FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Maymont Preschool
1211 South Allen Street
Richmond, VA 23220

PREPARED BY:
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BV PROJECT #:
166385.24R000-047.468

DATE OF REPORT:
June 29, 2024

ON SITE DATE:
March 6, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Preschool campus
Number of Buildings	1
Main Address	1211 South Allen Street, Richmond, VA 23220
Site Developed	1953
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 6, 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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Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Maymont Preschool was originally constructed in 1953. The school has undergone several partial renovations throughout the years.

Architectural

The building is a masonry load bearing structure supporting steel framed roof structure. Flat roofs are finished with modified bitumen and built-up systems. The built-up roofing system appears old and showing signs of deterioration. Aluminum framed windows are antiquated, inefficient, and have cracked glazing compound. Exterior steel doors are in fair condition and should perform adequately throughout the reserve term. Interior finishes will require replacements and paint maintenance throughout the near term due to normal deterioration.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating is provided by gas fired boilers feeding unit ventilators. Cooling is provided by rooftop package units and window type AC units. The cooling system is difficult to control and could be greatly improved with a renovation upgrade to replace window AC units and provide HVAC to corridors. Ventilation is provided via the mezzanine air handling unit. Hot water is provided by tankless water heaters located in the boiler room. The main electrical distribution is from a dedicated electrical switchboard. Fire protection is provided via a fire alarm system with a central panel, and fire extinguishers spread throughout the school. The kitchen within the cafeteria contains the following appliances: stainless steel sink, refrigerator, food warmer, convection ovens, and an exhaust hood that are all in usable condition. The through window AC units and electrical distribution panel will require replacement in the short term.

Site

Site systems consist of an asphalt paved parking lot and concrete sidewalks adjacent to the building. Landscaping is provided with the site including a grass field and some garden areas. Asphalt surfaces are generally free of cracks and heaving; however, seal and stripe are recommended in the short term. Concrete walkways are free of any heavy damage. The playground is equipped with small and large playground structures that were observed to be free of any heavy damage.

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 | Maymont Preschool / Main Building(1953)

Replacement Value	*Total SF*	*Cost/SF*
$ 14,383,600	*35,959*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 19,800	**0.1 %**
3-Year	$ 3,268,300	22.7 %
5-Year	$ 3,956,100	27.5 %
10-Year	$ 4,883,000	33.9 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Maymont Preschool / Main Building	1	$19,800
Total	**1**	**$19,800**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7416229	Exit 4 Canopy	B1020	Roof Structure, Flat, Metal Deck Over Steel Beams, Replace	Failed	Performance/Integrity	$19,800
Total (1 items)						**$19,800**

Key Findings

Roof Structure in Failed condition.

Flat, Metal Deck Over Steel Beams
Main Building Maymont Preschool Exit 4 Canopy

Uniformat Code: B1020
Recommendation: **Replace in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $19,800

$$$$

Roof framing at the entrance canopy is water damaged and a safety hazard due to falling debris. - AssetCALC ID: 7416229

Glazing in Poor condition.

any type, by SF
Main Building Maymont Preschool Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $541,800

$$$$

Windows are antiquated and inefficient. - AssetCALC ID: 7416223

Piping & Valves in Poor condition.

Fiberglass Insulation, Domestic Water
Main Building Maymont Preschool Throughout

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $10,800

$$$$

Condensation leaks due to damaged pipe insulation - AssetCALC ID: 7649126

Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Main Building Maymont Preschool Throughout

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $647,300

$$$$

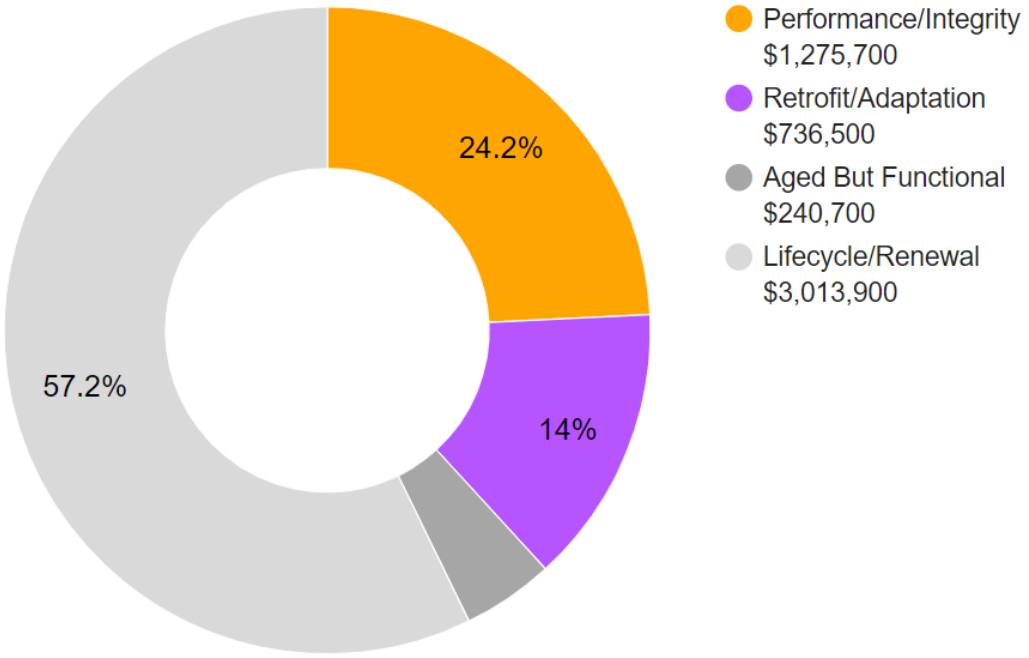
The electrical distribution system is old and antiquated. - AssetCALC ID: 7717255

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: $5,266,800

2. Building Information

Building Systems Summary		
Address	1211 South Allen Street, Richmond, VA 23220	
Constructed/Renovated	1953	
Building Area	35,959 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with concrete and metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Modified bituminous finish Tertiary: Metal canopy (poor)	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Systems Summary		
HVAC	Central System: Boilers and air handlers feeding fan coil terminal units Non-Central System: Packaged units and through window AC units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring. Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: halogen Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	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 building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

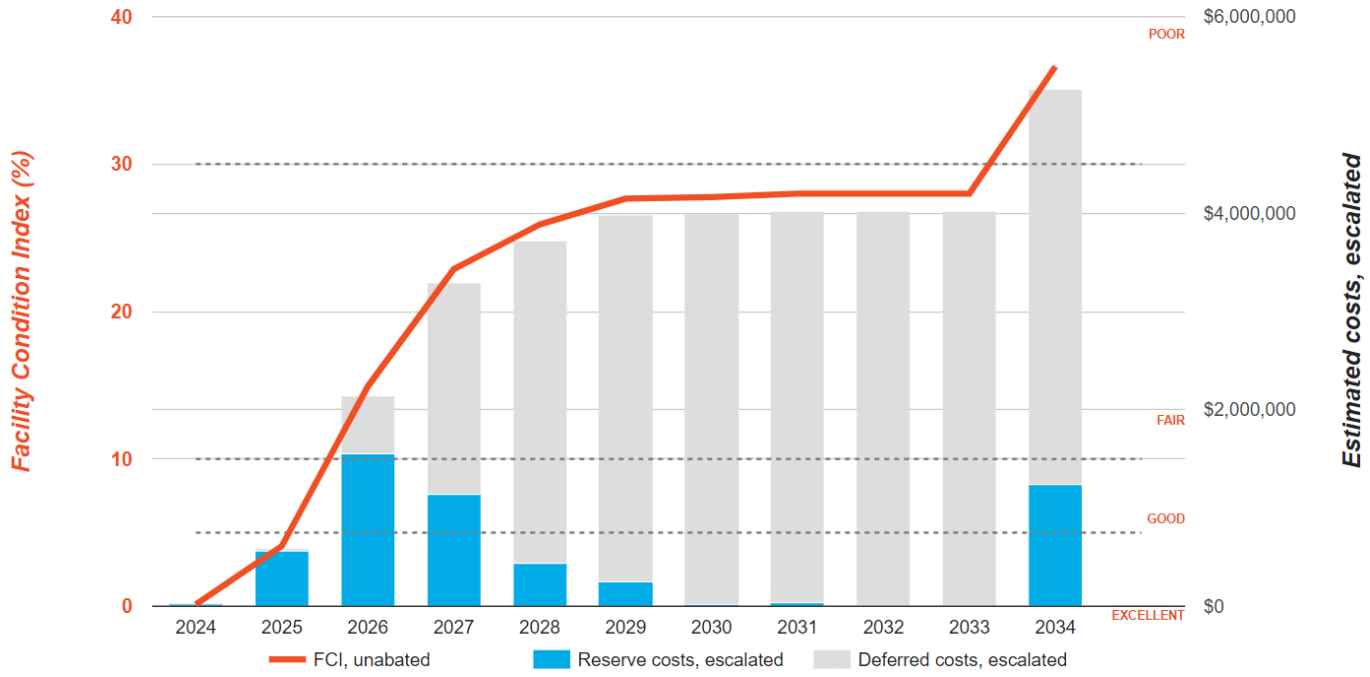
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$19,800	-	$7,700	-	$2,100,200	$2,127,700
Facade	-	$558,000	-	-	$603,600	$1,161,600
Roofing	-	-	$962,600	-	$69,000	$1,031,600
Interiors	-	$26,700	$316,500	$391,900	$1,183,000	$1,918,200
Plumbing	-	$11,100	$49,500	$53,200	$719,100	$832,900
HVAC	-	$687,900	$285,500	$25,500	$311,900	$1,310,700
Fire Protection	-	-	$202,400	-	-	$202,400
Electrical	-	$694,100	-	$217,500	-	$911,600
Fire Alarm & Electronic Systems	-	$95,400	-	$189,300	$148,600	$433,300
Equipment & Furnishings	-	$31,800	$7,200	$49,600	$24,900	$113,500
TOTALS (3% inflation)	**$19,800**	**$2,105,100**	**$1,831,200**	**$926,900**	**$5,160,400**	**$10,043,400**

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: Maymont Preschool

Replacement Value: $14,383,600 Inflation Rate: 3.0% Average Needs per Year: $478,800



Maymont Preschool: Photographic Overview

1 - FRONT ELEVATION

2 - RIGHT ELEVATION

3 - LEFT ELEVATION

4 - REAR ELEVATION

5 - ROOFING SYSTEM

6 - BUILDING FACADE

7 - CAFETERIA

8 - CLASSROOM

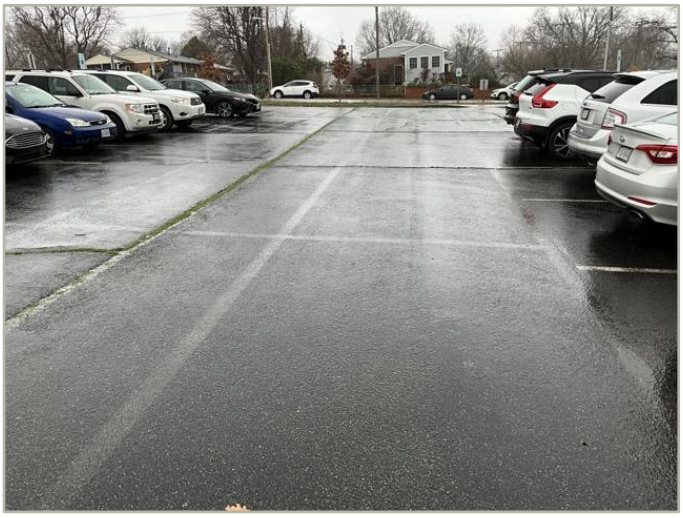
9 - DOMESTIC HOT WATER

10 - MECHANICAL ROOM

11 - MAIN ELECTRICAL ROOM

12 - FIRE ALARM CONTROL PANEL

3. Site Summary



Site Information		
Site Area	4.6 acres (estimated)	
Parking Spaces	55 total spaces all in open lots; six of which are accessible.	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing. Playgrounds and sports fields, fencing, and site lights.	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present.	Fair
Utilities	Municipal water and sewer. Local utility-provided electric and natural gas.	Fair
Site Lighting	Pole-mounted: metal halide	Fair
Ancillary Structures	None	Fair
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 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 Development	-	$10,500	-	$350,000	$45,000	$405,400
Site Pavement	-	$10,700	-	$12,400	$153,200	$176,300
TOTALS (3% inflation)	**-**	**$21,100**	**-**	**$362,400**	**$198,100**	**$581,600**

Site: Photographic Overview

1 - MAIN PARKING AREA

2 - SITE DEVELOPMENT

3 - PLAYGROUND

4 - VEHICLE DRIVEWAY

5 - PLAY SURFACE

6 - SITE FENCING

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	1953	No	No
Main Building	1953	No	No

A detailed follow-up accessibility study is not 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 Maymont Preschool, 1211 South Allen Street, Richmond, VA 23220, 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.

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8. Appendices

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

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
166385.24R000-047.468	Maymont Preschool
Source	**On-Site Date**
Google	March 06, 2024

BUREAU VERITAS

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Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facilityy Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Maymont Preschool

Name of person completing form: Ronald Hathaway

Title / Association with property: Director of Facilities

Length of time associated w/ property: 30

Date Completed: February 26, 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	1953		
2	Building size in SF	35959		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1953	Brick
		Roof		Tar and Gravel
		Interiors	1953	CMU, sheetrock, plaster, ceramic, terrazzo, VCT. VAT
		HVAC		Boiler, classroom fan coil units and window units
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Cafeteria roof replaced 2016
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None, no funding
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No heat or cooling in the hallways

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				Ceiling tiles from previous roof leaks
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				Hallways
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: Maymont Preschool

BV Project Number: 166385.24R000-047.468

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
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

ACCESSIBLE ENTRANCE

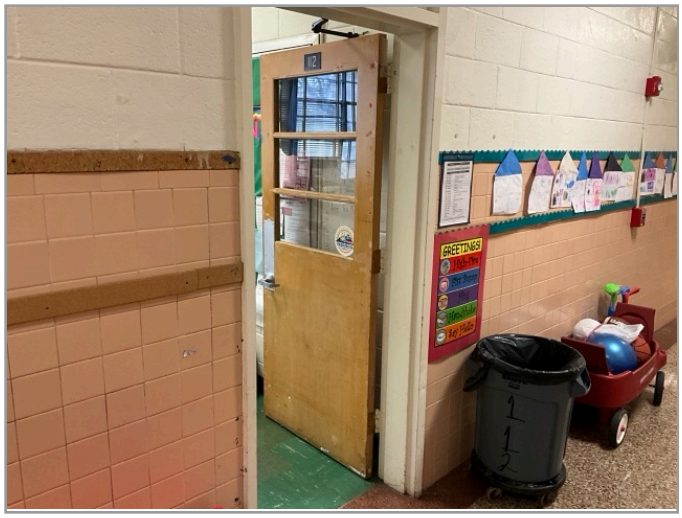
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible 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 ?	✕			
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

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Maymont Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Building exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,300	LF	20	7649129
B1010	Building exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls	35,959	SF	20	7649130
B1020	Exit 4 Canopy	Failed	Roof Structure, Flat, Metal Deck Over Steel Beams	600	SF	0	7416229
B1080	Building exterior	Fair	Stairs, Concrete, Exterior	120	SF	5	7416258
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	12,200	SF	20	7416267
B2020	Building Exterior	Poor	Glazing, any type, by SF	9,850	SF	1	7416223
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8		20	7416230
Roofing							
B3010	Roof	Fair	Roofing, Built-Up	31,460	SF	3	7416249
B3010	Cafeteria roof	Fair	Roofing, Modified Bitumen	4,700	SF	12	7416214
B3060	Mechanical room	Fair	Roof Hatch, Metal	1		15	7416270
Interiors							
C1010		Fair	Interior Wall Construction, Concrete Block (CMU)	12,500	SF	20	7416216
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	72		3	7416246
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	7,200	SF	2	7416252
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,175	SF	3	7416272
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	11,700	SF	10	7416215
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	54,000	SF	5	7416260
C2030	Throughout building	Fair	Flooring, Terrazzo	19,800	SF	20	7416237
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,600	SF	3	7416219
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	7,200	SF	5	7416217
C2030	Stage	Fair	Flooring, Wood, Strip	5,400	SF	10	7416212

Component Condition Report | Maymont Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	10	7416238
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	35,959 SF	20	7717300
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	13	7416232
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	20	10	7416262
D2010	Throughout	Poor	Piping & Valves, Fiberglass Insulation, Domestic Water	1,800 LF	1	7649126
D2010	Boiler room	Fair	Water Heater, Gas, Tankless	1	13	7416234
D2010	Restrooms	Fair	Urinal, Standard	1	5	7416231
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	32	5	7416242
HVAC						
D3010	Building exterior	Fair	Meter, w/ Digital Pulser, Natural Gas, 2 IN	1	20	7416255
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7416239
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7416240
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	50	2	7416268
D3030	Building interior	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	28	4	7717347
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7416220
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7416271
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	7416243
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7416224
D3050	Penthouse	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	28	7416235
D3050	Throughout interior	NA	HVAC System, Full System Renovation/Upgrade, Low Complexity	35,959 SF	2	7718304
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	7416250
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7416247
D3050	Boiler room	Fair	HVAC System, Hydronic Piping, 2-Pipe	35,959 SF	21	7416213
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	10	7416264

Component Condition Report | Maymont Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	35,959 SF	4	7649128
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	2	7416248
D5020	Throughout	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	35,959 SF	2	7717255
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,959 SF	10	7419292
Fire Alarm & Electronic Systems						
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	35,959 SF	10	7416227
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	10	7416244
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	35,959 SF	10	7416256
D8010	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades [SCU-8]	35,959 SF	2	7416245
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7416236
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7416265
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7416254
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [546]	1	2	7416221
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7416226
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7416251
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7416257
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7416225
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	7	7416233
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7416266
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7416261

Component Condition Report | Maymont Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	22,400 SF	15	7717727
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	22,400 SF	2	7416259
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	7416222
G2050	site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	21,900 SF	2	7717883
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	21,900 SF	10	7717882
G2050	Site	Fair	Play Structure, Multipurpose, Small	7	10	7416241
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	2	10	7416253
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 6" Depth	9,250 SF	10	7416228
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	450 LF	20	7416263

Appendix E:
Replacement Reserves

Replacement Reserves Report

6/27/2024

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
Maymont Preschool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Maymont Preschool / Main Building	$19,800	$569,127	$1,535,956	$1,143,421	$435,566	$252,258	$14,567	$10,183	$0	$0	$902,133	$93,574	$273,746	$44,350	$0	$128,221	$0	$162,272	$0	$0	$4,458,207	**$10,043,382**
Maymont Preschool / Site	$0	$0	$21,149	$0	$0	$0	$0	$24,518	$0	$0	$337,861	$0	$28,423	$0	$0	$122,145	$0	$32,950	$0	$0	$14,630	**$581,673**
Grand Total	**$19,800**	**$569,127**	**$1,557,105**	**$1,143,421**	**$435,566**	**$252,258**	**$14,567**	**$34,701**	**$0**	**$0**	**$1,239,994**	**$93,574**	**$302,169**	**$44,350**	**$0**	**$250,365**	**$0**	**$195,222**	**$0**	**$0**	**$4,472,836**	**$10,625,055**

Maymont Preschool

Maymont Preschool / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
A1010	Building exterior	7649129	Foundation System, Concrete or CMU Walls w/ Continuous Footings	75	55	20	1300	LF	$120.00	$156,000																					$156,000	**$156,000**
B1010	Building exterior	7649130	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20	35959	SF	$28.00	$1,006,852																					$1,006,852	**$1,006,852**
B1020	Exit 4 Canopy	7416229	Roof Structure, Flat, Metal Deck Over Steel Beams, Replace	75	75	0	600	SF	$33.00	$19,800	$19,800																				**$19,800**
B1080	Building exterior	7416258	Stairs, Concrete, Exterior, Replace	50	45	5	120	SF	$55.00	$6,600						$6,600															**$6,600**
B2010	Building Exterior	7416267	Exterior Walls, Brick Veneer, Replace	50	30	20	12200	SF	$27.00	$329,400																					$329,400	**$329,400**
B2020	Building Exterior	7416223	Glazing, any type, by SF, Replace	30	29	1	9850	SF	$55.00	$541,750		$541,750																			**$541,750**
B2050	Building Exterior	7416230	Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	$600.00	$4,800																					$4,800	**$4,800**
B3010	Roof	7416249	Roofing, Built-Up, Replace	25	22	3	31460	SF	$28.00	$880,880				$880,880																		**$880,880**
B3010	Cafeteria roof	7416214	Roofing, Modified Bitumen, Replace	20	8	12	4700	SF	$10.00	$47,000													$47,000									**$47,000**
B3060	Mechanical room	7416270	Roof Hatch, Metal, Replace	30	15	15	1	EA	$1,300.00	$1,300																$1,300						**$1,300**
C1010	Main Building	7416216	Interior Wall Construction, Concrete Block (CMU), Replace	50	30	20	12500	SF	$20.00	$250,000																					$250,000	**$250,000**
C1030	Throughout building	7416246	Interior Door, Wood, Solid-Core, Replace	40	37	3	72	EA	$700.00	$50,400				$50,400																		**$50,400**
C1070	Throughout building	7416252	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	7200	SF	$3.50	$25,200			$25,200																			**$25,200**
C1070	Throughout building	7416272	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	25175	SF	$3.50	$88,113				$88,113																		**$88,113**
C2010	Throughout building	7416215	Wall Finishes, Ceramic Tile, Replace	40	30	10	11700	SF	$18.00	$210,600											$210,600											**$210,600**
C2010	Throughout building	7416260	Wall Finishes, any surface, Prep & Paint	10	5	5	54000	SF	$1.50	$81,000						$81,000										$81,000						**$162,000**
C2030	Stage	7416212	Flooring, Wood, Strip, Replace	30	20	10	5400	SF	$15.00	$81,000											$81,000											**$81,000**
C2030	Throughout building	7416217	Flooring, Vinyl Tile (VCT), Replace	15	10	5	7200	SF	$5.00	$36,000						$36,000															$36,000	**$72,000**
C2030	Throughout building	7416237	Flooring, Terrazzo, Replace	50	30	20	19800	SF	$14.00	$277,200																					$277,200	**$277,200**
C2030	Throughout building	7416219	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3600	SF	$7.50	$27,000				$27,000										$27,000								**$54,000**
D2010	Boiler room	7416232	Water Heater, Gas, Tankless, Replace	15	2	13	1	EA	$1,600.00	$1,600														$1,600								**$1,600**
D2010	Boiler room	7416234	Water Heater, Gas, Tankless, Replace	15	2	13	1	EA	$1,600.00	$1,600														$1,600								**$1,600**
D2010	Throughout	7717300	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	35959	SF	$11.00	$395,549																					$395,549	**$395,549**
D2010	Restrooms	7416231	Urinal, Standard, Replace	30	25	5	1	EA	$1,100.00	$1,100						$1,100																**$1,100**
D2010	Restrooms	7416242	Toilet, Commercial Water Closet, Replace	30	25	5	32	EA	$1,300.00	$41,600						$41,600																**$41,600**
D2010	Throughout building	7416238	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	8	EA	$1,200.00	$9,600											$9,600											**$9,600**
D2010	Restrooms	7416262	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	20	EA	$1,500.00	$30,000											$30,000											**$30,000**
D2010	Throughout	7649126	Piping & Valves, Fiberglass Insulation, Domestic Water, Replace	40	39	1	1800	LF	$6.00	$10,800		$10,800																				**$10,800**
D3010	Building exterior	7416255	Meter, w/ Digital Pulser, Natural Gas, 2 IN, Replace	30	10	20	1	EA	$1,300.00	$1,300																					$1,300	**$1,300**
D3020	Boiler room	7416239	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	$33,800.00	$33,800												$33,800										**$33,800**
D3020	Boiler room	7416240	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	$33,800.00	$33,800												$33,800										**$33,800**
D3030	Building exterior	7416268	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	50	EA	$2,900.00	$145,000			$145,000										$145,000									**$290,000**
D3030	Building interior	7717347	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	16	4	28	EA	$7,400.00	$207,200					$207,200																	**$207,200**
D3050	Boiler room	7416224	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100	**$10,200**
D3050	Boiler room	7416220	Pump, Distribution, HVAC Heating Water, Replace	25	19	6	1	EA	$6,100.00	$6,100							$6,100															**$6,100**
D3050	Boiler room	7416247	Pump, Distribution, HVAC Heating Water, Replace	25	19	6	1	EA	$6,100.00	$6,100							$6,100															**$6,100**
D3050	Boiler room	7416271	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Throughout interior	7718304	HVAC System, Full System Renovation/Upgrade, Low Complexity, Replace	40	38	2	35959	SF	$14.00	$503,426			$503,426																			**$503,426**
D3050	Roof	7416243	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D3050	Roof	7416250	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D3060	Roof	7416264	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	15	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D4010	Throughout	7649128	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	35959	SF	$5.00	$179,795					$179,795																	**$179,795**
D5020	Mechanical room	7416248	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$7,000.00	$7,000			$7,000																			**$7,000**
D5020	Throughout	7717255	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	38	2	35959	SF	$18.00	$647,262			$647,262																			**$647,262**

Replacement Reserves Report

6/27/2024

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
D5040	Main Building	7419292	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	35959	SF	$4.50	$161,816											$161,816												**$161,816**
D7030	Building exterior	7416227	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	35959	SF	$2.00	$71,918											$71,918												**$71,918**
D7050	Office	7416244	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000												**$15,000**
D7050	Throughout building	7416256	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	35959	SF	$1.50	$53,939											$53,939												**$53,939**
D8010	Boiler room	7416245	BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	13	2	35959	SF	$2.50	$89,898			$89,898															$89,898					**$179,795**
E1030	Kitchen	7416221	Foodservice Equipment, Steam Kettle, Replace	20	18	2	1	EA	$30,000.00	$30,000			$30,000																				**$30,000**
E1030	Kitchen	7416254	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500		**$9,000**
E1030	Kitchen	7416257	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	7416233	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	$8,280.00	$8,280								$8,280										$8,280					**$16,560**
E1030	Kitchen	7416251	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100												**$5,100**
E1030	Kitchen	7416236	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600												**$4,600**
E1030	Kitchen	7416265	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600												**$4,600**
E1030	Kitchen	7416226	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600												**$4,600**
E1030	Kitchen	7416225	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	7416266	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600												**$3,600**
E1030	Kitchen	7416261	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100												**$5,100**
Totals, Unescalated											**$19,800**	**$552,550**	**$1,447,786**	**$1,046,393**	**$386,995**	**$217,600**	**$12,200**	**$8,280**	**$0**	**$0**	**$671,272**	**$67,600**	**$192,000**	**$30,200**	**$0**	**$82,300**	**$0**	**$98,178**	**$0**	**$0**	**$2,468,401**	**$7,301,554**
Totals, Escalated (3.0% inflation, compounded annually)											**$19,800**	**$569,127**	**$1,535,956**	**$1,143,421**	**$435,566**	**$252,258**	**$14,567**	**$10,183**	**$0**	**$0**	**$902,133**	**$93,574**	**$273,746**	**$44,350**	**$0**	**$128,221**	**$0**	**$162,272**	**$0**	**$0**	**$4,458,207**	**$10,043,382**

Maymont Preschool / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	Parking area	7416259	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	22400	SF	$0.45	$10,080			$10,080					$10,080					$10,080					$10,080					**$40,320**
G2020	Parking area	7717727	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	22400	SF	$3.50	$78,400																$78,400							**$78,400**
G2050	site	7717883	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	21900	SF	$0.45	$9,855			$9,855					$9,855					$9,855					$9,855					**$39,420**
G2050	Site	7717882	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	21900	SF	$3.50	$76,650										$76,650													**$76,650**
G2050	Site	7416222	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000										$35,000													**$35,000**
G2050	Site	7416241	Play Structure, Multipurpose, Small, Replace	20	10	10	7	EA	$10,000.00	$70,000										$70,000													**$70,000**
G2050	Site	7416228	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	5	10	9250	SF	$7.00	$64,750										$64,750													**$64,750**
G2050	Playground	7416253	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	2	EA	$2,500.00	$5,000										$5,000													**$5,000**
G2060	Site	7416263	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	450	LF	$18.00	$8,100																					$8,100		**$8,100**
Totals, Unescalated											**$0**	**$0**	**$19,935**	**$0**	**$0**	**$0**	**$0**	**$19,935**	**$0**	**$0**	**$251,400**	**$0**	**$19,935**	**$0**	**$0**	**$78,400**	**$0**	**$19,935**	**$0**	**$0**	**$8,100**	**$417,640**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$21,149**	**$0**	**$0**	**$0**	**$0**	**$24,518**	**$0**	**$0**	**$337,861**	**$0**	**$28,423**	**$0**	**$0**	**$122,145**	**$0**	**$32,950**	**$0**	**$0**	**$14,630**	**$581,673**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416232	D2010	**Water Heater**	Gas, Tankless		Maymont Preschool / Main Building	Boiler room	Navien	NPE-240A2	NA	2022	1576849	
2	7416234	D2010	**Water Heater**	Gas, Tankless		Maymont Preschool / Main Building	Boiler room	Navien	NPE-240A2	NA	2022	1576850	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416239	D3020	**Boiler**	Gas, HVAC		Maymont Preschool / Main Building	Boiler room	Patterson-Kelley	CRN LZS49.51234T	'No. AR11-05-27712	2005	1576838	
2	7416240	D3020	**Boiler**	Gas, HVAC		Maymont Preschool / Main Building	Boiler room	Patterson-Kelley	CRN L2849.51234T	AR11-05-17708	2005	1576843	
3	7416268	D3030	**Air Conditioner**	Window/Thru-Wall	1.5 TON	Maymont Preschool / Main Building	Building exterior						50
4	7717347	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	Inaccessible	Maymont Preschool / Main Building	Building interior						28
5	7416220	D3050	**Pump**	Distribution, HVAC Heating Water		Maymont Preschool / Main Building	Boiler room	Baldor	EN32181-8	3665481 159	2005	1576848	
6	7416271	D3050	**Pump**	Distribution, HVAC Heating Water		Maymont Preschool / Main Building	Boiler room	Bell & Gossett	E 56A17D60F	903582		1576846	
7	7416224	D3050	**Pump**	Distribution, HVAC Heating Water		Maymont Preschool / Main Building	Boiler room	Bell & Gossett	M0DEL-B0N 56A17D60F P	PARTN0-903582		1576839	
8	7416247	D3050	**Pump**	Distribution, HVAC Heating Water		Maymont Preschool / Main Building	Boiler room	Baldor	3218T8	3665480159	2005	1576847	
9	7416235	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access		Maymont Preschool / Main Building	Penthouse	Cook	EL 225 CPV 225CPV CL1	'AL0655110991.01/0001901	2022	1576852	
10	7416243	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	Illegible	Maymont Preschool / Main Building	Roof	Trane	Illegible	Illegible		1576853	

11	7416250	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	Inaccessible	Maymont Preschool / Main Building	Roof	Trane	Inaccessible	Inaccessible				
12	7416264	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 Estimated CFM	Maymont Preschool / Main Building	Roof	Greenheck	Illegible	Illegible				

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416248	D5020	**Distribution Panel**	120/208 V		Maymont Preschool / Main Building	Mechanical room	Westinghouse	N0. D226002	C0NVERTIBLE		1576845	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416244	D7050	**Fire Alarm Panel**	Fully Addressable		Maymont Preschool / Main Building	Office	Honeywell	Gamewell	NA		1576706	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416233	E1030	**Foodservice Equipment**	Convection Oven, Double		Maymont Preschool / Main Building	Kitchen	Manitowoc	Convotherm	WS216041442		1576857	
2	7416266	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Maymont Preschool / Main Building	Kitchen	Beverage-Air	SMF34Y1S	10811121		1576859	
3	7416254	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Maymont Preschool / Main Building	Kitchen	No dataplate				1576864	
4	7416257	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Maymont Preschool / Main Building	Kitchen	Cres Cor	CROWN-X			1576862	
5	7416225	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Maymont Preschool / Main Building	Kitchen	No dataplate				1576863	
6	7416251	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Maymont Preschool / Main Building	Kitchen					1576854	
7	7416261	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Maymont Preschool / Main Building	Kitchen	Hobart	QF2	NA		1576860	
8	7416236	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Maymont Preschool / Main Building	Kitchen	Hobart	Q2	321007346		1576855	

9	7416265	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Maymont Preschool / Main Building	Kitchen	Hobart	Inaccessible	Inaccessible		1576705
10	7416226	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Maymont Preschool / Main Building	Kitchen	Traulsen	G20010	T59220G07		1576856
11	7416221	E1030	**Foodservice Equipment** [546]	Steam Kettle		Maymont Preschool / Main Building	Kitchen	Groen	AH-20	862D	1956	1576861