FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Miles J. Jones Elementary School
200 Beaufont Hill Drive
Richmond VA, 23225

PREPARED BY:
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BV PROJECT #:
166385.23R000-026.468

DATE OF REPORT:
May 24, 2024

ON SITE DATE:
March 26, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	200 Beaufont Hill Drive, Richmond VA 23225
Site Developed	1998
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 21, 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
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
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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

Miles J. Jones Elementary School was constructed in 1998 and opened to the students in 1999. Since its opening it has served as an elementary school (Pre-K – grade 5) and currently enrolls over 500 students.

Architectural

Leaks were reported in areas located below sections of the flat roof. The buildings fenestration and exterior walls appear to be in fair condition. The schools architectural interiors are in good condition and are regularly maintained.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school recently underwent an HVAC system update in which all major equipment was replaced; this occurred in the time period of 2018-2023. The system appears to be working with no issues reported. At the time of the assessment new above ceiling fan coils units were being installed. The electrical system is original and no issues were reported in regard to the service. Three tankless water heaters were installed in 2020. It is recommended that all plumbing fixtures original to the building be replaced by 2035. No issues were reported or observed with the plumbing system or its fixtures. The fire alarm and suppression system appear to be in working order and are inspected periodically per local code.

Site

The site is in good condition. No issues were reported or observed. Play structures dating back to the development of the site should be considered for replacement by 2035.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for each facility:

FCI Analysis | Miles J. Jones Elementary School / Main Building(1998)

Replacement Value	*Total SF*	*Cost/SF*
$ 32,219,200	*80,548*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 94,000	0.3 %
5-Year	$ 658,400	2.0 %
10-Year	$ 3,161,400	9.8 %

Immediate Needs

There are no immediate needs to report.

Key Findings

Residential Appliances in Poor condition.

Refrigerator, 14 to 18 CF
Main Building Miles J. Jones Elementary School Boiler room

Uniformat Code: E1060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$$**$$

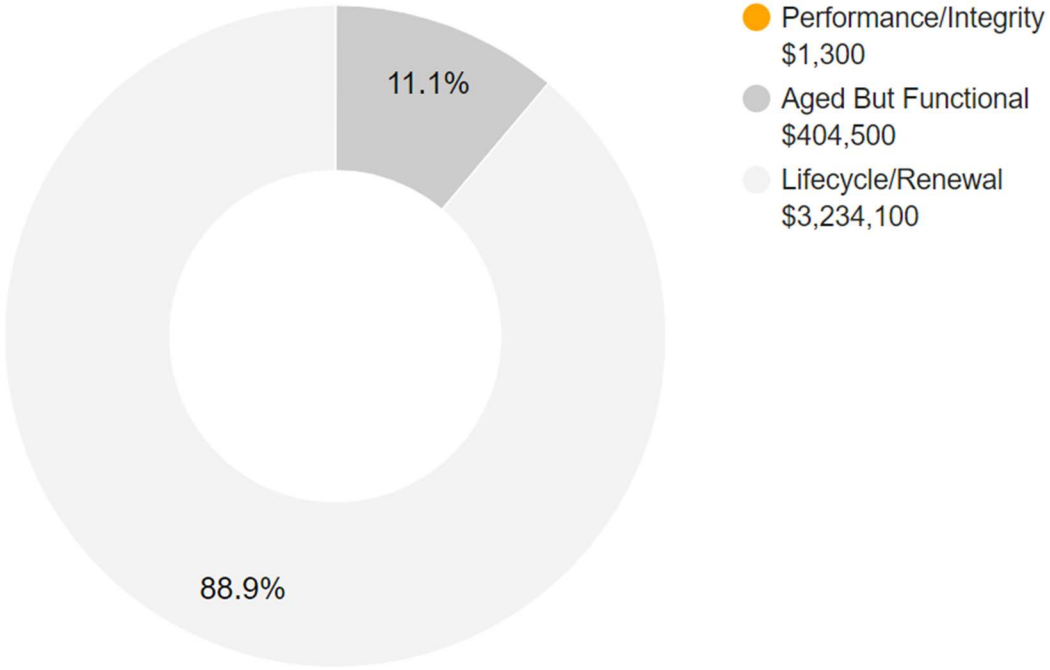
Does not provide adequate cooling, replace - AssetCALC ID: 7529011

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: $3,639,900

2. Main Building

Main Building: Systems Summary		
Address	200 Beaufont Hill Dr. Richmond, VA 23225	
Constructed/Renovated	1998	
Building Area	80,548 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Split face CMU Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, Painted gypsum board Floors: VCT, ceramic tile, quarry tile Ceilings: ACT, and Painted gypsum board	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Tankless Gas water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, chiller, air handler, and cooling tower feeding VAV, fan coil, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Suspended unit heater; Make-up air unit Building Automation System (BAS)	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from site transformer with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke 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	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

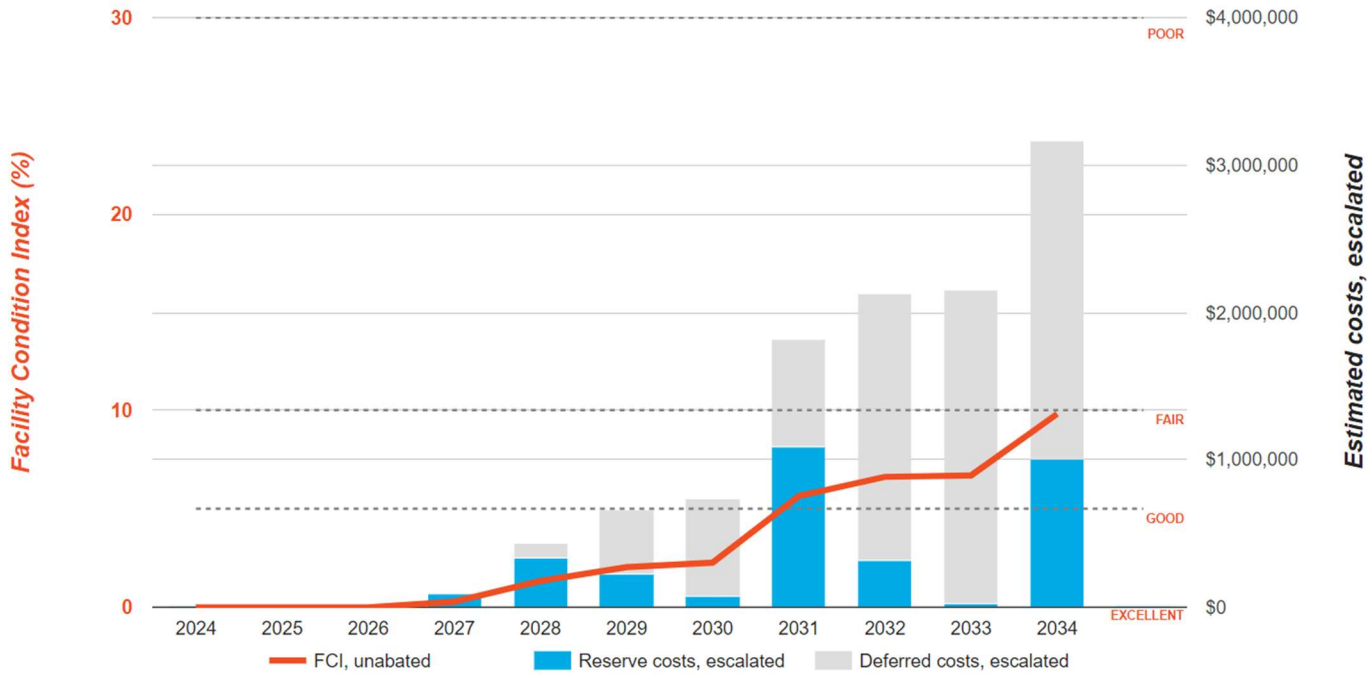
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$143,900	$42,000	$185,900
Roofing	-	-	$114,800	-	$2,808,000	$2,922,800
Interiors	-	-	-	$1,108,800	$453,600	$1,562,400
Conveying	-	-	$67,400	-	-	$67,400
Plumbing	-	-	$1,600	$68,600	$1,854,900	$1,925,200
HVAC	-	-	$140,600	-	$315,100	$455,700
Fire Protection	-	-	-	-	$620,600	$620,600
Electrical	-	-	$204,000	$563,400	$2,374,600	$3,142,000
Fire Alarm & Electronic Systems	-	-	$17,400	$465,500	$371,600	$854,600
Equipment & Furnishings	-	$1,300	$111,300	$152,700	$161,100	$426,500
TOTALS (3% inflation)	**-**	**$1,300**	**$657,100**	**$2,502,900**	**$9,001,600**	**$12,162,900**

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: Miles J. Jones Elementary School Main Building

Replacement Value: $32,219,200 Inflation Rate: 3.0% Average Needs per Year: $287,400



Main Building: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - PLAY STRUCTURE

6 - PRIMARY ELECTRICAL ROOM

7 - SECONDARY ELECTRICAL ROOM

8 - BOILER ROOM

9 - AHU ROOM

10 - SPRINKLER ROOM

11 - KITCHEN

12 - CAFETERIA

13 - LIBRARY

14 - GYM

15 - TYP. CLASSROOM

16 - SCIENCE ROOM

17 - MUSIC ROOM

18 - ART ROOM

19 - ADMINISTRATION

20 - TYP. HALLWAY

21 - RESTROOM

22 - STUDENT RESTROOM

3. Site Summary

Site Information		
Site Area	10.4 acres (estimated)	
Parking Spaces	74 total spaces all in open lots; 9 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Property entrance signage; Fencing: Not present CMU wall dumpster enclosures Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes, Irrigation not present Low site slopes along northern boundary	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Portable (classrooms)	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
Site Pavement	-	-	-	-	$252,300	$252,300
Site Development	-	-	-	$130,200	$12,200	$142,400
Site Utilities	-	-	-	$17,700	$109,800	$127,600
TOTALS (3% inflation)	**-**	**-**	**-**	**$147,900**	**$374,400**	**$522,300**

Site: Photographic Overview

1 - EXTERIOR LAWN

2 -ACCESSIBLE ROUTE

3 - PARKING LOT

4 - PLAY GROUND ACCESS

5 - STUDENT DROP-OFF

6 - EXTERIOR SEATING

7 - PLAY GROUND

8 - ASPHALT PLAY SURFACE

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1998	No	No
Main Building	1998	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Miles J. Jones Elementary School, 200 Beaufont Hill Drive, Richmond VA, 23225, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

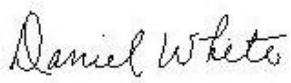
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Francis Hebron,
Project Manager

Reviewed by:



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8. Appendices

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

Appendix A:
Site Plan

Site Plan

Project Number	Project Name
166385.24R000-026.468	Miles J. Jones Elementary School
Source	**On-Site Date**
Google Earth	March 28, 2024

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Appendix B:
Pre-Survey Questionnaires

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Miles J. Jones Elementary School
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 26
Date Completed: 3/13/2024
Phone Number: 804-325-0740
Method of Completion: Electronic

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

	Data Overview	Response		
1	Year/s constructed / renovated	1998		
2	Building size in SF	80548		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Metal/TPO
		Interiors		CMU, sheetrock, VCT, drop ceiling
		HVAC		Heat pumps, hot water boiler, fresh air make up, DX for cafeteria and gym
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	1998	Satisfied the 2007 lawsuit requirement
	Question	**Response**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2020 replaced classroom heat pump units, cooling tower, boilers, roof top hvac units for cafeteria, gym and main building		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Replace VCT no budget		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **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			
10	Are your elevators unreliable, with frequent service calls?	X				
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Miles J. Jones Elementary School

BV Project Number: 166385.24R000-026.428

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 ?	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

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

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 (WITH DOORS OPEN)

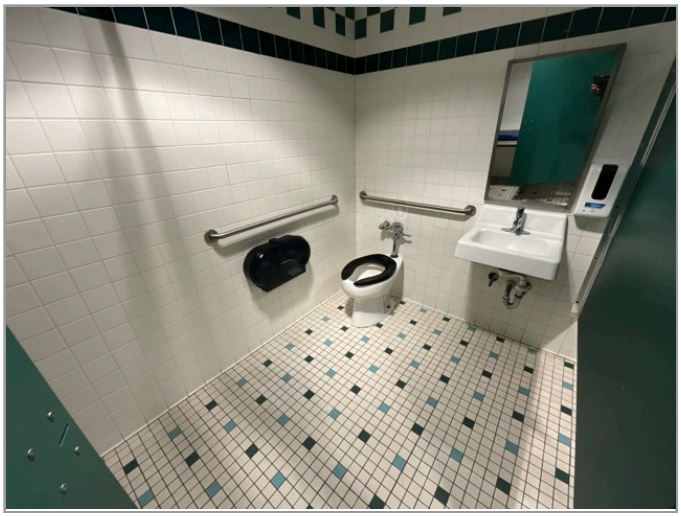
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET ROOM

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		PVC no padding
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 ?		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

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 | Miles J. Jones Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010		Good	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,226 LF	49	7603905
B1010		Good	Structural Framing, Steel Columns & Beams	80,548 SF	49	7625815
Facade						
B2010		Good	Exterior Walls, Brick Veneer	24,520 SF	34	7603906
B2020	Exterior entrances	Fair	Storefront, Glazing & Framing	1,144 SF	8	7625902
Interiors						
C1010		Good	Interior Wall Construction, Concrete Block (CMU)	140,875 SF	30	7603907
Electrical						
D5010		Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	334	15	7603842
D5010		Good	Solar Power, Inverter, 7.5 KW	3	10	7603839
Fire Alarm & Electronic Systems						
D8010	Electrical room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades	80,548 SF	4	7625816

Component Condition Report | Miles J. Jones Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	8	7529067
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	64	6	7529066
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	30	8	7528977
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	14	7528972
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	17	7529081
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,000 SF	4	7529010
B3010	Roof	Fair	Roofing, Metal	71,400 SF	14	7529046
Interiors						
C1070	Kitchen	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,584 SF	7	7529060
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	77,464 SF	10	7529036
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,200 SF	18	7529069
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	138,771 SF	7	7529001
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	77,714 SF	7	7528979
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,584 SF	24	7528971
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,250 SF	17	7529019
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	7	7528995
Conveying						
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	4	7528976

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	3	7528968
Plumbing						
D2010	Art Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	7	7529026
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	7529048
D2010	Sprinkler Room	Good	Water Heater, Gas, Tankless	1	11	7528984
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	80,548 SF	14	7552365
D2010	Sprinkler Room	Good	Water Heater, Gas, Tankless	1	11	7528980
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	17	7529047
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	20	7529030
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7529008
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	8	7528988
D2010	Restrooms	Fair	Urinal, Standard	4	12	7529033
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	17	7528990
D2010	Sprinkler Room	Good	Water Heater, Gas, Tankless	1	11	7529071
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	12	10	7529000
HVAC						
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	14	7529070
D3020	Boiler Room	Excellent	Boiler, Gas, HVAC [Boiler 1]	1	29	7529057
D3020	Boiler Room	Excellent	Boiler, Gas, HVAC [Boiler 2]	1	29	7529073
D3020	Throughout building	Good	Radiator, Hydronic, Column/Cabinet Style (per EA)	4	12	7529021
D3020	AHU Room	Fair	Unit Heater, Electric, 1 to 2 KW	2	15	7529024
D3030	Roof	Fair	Chiller, Air-Cooled	1	22	7528983
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	19	7529039
D3030	Boiler room	Good	Split System, Fan Coil Unit, DX	1	11	7529025
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	7529043
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water, 11 to 15 HP	1	21	7529013
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water, 11 to 15 HP	1	21	7529004
D3050		Good	HVAC System, Hydronic Piping, 4-Pipe	80,548 SF	38	7552364
D3050	AHU Room	Fair	HVAC Steam Components, Humidifier & Control, 50 LB/HR	1	3	7529052
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7528973
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	24	7529018
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	1	17	7529034
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7529077
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water, 11 to 15 HP	1	21	7529056
D3050	AHU Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Semco]	1	5	7529049
D3050	Boiler room	Excellent	Pump, Distribution, HVAC Heating Water	1	24	7529053
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-006]	1	12	7529076

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Centrifugal, 36"Damper	1	22	7528969
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	12	7528992
D4010		Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	80,548 SF	14	7552367
Electrical						
D5010	Site	Fair	Generator, Diesel	1	5	7529005
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP	2	3	7529027
D5020	Main Electrical Room	Fair	Switchboard, 120/208 V	1	14	7529031
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7528978
D5020	Electrical Room A	Fair	Distribution Panel, 120/208 V	1	4	7529014
D5020	Electrical Room A	Fair	Distribution Panel, 120/208 V	1	4	7529009
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7528999
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	80,548 SF	14	7552366
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7529062
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	10	4	7528986
D5020	Electrical Room A	Fair	Secondary Transformer, Dry, Stepdown	1	4	7529058
D5020	AHU Room	Fair	Distribution Panel, 277/480 V	1	4	7529079
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7528975
D5040		Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	80,548 SF	10	7552368
Fire Alarm & Electronic Systems						
D6060		Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	80,548 SF	8	7602643
D7030		Fair	Security/Surveillance System, Full System Installation, Average Density, Install	80,548 SF	7	7602635
D7050		Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	80,548 SF	12	7603594
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7529015
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7529080
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7529022
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	7	7529003
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	7603683
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7529065
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	16	7529035
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7528996
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7529068
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	10	7529042
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	7529032
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7529064
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	7529061

Component Condition Report | Miles J. Jones Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7528987
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	7529078
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	7529059
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	7529045
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	7529040
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7529044
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	8	7528970
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7529055
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7528998
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	7528994
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	7529017
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7529063
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7528982
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	10	7529016
E1060	Boiler room	Poor	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	7529011
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	120 LF	14	7529037
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150 LF	10	7529041

Component Condition Report | Miles J. Jones Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	11,300 SF	11	7529002
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	43,000 SF	13	7529075
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	8	7528989
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	11	7529050
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7528985
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	7528993
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	7529012
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	22 LF	14	7529029
G4050	Site	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	36	7	7529038
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	11	13	7529051

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/24/2024

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
Miles J. Jones Elementary School	$0	$0	$0	$0	$226,644	$0	$0	$0	$79,705	$0	$24,190	$0	$0	$0	$0	$936,650	$0	$0	$0	$353,104	$0	**$1,620,293**
Miles J. Jones Elementary School / Main Building	$0	$0	$1,273	$92,751	$337,878	$226,522	$72,598	$1,086,980	$314,988	$22,181	$1,006,209	$11,904	$370,190	$12,159	$7,683,145	$3,739	$22,466	$626,027	$93,974	$81,889	$96,085	**$12,162,959**
Miles J. Jones Elementary School / Site	$0	$0	$0	$0	$0	$0	$11,941	$17,710	$44,337	$0	$73,915	$38,205	$0	$330,861	$5,324	$0	$0	$0	$0	$0	$0	**$522,293**
Grand Total	**$0**	**$0**	**$1,273**	**$92,751**	**$564,521**	**$226,522**	**$84,539**	**$1,104,691**	**$439,030**	**$22,181**	**$1,104,315**	**$50,109**	**$370,190**	**$343,020**	**$7,688,469**	**$940,389**	**$22,466**	**$626,027**	**$93,974**	**$434,992**	**$96,085**	**$14,305,545**

Miles J. Jones Elementary School

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
B2020	Exterior entrances	7625902	Storefront, Glazing & Framing, Replace	30	22	8	1144	SF	$55.00	$62,920									$62,920													**$62,920**
D5010	Miles J. Jones Elementary School	7603839	Solar Power, Inverter, 7.5 KW, Replace	15	5	10	3	EA	$6,000.00	$18,000											$18,000											**$18,000**
D5010	Miles J. Jones Elementary School	7603842	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	5	15	334	EA	$1,800.00	$601,200																$601,200						**$601,200**
D8010	Electrical room	7625816	BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	11	4	80548	SF	$2.50	$201,370					$201,370														$201,370			**$402,740**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$201,370**	**$0**	**$0**	**$0**	**$62,920**	**$0**	**$18,000**	**$0**	**$0**	**$0**	**$0**	**$601,200**	**$0**	**$0**	**$0**	**$201,370**	**$0**	**$1,084,860**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$226,644**	**$0**	**$0**	**$0**	**$79,705**	**$0**	**$24,190**	**$0**	**$0**	**$0**	**$0**	**$936,650**	**$0**	**$0**	**$0**	**$353,104**	**$0**	**$1,620,293**

Miles J. Jones Elementary School / 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
B2020	Building Exterior	7529066	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	64	EA	$950.00	$60,800								$60,800														**$60,800**
B2020	Building Exterior	7528977	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	22	8	30	EA	$1,250.00	$37,500											$37,500											**$37,500**
B2020	Building Exterior	7529067	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	22	8	10	EA	$1,875.00	$18,750											$18,750											**$18,750**
B2050	Building Exterior	7528972	Exterior Door, Steel, Standard, Replace	40	26	14	25	EA	$600.00	$15,000															$15,000							**$15,000**
B2050	Building Exterior	7529081	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	13	17	9	EA	$1,300.00	$11,700																		$11,700				**$11,700**
B3010	Roof	7529046	Roofing, Metal, Replace	40	26	14	71400	SF	$26.00	$1,856,400															$1,856,400							**$1,856,400**
B3010	Roof	7529010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	3000	SF	$34.00	$102,000						$102,000																**$102,000**
C1070	Kitchen	7529060	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	1584	SF	$3.50	$5,544								$5,544														**$5,544**
C1070	Throughout building	7529036	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	77464	SF	$3.50	$271,124											$271,124											**$271,124**
C2010	Restrooms	7529069	Wall Finishes, Ceramic Tile, Replace	40	22	18	2200	SF	$18.00	$39,600																			$39,600			**$39,600**
C2010	Throughout building	7529001	Wall Finishes, any surface, Prep & Paint	10	3	7	138771	SF	$1.50	$208,157								$208,157												$208,157			**$416,313**
C2030	Restrooms	7529019	Flooring, Ceramic Tile, Replace	40	23	17	1250	SF	$18.00	$22,500																				$22,500			**$22,500**
C2030	Throughout building	7528979	Flooring, Vinyl Tile (VCT), Replace	15	8	7	77714	SF	$5.00	$388,570								$388,570															**$388,570**
C2050	Throughout building	7528995	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1500	SF	$2.00	$3,000								$3,000												$3,000			**$6,000**
D1010	Elevator Room	7528968	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000					$5,000																		**$5,000**
D1010	Elevator Room	7528976	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	26	4	1	EA	$55,000.00	$55,000						$55,000																	**$55,000**
D2010	Sprinkler Room	7528984	Water Heater, Gas, Tankless, Replace	15	4	11	1	EA	$1,600.00	$1,600																		$1,600					**$1,600**
D2010	Sprinkler Room	7529071	Water Heater, Gas, Tankless, Replace	15	4	11	1	EA	$1,600.00	$1,600																		$1,600					**$1,600**
D2010	Sprinkler Room	7528980	Water Heater, Gas, Tankless, Replace	15	4	11	1	EA	$1,600.00	$1,600																		$1,600					**$1,600**
D2010	Main Building	7552365	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	26	14	80548	SF	$15.00	$1,208,220															$1,208,220							**$1,208,220**
D2010	Restrooms	7529008	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	$1,500.00	$1,500					$1,500																		**$1,500**
D2010	Art Room	7529026	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	1	EA	$1,200.00	$1,200								$1,200															**$1,200**
D2010	Restrooms	7528988	Toilet, Commercial Water Closet, Replace	30	22	8	30	EA	$1,300.00	$39,000										$39,000												**$39,000**
D2010	Restrooms	7529000	Sink/Lavatory, Drop-In Style, Vitreous China, Replace	30	20	10	12	EA	$1,100.00	$13,200											$13,200											**$13,200**
D2010	Restrooms	7529033	Urinal, Standard, Replace	30	18	12	4	EA	$1,100.00	$4,400														$4,400								**$4,400**
D2010	Kitchen	7528990	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	13	17	1	EA	$2,100.00	$2,100																				$2,100			**$2,100**
D2010	Kitchen	7529047	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	13	17	1	EA	$2,500.00	$2,500																				$2,500			**$2,500**
D2010	Kitchen	7529030	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	$800.00	$800																						$800	**$800**
D2010	Restrooms	7529048	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	2	EA	$1,500.00	$3,000																						$3,000	**$3,000**
D3020	Throughout building	7529021	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	18	12	4	EA	$800.00	$3,200														$3,200									**$3,200**
D3020	AHU Room	7529024	Unit Heater, Electric, 1 to 2 KW, Replace	20	5	15	2	EA	$1,200.00	$2,400																$2,400						**$2,400**
D3020	Boiler room	7529070	Boiler Supplemental Components, Expansion Tank, Replace	40	26	14	1	EA	$3,540.00	$3,540															$3,540							**$3,540**
D3030	Site	7529039	Cooling Tower, (Typical) Open Circuit, Replace	25	6	19	1	EA	$46,700.00	$46,700																					$46,700		**$46,700**
D3030	Boiler room	7529025	Split System, Fan Coil Unit, DX, Replace	15	4	11	1	EA	$3,800.00	$3,800																		$3,800					**$3,800**
D3050	Boiler room	7529034	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP, Replace	25	8	17	1	EA	$7,600.00	$7,600																				$7,600			**$7,600**
D3050	AHU Room	7529052	HVAC Steam Components, Humidifier & Control, 50 LB/HR, Replace	20	17	3	1	EA	$5,000.00	$5,000					$5,000																		**$5,000**
D3050	Roof	7529043	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$60,000.00	$60,000					$60,000																		**$60,000**
D3050	AHU Mechanical Room	7529049	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	$60,000.00	$60,000						$60,000																	**$60,000**

Replacement Reserves Report

5/24/2024

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
D3050	Roof	7528973	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	$75,000.00	$75,000																		$75,000				**$75,000**
D3050	Roof	7529077	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	$45,000.00	$45,000																		$45,000				**$45,000**
D3060	Roof	7529076	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D4010	Main Building	7552367	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	26	14	80548	SF	$5.00	$402,740															$402,740							**$402,740**
D4010	Kitchen	7528992	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	8	12	20	LF	$400.00	$8,000													$8,000									**$8,000**
D5010	Site	7529005	Generator, Diesel, Replace	25	20	5	1	EA	$86,000.00	$86,000						$86,000																**$86,000**
D5010	Main Electrical Room	7529027	Automatic Transfer Switch, ATS, 100 AMP, Replace	25	22	* 3	2	EA	$8,500.00	$17,000										$17,000												**$17,000**
D5020	Main Electrical Room	7529062	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Electrical Room A	7529058	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$16,000.00	$16,000					$16,000																	**$16,000**
D5020	Electrical room	7528978	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Main Electrical Room	7528999	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Main Electrical Room	7528975	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$6,700					$6,700																	**$6,700**
D5020	Main Electrical Room	7529031	Switchboard, 120/208 V, Replace	40	26	14	1	EA	$120,000.00	$120,000															$120,000							**$120,000**
D5020	Electrical Room A	7529014	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**
D5020	AHU Room	7529079	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	Electrical Room A	7529009	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	Electrical room	7528986	Distribution Panel, 120/208 V, Replace	30	26	4	10	EA	$2,000.00	$20,000					$20,000																	**$20,000**
D5020	Main Building	7552366	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	26	14	80548	SF	$18.00	$1,449,864															$1,449,864							**$1,449,864**
D5040	Main Building	7552368	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	80548	SF	$5.00	$402,740											$402,740											**$402,740**
D6060	Main Building	7602643	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	80548	SF	$1.65	$132,904									$132,904													**$132,904**
D7030	Main Building	7602635	Security/Surveillance System, Full System Installation, Average Density, Install	15	8	7	80548	SF	$3.00	$241,644								$241,644														**$241,644**
D7050	Office	7529015	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000														$15,000		**$30,000**
D7050	Main Building	7603594	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	8	12	80548	SF	$3.00	$241,644													$241,644									**$241,644**
E1030	Kitchen	7528987	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	$5,100.00	$5,100				$5,100															$5,100			**$10,200**
E1030	Kitchen	7529022	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	7528998	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500							**$21,000**
E1030	Kitchen	7528994	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	$25,000.00	$25,000					$25,000																	**$25,000**
E1030	Kitchen	7529059	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
E1030	Kitchen	7529055	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700														$2,700		**$5,400**
E1030	Kitchen	7529064	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	7529044	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700														$2,700		**$5,400**
E1030	Site	7529040	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	7528996	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600		**$7,200**
E1030	Site	7529078	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	7529063	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600		**$7,200**
E1030	Kitchen	7528982	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	7603683	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	7529065	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	7529003	Service Line, Commercial Kitchen, Replace	15	8	7	1	LS	$25,000.00	$25,000								$25,000														**$25,000**
E1030	Kitchen	7529017	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	7529032	Foodservice Equipment, Steamer, Freestanding, Replace	10	2	8	1	EA	$10,500.00	$10,500									$10,500										$10,500			**$21,000**
E1030	Kitchen	7528970	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	7529045	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700													**$2,700**
E1030	Kitchen	7529061	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700													**$2,700**
E1030	Kitchen	7529016	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7529068	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	7529042	Foodservice Equipment, Tilting Skillet, Replace	20	10	10	1	EA	$24,500.00	$24,500											$24,500											**$24,500**
E1030	Kitchen	7529080	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7529035	Foodservice Equipment, Mixer, Freestanding, Replace	25	9	16	1	EA	$14,000.00	$14,000																	$14,000					**$14,000**
E1060	Boiler room	7529011	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	$1,200.00	$1,200			$1,200															$1,200					**$2,400**
E2010	Throughout building	7529041	Casework, Cabinetry Economy, Replace	20	10	10	150	LF	$175.00	$26,250											$26,250											**$26,250**
E2010	Throughout building	7529037	Casework, Countertop, Solid Surface, Replace	40	26	14	120	LF	$110.00	$13,200															$13,200							**$13,200**
Totals, Unescalated											**$0**	**$0**	**$1,200**	**$84,880**	**$300,200**	**$195,400**	**$60,800**	**$883,815**	**$248,654**	**$17,000**	**$748,714**	**$8,600**	**$259,644**	**$8,280**	**$5,079,464**	**$2,400**	**$14,000**	**$378,757**	**$55,200**	**$46,700**	**$53,200**	**$8,446,907**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$1,273**	**$92,751**	**$337,878**	**$226,522**	**$72,598**	**$1,086,980**	**$314,988**	**$22,181**	**$1,006,209**	**$11,904**	**$370,190**	**$12,159**	**$7,683,145**	**$3,739**	**$22,466**	**$626,027**	**$93,974**	**$81,889**	**$96,085**	**$12,162,959**

Replacement Reserves Report

5/24/2024

Miles J. 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
G2020	Site	7529002	Parking Lots, Pavement, Asphalt, Overlay	25	14	11	11300	SF	$2.00	$22,600												$22,600										**$22,600**
G2020	Site	7529075	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	43000	SF	$3.50	$150,500														$150,500								**$150,500**
G2050	Site	7529012	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
G2050	Site	7528989	Play Structure, Multipurpose, Large, Replace	20	12	8	1	EA	$35,000.00	$35,000									$35,000													**$35,000**
G2050	Site	7528985	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
G2050	Site	7528993	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site	7529050	Play Structure, Swing Set, 4 Seats, Replace	20	9	11	2	EA	$2,500.00	$5,000												$5,000										**$5,000**
G2060	Site	7529029	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	26	14	22	LF	$160.00	$3,520															$3,520							**$3,520**
G4050	Site	7529051	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	7	13	11	EA	$6,800.00	$74,800														$74,800								**$74,800**
G4050	Site	7529038	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	13	7	36	EA	$400.00	$14,400								$14,400														**$14,400**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,000**	**$14,400**	**$35,000**	**$0**	**$55,000**	**$27,600**	**$0**	**$225,300**	**$3,520**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$370,820**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,941**	**$17,710**	**$44,337**	**$0**	**$73,915**	**$38,205**	**$0**	**$330,861**	**$5,324**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$522,293**

Appendix F:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7528968	D1010	**Elevator Controls**	Automatic, 1 Car		Miles J. Jones Elementary School / Main Building	Elevator Room	Schindler Elevator Corporation	MIC0NIC HY	45476-01	1998	https://rvaschools.gofmx.com/equipment/1585873	
2	7528976	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Miles J. Jones Elementary School / Main Building	Elevator Room	Schindler Elevator Corporation	E-0 1877	7660C57 Gol	1998	https://rvaschools.gofmx.com/equipment/1585874	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7528984	D2010	**Water Heater**	Gas, Tankless	6.5 - 9.5 GPM	Miles J. Jones Elementary School / Main Building	Sprinkler Room	Navien	NPE-240A2(NG)	2087W2140901287	2020	https://rvaschools.gofmx.com/equipment/1585846	
2	7528980	D2010	**Water Heater**	Gas, Tankless	6.5 - 9.5 GPM	Miles J. Jones Elementary School / Main Building	Sprinkler Room	Navien	NPE-240A2(NG)	2087X2140911290	2020	https://rvaschools.gofmx.com/equipment/1585844	
3	7529071	D2010	**Water Heater**	Gas, Tankless	6.5 - 9.5 GPM	Miles J. Jones Elementary School / Main Building	Sprinkler Room	Navien	NPE-240A2(NG)	2087Y2130326099	2020	https://rvaschools.gofmx.com/equipment/1585845	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7529057	D3020	**Boiler** [Boiler 1]	Gas, HVAC	725 MBH	Miles J. Jones Elementary School / Main Building	Boiler Room	Lochinvar	FTX725N	2023 119478128	2023	1585833	
2	7529073	D3020	**Boiler** [Boiler 2]	Gas, HVAC	725 MBH	Miles J. Jones Elementary School / Main Building	Boiler Room	Lochinvar	FTX725N	2023 119478126	2023	https://rvaschools.gofmx.com/equipment/1585834	
3	7529021	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		Miles J. Jones Elementary School / Main Building	Throughout building						4
4	7529024	D3020	**Unit Heater**	Electric, 1 to 2 KW		Miles J. Jones Elementary School / Main Building	AHU Room	Trane	UHEC033DACA				2
5	7529070	D3020	**Boiler Supplemental Components**	Expansion Tank	60 GAL	Miles J. Jones Elementary School / Main Building	Boiler room	Taco	A006F-3	S11334	1998	https://rvaschools.gofmx.com/equipment/1585837	
6	7528983	D3030	**Chiller**	Air-Cooled	62 TON	Miles J. Jones Elementary School / Main Building	Roof	Daikin Industries	RCS062DYYYY-F	FB0U210600453	2021	https://rvaschools.gofmx.com/equipment/1585898	
7	7529039	D3030	**Cooling Tower**	(Typical) Open Circuit	100 TON	Miles J. Jones Elementary School / Main Building	Site	Evapco	ALW-68C	18-843458	2018	https://rvaschools.gofmx.com/equipment/1585894	
8	7529025	D3030	**Split System**	Fan Coil Unit, DX	3 TON	Miles J. Jones Elementary School / Main Building	Boiler room	Daikin	W.CCH.5.030.D.K.Y	E031576500700	2020		
9	7529034	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	15 HP	Miles J. Jones Elementary School / Main Building	Boiler room	Armstrong	015180T3E254TC-S	1053066214	2016	https://rvaschools.gofmx.com/equipment/1585835	
10	7529018	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Miles J. Jones Elementary School / Main Building	Boiler room	Magna	MAGNA3 40-80 F 216	10002046	2023	https://rvaschools.gofmx.com/equipment/1585839	
11	7529053	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Miles J. Jones Elementary School / Main Building	Boiler room	Magna	MAGNA3 40-80 F 216	10002035	2023	https://rvaschools.gofmx.com/equipment/1585838	
12	7529013	D3050	**Pump**	Distribution, HVAC Heating Water, 11 to 15 HP	15 HP	Miles J. Jones Elementary School / Main Building	Boiler room	Armstrong	4030-4x3x10-4p-15h	1020164026	2020		
13	7529004	D3050	**Pump**	Distribution, HVAC Heating Water, 11 to 15 HP	15 HP	Miles J. Jones Elementary School / Main Building	Boiler room	Armstrong	015180T3E254TC-S	1053066213	2020	https://rvaschools.gofmx.com/equipment/1585836	
14	7529056	D3050	**Pump**	Distribution, HVAC Heating Water, 11 to 15 HP	15 HP	Miles J. Jones Elementary School / Main Building	Boiler room	Armstrong	4030-4x3x10-4p-15hp	1020164027	2020		

15	7529052	D3050	**HVAC Steam Components**	Humidifier & Control, 50 LB/HR		Miles J. Jones Elementary School / Main Building	AHU Room	DriSteem	GTS-300	1063975-01-01-A	1998	https://rvaschools.gofmx.com/equipment/1585842	
16	7529049	D3050	**Air Handler** [Semco]	Interior AHU, Easy/Moderate Access	7200 CFM	Miles J. Jones Elementary School / Main Building	AHU Mechanical Room	ERU-1	EPD-18	15590/19100-000	1999	https://rvaschools.gofmx.com/equipment/1585840	
17	7529043	D3050	**Make-Up Air Unit**	MUA or MAU	12000 CFM	Miles J. Jones Elementary School / Main Building	Roof	CapiveAire	Illegible	10234723	1998	https://rvaschools.gofmx.com/equipment/1585899	
18	7528973	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	28 TON	Miles J. Jones Elementary School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FB0U210501006	2021	https://rvaschools.gofmx.com/equipment/1585897	
19	7529077	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	25 TON	Miles J. Jones Elementary School / Main Building	Roof	Daikin Industries	DPS025AHMG4DW-4	FB0U210501007	2021	https://rvaschools.gofmx.com/equipment/1585901	
20	7528969	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	5500 CFM	Miles J. Jones Elementary School / Main Building	Roof	ECON-AIR	EABDU24	4876013	2021	https://rvaschools.gofmx.com/equipment/1585900	
21	7529076	D3060	**Exhaust Fan** [EF-006]	Centrifugal, 16" Damper	2500 CFM	Miles J. Jones Elementary School / Main Building	Roof	Penn Ventilator Company	FX12BH		2012	https://rvaschools.gofmx.com/equipment/1585902	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7528992	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Miles J. Jones Elementary School / Main Building	Kitchen	CaptiveAire Systems	5124 R	https://rvaschools.gofmx.com/equipment/1585855			20

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7529005	D5010	**Generator**	Diesel	No dataplate	Miles J. Jones Elementary School / Main Building	Site	Cat	LL 2024D	092904/01	1998	https://rvaschools.gofmx.com/equipment/1585893	
2	7603839	D5010	**Solar Power**	Inverter, 7.5 KW		Miles J. Jones Elementary School					2019		3
3	7529027	D5010	**Automatic Transfer Switch**	ATS, 100 AMP		Miles J. Jones Elementary School / Main Building	Main Electrical Room	Olympian			2001		2
4	7528978	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Miles J. Jones Elementary School / Main Building	Electrical room	Square D	34349-17222-041	75T3HFISCUNLP	1998	https://rvaschools.gofmx.com/equipment/1585843	
5	7528999	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Miles J. Jones Elementary School / Main Building	Main Electrical Room	Square D	34349-17222-041	E 75T3HFISCUNLP	1998	https://rvaschools.gofmx.com/equipment/1585848	
6	7529062	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Miles J. Jones Elementary School / Main Building	Main Electrical Room	Square D	75T3H	34349-17212-064	1998	https://rvaschools.gofmx.com/equipment/1585851	
7	7529058	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Miles J. Jones Elementary School / Main Building	Electrical Room A	Square D	34749-17222-047	112T3HFISCUNLP	1998	https://rvaschools.gofmx.com/equipment/1585872	
8	7528975	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Miles J. Jones Elementary School / Main Building	Main Electrical Room	Square D	33349-17212-055	30T3H	1998	https://rvaschools.gofmx.com/equipment/1585850	
9	7529031	D5020	**Switchboard**	120/208 V	2000 AMP	Miles J. Jones Elementary School / Main Building	Main Electrical Room	Square D		11643236 001 S	1998	https://rvaschools.gofmx.com/equipment/1585849	
10	7529014	D5020	**Distribution Panel**	120/208 V	400 AMP	Miles J. Jones Elementary School / Main Building	Electrical Room A	Square D	NQOD	NA	1998	https://rvaschools.gofmx.com/equipment/1585875	
11	7529009	D5020	**Distribution Panel**	120/208 V	600 AMP	Miles J. Jones Elementary School / Main Building	Electrical Room A	Square D	NQOD	NA	1998	https://rvaschools.gofmx.com/equipment/1585876	
12	7528986	D5020	**Distribution Panel**	120/208 V	200 AMP	Miles J. Jones Elementary School / Main Building	Electrical room	Square D			1998		10
13	7529079	D5020	**Distribution Panel**	277/480 V	600 AMP	Miles J. Jones Elementary School / Main Building	AHU Room	Square D	E1	12-11643236-2	1998	https://rvaschools.gofmx.com/equipment/1585841	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7529015	D7050	**Fire Alarm Panel**	Fully Addressable		Miles J. Jones Elementary School / Main Building	Office	Cerberus	MXL-iQ	NA			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7529022	E1030	**Foodservice Equipment**	Convection Oven, Double		Miles J. Jones Elementary School / Main Building	Kitchen	Garland				https://rvaschools.gofmx.com/equipment/1585853	
2	7528996	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Miles J. Jones Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	9802805		https://rvaschools.gofmx.com/equipment/1585866	
3	7529063	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Miles J. Jones Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-S	11307422		https://rvaschools.gofmx.com/equipment/1585867	
4	7603683	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Miles J. Jones Elementary School / Main Building	Kitchen	CaptiveAire Systems	5124 R	https://rvaschools.gofmx.com/equipment/1585855			
5	7529017	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Miles J. Jones Elementary School / Main Building	Kitchen	CaptiveAire Systems	5124 R	R 477149		https://rvaschools.gofmx.com/equipment/1585854	
6	7529065	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Miles J. Jones Elementary School / Main Building	Kitchen						
7	7529068	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Miles J. Jones Elementary School / Main Building	Kitchen						
8	7528987	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen	Hobart	DF2	321073827		https://rvaschools.gofmx.com/equipment/1585864	
9	7529035	E1030	**Foodservice Equipment**	Mixer, Freestanding		Miles J. Jones Elementary School / Main Building	Kitchen	Hobart	600T	31-1177-603		https://rvaschools.gofmx.com/equipment/1585862	
10	7529061	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen					https://rvaschools.gofmx.com/equipment/1585868	
11	7529045	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen	Hobart		32-1073841		https://rvaschools.gofmx.com/equipment/1585865	
12	7529044	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen						
13	7529055	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen	Hobart	Q1	321073810		https://rvaschools.gofmx.com/equipment/1585869	
14	7529080	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen	Traulsen	G20010	T48708J13		https://rvaschools.gofmx.com/equipment/1585870	
15	7529064	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen	Hobart	Q2	32-1073825		https://rvaschools.gofmx.com/equipment/1585863	
16	7528982	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Miles J. Jones Elementary School / Main Building	Kitchen	Traulsen	G20010	T08372J05		https://rvaschools.gofmx.com/equipment/1585871	
17	7529032	E1030	**Foodservice Equipment**	Steamer, Freestanding		Miles J. Jones Elementary School / Main Building	Kitchen	Convotherm	C4eT 6.20 GS -N	WS221046250		https://rvaschools.gofmx.com/equipment/1585852	
18	7528998	E1030	**Foodservice Equipment**	Steamer, Freestanding		Miles J. Jones Elementary School / Main Building	Kitchen					https://rvaschools.gofmx.com/equipment/1585860	
19	7529042	E1030	**Foodservice Equipment**	Tilting Skillet		Miles J. Jones Elementary School / Main Building	Kitchen	Cleveland	KGL 40T	WT1524-981-02		https://rvaschools.gofmx.com/equipment/1585861	

20	7529078	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Miles J. Jones Elementary School / Site Main Building	Heatcraft	B0PS210L630	89015001		https://rvaschools.gofmx.com/equipment/1585895
21	7529040	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Miles J. Jones Elementary School / Site Main Building	Heatcraft		89010701		https://rvaschools.gofmx.com/equipment/1585896
22	7528970	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Miles J. Jones Elementary School / Kitchen Main Building	BOHN				https://rvaschools.gofmx.com/equipment/1585857
23	7529016	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Miles J. Jones Elementary School / Kitchen Main Building	Brown				https://rvaschools.gofmx.com/equipment/1585859
24	7528994	E1030	**Foodservice Equipment**	Walk-In, Freezer	Miles J. Jones Elementary School / Kitchen Main Building		UDS-4	84743-1	1998	https://rvaschools.gofmx.com/equipment/1585858
25	7529059	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Miles J. Jones Elementary School / Kitchen Main Building	Brown	UDS-4	84743-1	1998	https://rvaschools.gofmx.com/equipment/1585856