</b>	Multiplex		Lois Harrison-Jones Elementary School / Main Building	Main Office	FCI	No dataplate	No dataplate		1576022	24
<b>E10 Equipment</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7473414	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF		Lois Harrison-Jones Elementary School / Main Building	Kitchen	CaptiveAire Systems	No dataplate	No dataplate		1575842	
2	7473415	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Metro	C5	No dataplate		1575833	
3	7473417	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Cambro	No dataplate	No dataplate		1575835	
4	7473412	E1030	<b>Foodservice Equipment</b>	Steamer, Tabletop		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Convotherm	SH-5-NU	1207150002228		1575836	
5	7473411	E1030	<b>Foodservice Equipment</b> [11]	Dairy Cooler/Wells		Lois Harrison-Jones Elementary School / Main Building	Kitchen	True Manufacturing Co	No dataplate	No dataplate		1575834	
6	7476829	E1030	<b>Foodservice Equipment</b> [2]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Traulsen	G22010	T08367J05		1575837	
7	7476831	E1030	<b>Foodservice Equipment</b> [3]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Traulsen	G22010	T42016L06		1575828	
8	7476839	E1030	<b>Foodservice Equipment</b> [3]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Raetone	SR-72-86	F-8633R44		1575832	
9	7476861	E1030	<b>Foodservice Equipment</b> [4]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Hobart	Q1	3152821		1575829	
10	7476838	E1030	<b>Foodservice Equipment</b> [7]	Freezer, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	1120339306		1575831	
11	7476832	E1030	<b>Foodservice Equipment</b> [7]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Traulsen	G20010	T48410113		1575826	
12	7476891	E1030	<b>Foodservice Equipment</b> [8]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Traulsen	G22010	T18719H12		1575838	
13	7473409	E1030	<b>Foodservice Equipment</b> [9]	Freezer, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	112033931111		1575827	
14	7476879	E1030	<b>Foodservice Equipment</b> [9]	Refrigerator, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Traulsen	G22010	T18719H12		1575839	
15	7476849	E1030	<b>Foodservice Equipment</b> [By window]	Freezer, 2-Door Reach-In		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	1120529248		1575830	
16	7473410	E1030	<b>Foodservice Equipment</b> [C]	Convection Oven, Single		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Convotherm	C4 ET 6.2 OGS N	WS20002AB2AAUL		1575840	
17	7476852	E1030	<b>Foodservice Equipment</b> [D]	Convection Oven, Double		Lois Harrison-Jones Elementary School / Main Building	Kitchen	Garland	Inaccessible	Inaccessible		1575841	
18	7473376	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 2-Bowl		Lois Harrison-Jones Elementary School / Main Building	Kitchen						

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19	7473383	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 3-Bowl	Lois Harrison-Jones Elementary School / Main Kitchen Building					
20	7473419	E1040	<b>Ceramics Equipment</b>	Kiln	Lois Harrison-Jones Elementary School / Main 110 Art Room Building	Skutt	KM 1027-3	22809378	1575843	
21	7473420	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet- Mounted	Lois Harrison-Jones Elementary School / Main Throughout building Building					2

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