FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

PREPARED BY:
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BV PROJECT #:
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DATE OF REPORT:
August 15, 2024

ON SITE DATE:
March 11, 2024

Mary Munford Elementary School
211 Westmoreland Avenue
Richmond, VA 23226

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	211 Westmoreland Avenue, Richmond, VA 23226
Site Developed	1950
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 11, 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 Mobile: (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

Mary Munford Elementary School was originally constructed in 1950 and has undergone limited school wide renovation. The general use and occupants of the facility are administration, teachers, and students used for education.

Architectural

The school's architecture and façade is from original construction and consists of brick and CMU wall system. The structure shows limited evidence of settlement with mortar joint cracks in basement brick wall. The windows are aluminum, and the exterior doors consist of aluminum and steel. There are reports of high air leaks at varying windows throughout the budling. Windows and both exterior and interior doors are observed to be dated and anticipated for replacement. The roofing is built up tar and gravel with roof leaks reported over older roofing sections. Partial roof replacements are observed over kindergarten wing and kitchen/ cafeteria. Full roof is approaching end of the lifecycle. The interior finishes are in dated are replaced on an as needed basis. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school utilizes steam boilers and a packaged unit for shared space and ductless splits systems for cooling individual classrooms and offices. Some of the HVAC equipment was replaced in 2017 and 2022; however, most date to early 2000 and have exceeded estimate useful life. Boilers are observed to be from 2007. The electrical system consists of a switchboard, transformers, and distribution panels, all original. There is a diesel generator present for emergency power. There is one hydraulic passenger elevator that serves both floors. The plumbing system uses gas water heaters for domestic hot water. The building is protected by a fire sprinkler system. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers.

Site

Overall, the site is well maintained with moderate landscaping features and irrigation is not present. There are building mounted and pole lighting. A small asphalt parking lot serves the facility and is due for seal and stripe. The play areas have a wooden deck, a pavilion, several play structures and sports surfaces all maintained.

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 | Mary Munford Elementary School / Main Building(1950)

Replacement Value	*Total SF*	*Cost/SF*
$ 25,787,200	*64,468*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 2,000	**0.0 %**
3-Year	$ 1,357,500	5.3 %
5-Year	$ 3,074,300	11.9 %
10-Year	$ 6,080,000	23.6 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Mary Munford Elementary School / Main Building	2	$2,000
Total	**2**	**$2,000**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7472826	Throughout building	Y1030	ADA Entrances & Doors, Door Closer, To Less than 5 LB, Modify	NA	Accessibility	$1,000
7472827	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$1,000
Total (2 items)						**$2,000**

Key Findings

Roofing in Poor condition.

Built-Up
Main Building Mary Munford Elementary School Classroom wing

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $348,600

$$$$

Roof system is very old and plagued with recurring leaks. - AssetCALC ID: 7568491

Basement Wall in Poor condition.

any type, Epoxy Injection of Cracks
Main Building Mary Munford Elementary School Boiler room

Uniformat Code: A2010
Recommendation: **Repair in 2025**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,400

**$$**$$

Settlement cracks in brick wall require repair in basement boiler room. - AssetCALC ID: 7438976

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Mary Munford Elementary School Site

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

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $4,200

**$$**$$

Damaged and ware to concrete pavers - AssetCALC ID: 7442421

Parking Lots in Poor condition.

Pavement, Asphalt
Site Mary Munford Elementary School Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,200

**$$**$$

Paint is fading, striping needed - AssetCALC ID: 7426991

Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Main Building Mary Munford Elementary School Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,800

**$$**$$

Missing tiles - AssetCALC ID: 7472825

Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Site Mary Munford Elementary School Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$$**$$

Missing ceiling tiles - AssetCALC ID: 7442418

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Mary Munford Elementary School Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,000

**$$**$$

Piping insulation missing - AssetCALC ID: 7472827

ADA Entrances & Doors

Door Closer, To Less than 5 LB
Main Building Mary Munford Elementary School Throughout building

Uniformat Code: Y1030
Recommendation: **Modify in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,000

**$$**$$

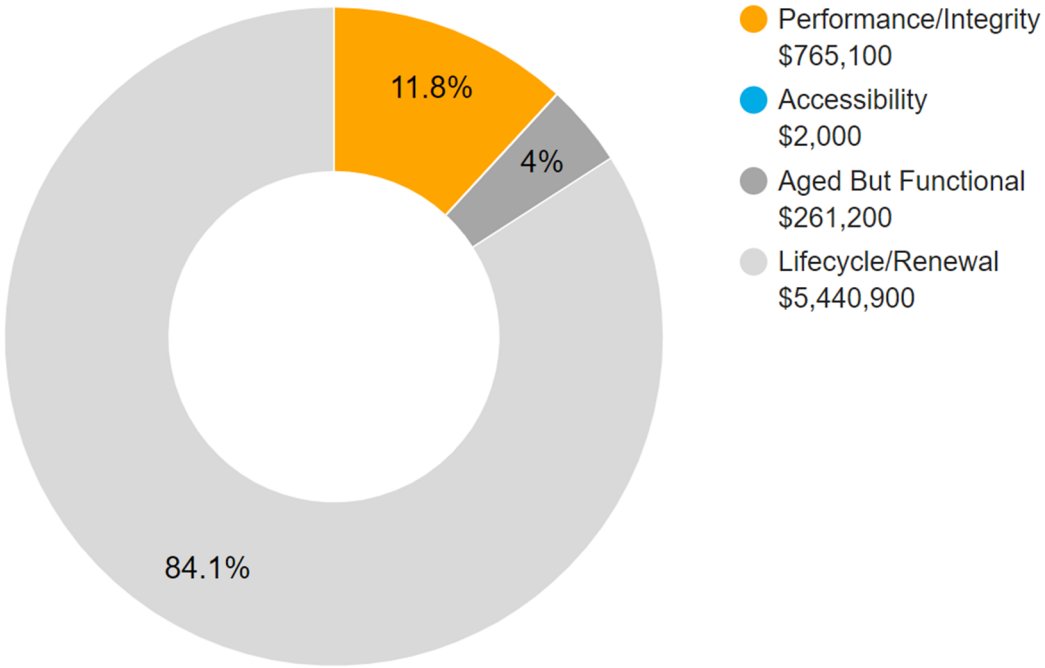
Several aged doors requiring heavier forced and closer issues - AssetCALC ID: 7472826

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.

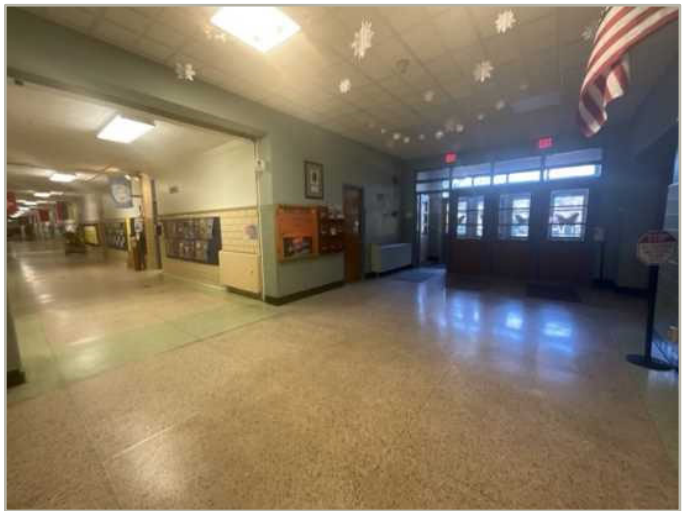
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, 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: $6,469,200

2. Building Information



Building Systems Summary		
Address	211 Westmoreland Avenue, Richmond, VA 23226	
Constructed/Renovated	1950	
Building Area	64,468 SF	
Number of Stories	2 stories above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with steel frame with wood, and concrete-topped metal decks and cast-in-place floors over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick, Secondary Wall Finish: CMU, Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: terrazzo, quarry tile, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: One hydraulic car serving all floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas Water Heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic baseboard radiators Non-Central System: Split-system packaged units, unit heaters	Fair

Building Systems Summary

Fire Suppression	Dry-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring. Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED, halogen Emergency Power: Diesel generator	Fair
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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed	

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

System Expenditure Forecast

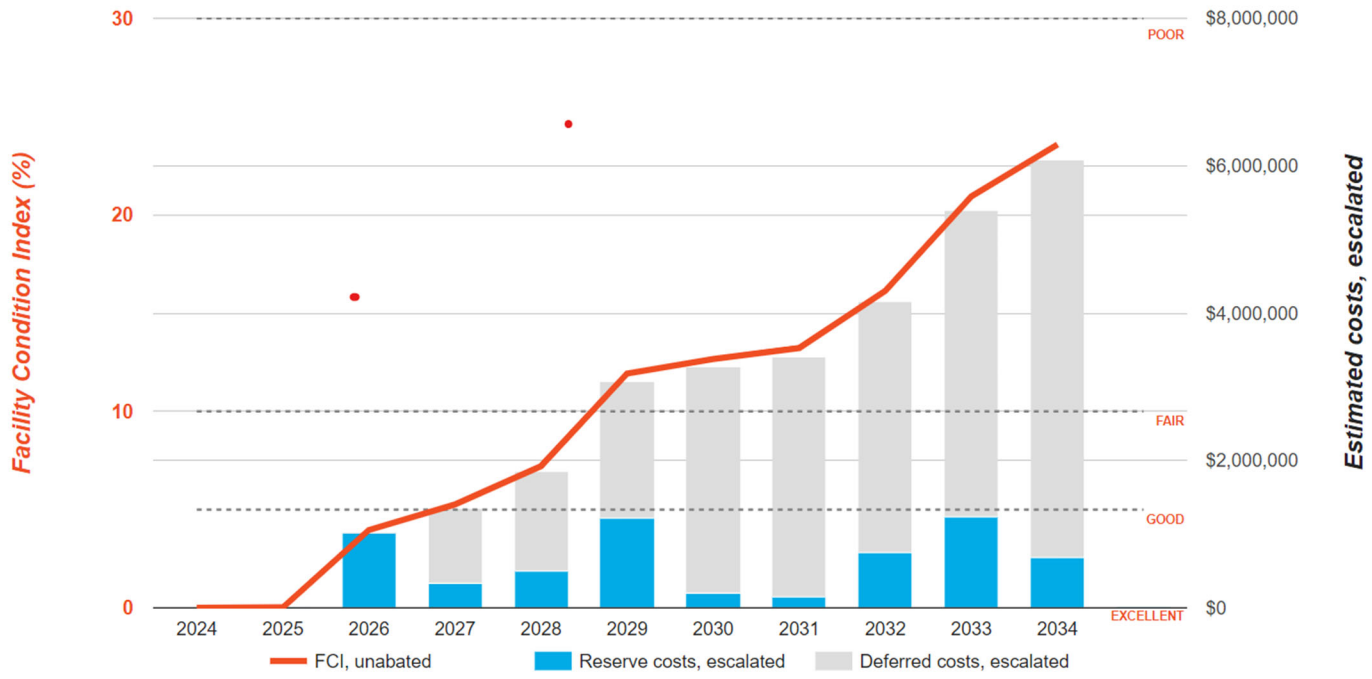
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$3,500	-	-	$3,497,700	$3,501,200
Facade	-	-	$141,400	$29,400	$1,347,900	$1,518,700
Roofing	-	$739,700	$1,500	$705,100	-	$1,446,200
Interiors	-	$2,900	$1,489,000	$753,500	$1,532,800	$3,778,200
Conveying	-	-	-	$12,100	-	$12,100
Plumbing	-	-	$53,900	$12,400	$1,226,300	$1,292,600
HVAC	-	$274,100	$7,500	$413,000	$1,077,900	$1,772,400
Fire Protection	-	-	-	$12,200	$487,600	$499,700
Electrical	-	-	$4,800	$437,400	$300,300	$742,500
Fire Alarm & Electronic Systems	-	-	$333,000	$146,600	$189,300	$669,000
Equipment & Furnishings	-	-	$21,100	$484,100	$83,000	$588,200
Accessibility	$2,000	-	-	-	-	$2,000
TOTALS (3% inflation)	**$2,000**	**$1,020,100**	**$2,052,200**	**$3,005,600**	**$9,742,800**	**$15,822,700**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mary Munford Elementary School Main Building

Replacement Value: $25,787,200 Inflation Rate: 3.0% Average Needs per Year: $552,800



Main Building: Photographic Overview

1 - Front Elevation

2 - Left Elevation

3 - Right Elevation

4 - Rear Elevation

5 – Façade Overview

6 - Roof Overview

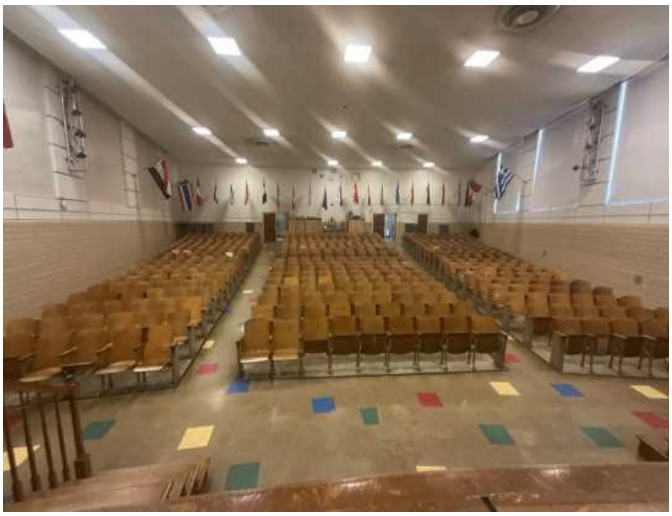
7 - Main entrance

8 - Lobby

9 - Main Office

10 - Library

11 - Typical Classroom

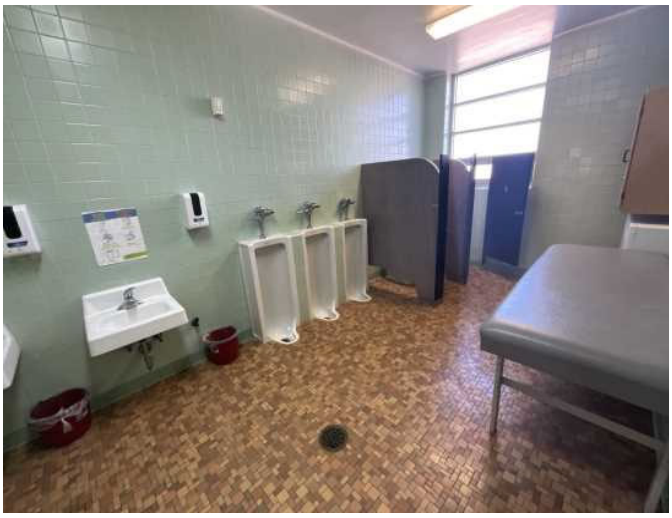


12 - Auditorium

13 - Staff Lounge

14 - Cafeteria

15 - Kitchen



16 - Restroom Fixtures

17 - Water heaters

18 - HVAC, Boilers

19 - HVAC, Rooftop Unit

20 - HVAC, Split system units

21 - Fire Alarm Panel

22 - Main Electrical Panel

23 - Emergency Generator

24 - Elevator

3. Site Summary

Site Information		
Site Area	11.5 acres (estimated)	
Parking Spaces	43 total spaces all in open lots; 3 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	Building-mounted signage; dumpster enclosures, and site lights Playgrounds and sports fields Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS, and metal halide	Fair
Ancillary Structures	Storage sheds, pavilion, and wood deck	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
Structure	-	-	-	$2,000	$2,700	$4,700
Interiors	-	$800	-	-	-	$800
Special Construction & Demo	-	-	-	$126,100	$190,400	$316,400
Site Development	-	$9,000	$9,800	$53,700	$603,400	$675,900
Site Pavement	-	$10,800	$52,400	$7,400	$30,300	$100,800
Site Utilities	-	-	$117,100	-	-	$117,100
TOTALS (3% inflation)	**-**	**$20,600**	**$179,200**	**$189,200**	**$826,800**	**$1,215,800**

Site: Photographic Overview

1 - SITE, OVERVIEWS

2 - SITE, WALKWAYS

3 - SITE, PARKING AREA

4 - SITE, PLAY SURFACES

5 - SITE, SIGNAGE

6 - SITE, PLAYGROUND

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mary Munford Elementary School, 211 Westmoreland Avenue, Richmond, VA 23226, 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
166385.24R000-018.468	Mary Munford Elementary School
Source	**On-Site Date**
Google	March 11, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	Mary Munford Elementary School
Name of person completing form:	Ronald Hathaway
Title / Association with property:	Director of Facilities
Length of time associated w/ property:	30
Date Completed:	3/4/2024
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	1950		
2	Building size in SF	64468		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and Gravel
		Interiors		CMU, VAT, VCT, Terrazzo, Glued tile, and some drop ceiling
		HVAC		Steam boilers, Mini split air conditioning
		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).	Replaced air conditioning for the Auditorium, Replaced roof on kindergarten wing and kitchen and cafeteria.
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatic controls, replace mini splits, replace generator, upgrade BAS no funding.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Reoccurring roof leaks in the older roofing

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 roof leaks and air conditioning 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, windows leak
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: Mary Munford Elementary School

BV Project Number: 166385.24R000-018.468

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			Satisfied the 2007 lawsuit requirement
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

OVERVIEW OF ACCESSIBLE PARKING AREA

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Stall lanes and access aisles prevent need re-striping for enhanced visibility
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 RAMP

ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL 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

STAIR RAILS

	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		Several aged doors requiring heavier forced and closer issues
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS

EMERGENCY CALL PANEL

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	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 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		Piping insulation missing
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

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO 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 | Mary Munford Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building	1,580 LF	19	7426878
A2010	Boiler room	Poor	Basement Wall, any type, Epoxy Injection of Cracks, Repair	40 LF	0	7438976
B1010	Main building	Fair	Structural Framing, Masonry (CMU) Bearing Walls	64,468 SF	19	7568488
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	2,200 SF	19	7426880
B2010	Building Exterior	Fair	Exterior Walls, Brick	13,300 SF	19	7426879
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	120	4	7426882
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	8	3	7438942
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	16	8	7426885
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	8	7426884
Roofing						
B3010	Classroom wing	Poor	Roofing, Built-Up	24,900 SF	2	7568491
B3010	Kindergarten/Cafeteria roofs	Fair	Roofing, Built-Up	19,300 SF	9	7426887
B3060	Roof	Fair	Roof Hatch, Metal	1	4	7426886
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	21	7	7426890
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	60	14	7438959
C1030	Throughout building	Fair	Door Hardware, School, per Door	60	8	7426891
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	800 SF	1	7472825
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	46,268 SF	10	7426892
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	17,400 SF	5	7426901
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	16	10	7426893
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	132,238 SF	4	7426895
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	840 SF	14	7438931
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,950 SF	14	7426894
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	38,000 SF	5	7438958
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	14	7426897
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Repair	38,000 SF	3	7438968
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	29,000 SF	5	7426899
C2030	Throughout building	Fair	Flooring, Terrazzo	25,800 SF	9	7438970
C2030	Cafeteria	Fair	Flooring, Quarry Tile	3,000 SF	24	7426896
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	38,000 SF	5	7426898
Conveying						
D1010	Elevator Machine Room	Good	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate [Car 1]	1	25	7426903
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	10	7426902
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	30	15	7438923

Component Condition Report | Mary Munford Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	13	7426913
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	13	7439004
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	13	7426912
D2010	Restrooms	Fair	Urinal, Standard	8	3	7426910
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	64,468 SF	14	7426908
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	4	7426905
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	4	10	7426915
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	10	7426909
D2030	Boiler room	Fair	Pump, Sump	1	4	7438934
D2030	Boiler room	Fair	Pump, Sump	1	5	7438981
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	3	7438972
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	3	7438932
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler 2]	1	12	7426919
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler 1]	1	13	7438943
D3020	Boiler room	Fair	Boiler Supplemental Components, Chemical Feed System	1	9	7438986
D3020	Kitchen	Fair	HVAC Steam Components, Deaerator	1	15	7438920
D3020	Building entrances	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	6	7438946
D3030	Site	Good	Split System Ductless, Single Zone, 4-TON	1	12	7438925
D3030	Roof	Good	Split System Ductless, Single Zone, 4 TON	1	13	7438928
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438990
D3030	Site	Good	Split System Ductless, Single Zone, 2.5 to 3 TON	1	13	7438977
D3030	Roof	Fair	Split System Ductless, Single Zone, 3.5 TON	1	2	7438965
D3030	Roof	Fair	Split System Ductless, Single Zone, 3.5 TON	1	2	7438999
D3030	Roof	Fair	Split System Ductless, Single Zone, 3.5 TON	1	2	7438993
D3030	Roof	Fair	Split System Ductless, Single Zone, 3.5 TON	1	2	7438933
D3030	Roof	Fair	Split System Ductless, Single Zone, 3.5 TON	1	2	7438947
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438985
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438979
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438948
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438997
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438941
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438974
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438917
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438996
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438927
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438921
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438940
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438915

Component Condition Report | Mary Munford Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7439002
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438951
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438995
D3030	Classrooms	Fair	Split System, Fan Coil Unit, DX, 3 TON	27	2	7438922
D3030	Roof	Good	Split System Ductless, Single Zone, 4 TON	1	13	7438944
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 TON	1	2	7438994
D3030	Site	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7438939
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON	1	17	7426931
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	64,468 SF	10	7426934
D3050	Boiler room	Fair	HVAC Steam Components, Steam Trap	1	3	7438913
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	6	7438935
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	8	7438924
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	9	7439003
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	6	7438980
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	8	7439006
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	8	7438975
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	6	7438973
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	8	7438963
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	5	7426938
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	7438937
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	9	7438991
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	4	7426939
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	8	7438916
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	24 LF	8	7426942
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	64,468 SF	14	7426940
Electrical						
D5010	Building exterior	Fair	Generator, Diesel, 35 to 60 KW	1	10	7426943
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	16	7426945
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 600 AMP	1	12	7426952
D5020	Electrical room	Good	Distribution Panel, 120/208 V [Panel B]	1	24	7438969
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	64,468 SF	14	7426953
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	20	3	7426955
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	64,468 SF	8	7426954
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	20	10	7426985
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines	64,468 SF	4	7426956
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	64,468 SF	6	7426957
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	64,468 SF	13	7426958

Component Condition Report | Mary Munford Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	64,468 SF	5	7426959
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	9	7438949
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7426967
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [PTA]	1	8	7439000
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7438945
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [7]	1	9	7426961
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7426978
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [A]	1	6	7426977
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1]	1	10	7426960
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [3]	1	5	7426974
E1030	Kitchen	Good	Foodservice Equipment, Freezer, Chest [PTA]	1	12	7439001
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7426966
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	11	7426916
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7438983
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	11	7426914
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	8	7426964
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	7426963
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7426971
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [E]	1	7	7426979
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7426969
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [2]	1	9	7438989
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7438918
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [A*]	1	7	7438978
E1030	Kitchen	Good	Foodservice Equipment, Freezer, Chest [PTA]	1	12	7426975
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [4]	1	9	7426972
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [2]	1	7	7426976
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [B]	1	6	7426970
E1040	Utility closet	Good	Ceramics Equipment, Kiln	1	18	7426981
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	7426982
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	1,200 LF	7	7426983
E2010	Throughout building	Fair	Casework, Cabinetry, Economy	1,200 LF	8	7426984
Accessibility						
Y1030	Throughout building	NA	ADA Entrances & Doors, Door Closer, To Less than 5 LB, Modify	8	0	7472826
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	7472827

Component Condition Report | Mary Munford Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	1,120 LF	6	7426987

Component Condition Report | Mary Munford Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	230 SF	1	7442418
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	250 SF	18	7426988
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	250 SF	17	7442422
F1020	Site	Good	Structural Flooring/Decking, Wood, Refinish	4,100 SF	7	7426989
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	13,700 SF	1	7426991
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,700 SF	3	7426990
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	210 SF	2	7442421
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	820 SF	16	7442424
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	7	7426997
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	7426996
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	8,440 SF	2	7442419
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	54,900 SF	11	7442423
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	68 LF	29	7442417
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	26	4	7442415

Appendix E:
Replacement Reserves

Replacement Reserves Report

8/15/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Mary Munford Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mary Munford Elementary School / Main Building	$1,960	$6,386	$1,013,738	$335,402	$503,810	$1,213,034	$192,544	$143,772	$751,329	$1,237,186	$680,841	$6,367	$221,029	$526,449	$2,336,399	$466,611	$62,391	$562,704	$5,448	$4,853,133	$702,342	**$15,822,875**
Mary Munford Elementary School / Site	$0	$7,179	$13,410	$52,396	$117,053	$9,784	$9,367	$169,108	$10,692	$0	$0	$514,181	$0	$55,804	$12,766	$0	$24,432	$193,697	$10,640	$0	$15,244	**$1,215,753**
Grand Total	**$1,960**	**$13,565**	**$1,027,147**	**$387,798**	**$620,863**	**$1,222,819**	**$201,911**	**$312,880**	**$762,020**	**$1,237,186**	**$680,841**	**$520,548**	**$221,029**	**$582,253**	**$2,349,165**	**$466,611**	**$86,823**	**$756,401**	**$16,088**	**$4,853,133**	**$717,586**	**$17,038,628**

Mary Munford Elementary School

Mary Munford 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
A1010	Throughout building	7426878	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building	75	56	19	1580	LF	$120.00	$189,600																				$189,600		**$189,600**
A2010	Boiler room	7438976	Basement Wall, any type, Epoxy Injection of Cracks, Repair	0	0	* 0	40	LF	$85.00	$3,400		$3,400																				**$3,400**
B1010	Main building	7568488	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	56	19	64468	SF	$28.00	$1,805,104																				$1,805,104		**$1,805,104**
B2010	Building Exterior	7426879	Exterior Walls, Brick, Replace	50	31	19	13300	SF	$53.00	$704,900																				$704,900		**$704,900**
B2010	Building Exterior	7426880	Exterior Walls, Concrete, Replace	50	31	19	2200	SF	$29.00	$63,800																				$63,800		**$63,800**
B2020	Building Exterior	7426882	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	120	EA	$950.00	$114,000					$114,000																	**$114,000**
B2050	Building Exterior	7438942	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	22	3	8	EA	$1,500.00	$12,000				$12,000																		**$12,000**
B2050	Building Exterior	7426884	Exterior Door, Steel, Standard, Replace	40	32	8	4	EA	$600.00	$2,400									$2,400													**$2,400**
B2050	Building Exterior	7426885	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	16	EA	$1,300.00	$20,800									$20,800													**$20,800**
B3010	Classroom wing	7568491	Roofing, Built-Up, Replace	25	23	2	24900	SF	$28.00	$697,200			$697,200																			**$697,200**
B3010	Kindergarten/Cafeteria roofs	7426887	Roofing, Built-Up, Replace	25	16	9	19300	SF	$28.00	$540,400										$540,400												**$540,400**
B3060	Roof	7426886	Roof Hatch, Metal, Replace	30	26	4	1	EA	$1,300.00	$1,300					$1,300																	**$1,300**
C1030	Throughout building	7426890	Interior Door, Wood, Solid-Core, Replace	40	33	7	21	EA	$700.00	$14,700								$14,700														**$14,700**
C1030	Throughout building	7438959	Interior Door, Wood, Solid-Core, Replace	40	26	14	60	EA	$700.00	$42,000															$42,000							**$42,000**
C1030	Throughout building	7426891	Door Hardware, School, per Door, Replace	30	22	8	60	EA	$400.00	$24,000									$24,000													**$24,000**
C1070	Throughout building	7472825	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	800	SF	$3.50	$2,800		$2,800																				**$2,800**
C1070	Throughout building	7426901	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	20	5	17400	SF	$14.00	$243,600						$243,600																**$243,600**
C1070	Throughout building	7426892	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	46268	SF	$3.50	$161,938											$161,938											**$161,938**
C1090	Restrooms	7426893	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	16	EA	$750.00	$12,000											$12,000											**$12,000**
C2010	Restrooms	7426894	Wall Finishes, Ceramic Tile, Replace	40	26	14	1950	SF	$18.00	$35,100															$35,100							**$35,100**
C2010	Restrooms	7438931	Wall Finishes, Ceramic Tile, Replace	40	26	14	840	SF	$18.00	$15,120															$15,120							**$15,120**
C2010	Throughout building	7426895	Wall Finishes, any surface, Prep & Paint	10	6	4	132238	SF	$1.50	$198,357					$198,357										$198,357							**$396,714**
C2030	Restrooms	7426897	Flooring, Ceramic Tile, Replace	40	26	14	2500	SF	$18.00	$45,000															$45,000							**$45,000**
C2030	Throughout building	7438968	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Repair	0	-3	3	38000	SF	$7.00	$266,000				$266,000																		**$266,000**
C2030	Throughout building	7426898	Flooring, Vinyl Tile (VCT), Replace	15	10	5	38000	SF	$5.00	$190,000						$190,000																**$380,000**
C2030	Throughout building	7438958	Flooring, Vinyl Tile (VCT), Replace	15	10	5	38000	SF	$5.00	$190,000						$190,000															$190,000	**$380,000**
C2030	Throughout building	7438970	Flooring, Terrazzo, Replace	50	41	9	25800	SF	$14.00	$361,200										$361,200												**$361,200**
C2030	Classrooms	7426899	Flooring, Carpet, Commercial Standard, Replace	10	5	5	29000	SF	$7.50	$217,500						$217,500										$217,500						**$435,000**
D1010	Elevator	7426902	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	$9,000.00	$9,000											$9,000											**$9,000**
D2010	Boiler room	7426905	Water Heater, Gas, Commercial (200 MBH), Replace	20	16	4	1	EA	$16,600.00	$16,600					$16,600																	**$16,600**
D2010	Boiler room	7439004	Water Heater, Gas, Commercial (200 MBH), Replace	20	7	13	1	EA	$16,600.00	$16,600														$16,600								**$16,600**
D2010	Throughout building	7426908	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	64468	SF	$11.00	$709,148															$709,148							**$709,148**
D2010	Restrooms	7426910	Urinal, Standard, Replace	30	27	3	8	EA	$1,100.00	$8,800				$8,800																		**$8,800**
D2010	Utility closet	7426915	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	4	EA	$800.00	$3,200											$3,200											**$3,200**
D2010	Throughout building	7426909	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	4	EA	$1,500.00	$6,000											$6,000											**$6,000**
D2010	Restrooms	7426912	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	14	EA	$1,500.00	$21,000														$21,000								**$21,000**
D2010	Restrooms	7426913	Toilet, Commercial Water Closet, Replace	30	17	13	24	EA	$1,300.00	$31,200														$31,200								**$31,200**
D2010	Kitchen	7438923	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	30	EA	$800.00	$24,000																$24,000						**$24,000**
D2030	Boiler room	7438934	Pump, Sump, Replace	15	11	4	1	EA	$4,270.00	$4,270					$4,270															$4,270		**$8,540**
D2030	Boiler room	7438981	Pump, Sump, Replace	15	10	5	1	EA	$4,270.00	$4,270						$4,270															$4,270	**$8,540**
D2060	Boiler room	7438932	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$7,270.00	$7,270				$7,270																		**$7,270**
D2060	Boiler room	7438972	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$7,270.00	$7,270				$7,270																		**$7,270**
D3020	Boiler room	7426919	Boiler, Gas, HVAC, Replace	30	18	12	1	EA	$135,000.00	$135,000													$135,000									**$135,000**
D3020	Boiler room	7438943	Boiler, Gas, HVAC, Replace	30	17	13	1	EA	$135,000.00	$135,000														$135,000								**$135,000**
D3020	Kitchen	7438920	HVAC Steam Components, Deaerator, Replace	20	5	15	1	EA	$58,000.00	$58,000																$58,000						**$58,000**
D3020	Building entrances	7438946	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	24	6	1	EA	$800.00	$800							$800															**$800**
D3020	Boiler room	7438986	Boiler Supplemental Components, Chemical Feed System, Replace	15	6	9	1	EA	$11,700.00	$11,700										$11,700												**$11,700**
D3030	Roof	7438965	Split System Ductless, Single Zone, 3.5 TON, Replace	15	13	2	1	EA	$7,625.00	$7,625			$7,625																$7,625			**$15,250**

Replacement Reserves Report

8/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3030	Site	7438994	Split System Ductless, Single Zone, 2.5 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438985	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438979	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438939	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438995	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof	7438951	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof	7438927	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof	7438921	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Site	7438940	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438915	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7439002	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438974	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438996	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof	7438917	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438941	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Site	7438948	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof	7438997	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof	7438947	Split System Ductless, Single Zone, 3.5 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof	7438933	Split System Ductless, Single Zone, 3.5 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof	7438999	Split System Ductless, Single Zone, 3.5 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof	7438990	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof	7438993	Split System Ductless, Single Zone, 3.5 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Classrooms	7438922	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	13	2	27	EA	$4,180.00	$112,860			$112,860															$112,860				**$225,720**
D3030	Site	7438925	Split System Ductless, Single Zone, 4-TON, Replace	15	3	12	1	EA	$7,625.00	$7,625													$7,625									**$7,625**
D3030	Site	7438977	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	2	13	1	EA	$6,100.00	$6,100														$6,100								**$6,100**
D3030	Roof	7438928	Split System Ductless, Single Zone, 4 TON, Replace	15	2	13	1	EA	$7,625.00	$7,625														$7,625								**$7,625**
D3030	Roof	7438944	Split System Ductless, Single Zone, 4 TON, Replace	15	2	13	1	EA	$7,625.00	$7,625														$7,625								**$7,625**
D3050	Boiler room	7438913	HVAC Steam Components, Steam Trap, Replace	20	17	3	1	EA	$1,200.00	$1,200				$1,200																		**$1,200**
D3050	Throughout building	7426934	HVAC System, Ductwork, Medium Density, Replace	30	20	10	64468	SF	$4.00	$257,872											$257,872											**$257,872**
D3050	Roof	7426931	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	3	17	1	EA	$75,000.00	$75,000																			$75,000			**$75,000**
D3060	Roof	7426939	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7426938	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	15	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof	7438980	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D3060	Roof	7438935	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D3060	Roof	7438973	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D3060	Roof	7438916	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	12	8	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
D3060	Roof	7438924	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	12	8	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
D3060	Roof	7438975	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	12	8	1	EA	$5,600.00	$5,600								$5,600														**$5,600**
D3060	Roof	7438963	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	12	8	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
D3060	Roof	7439006	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	12	8	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
D3060	Roof	7438991	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	11	9	1	EA	$3,000.00	$3,000									$3,000													**$3,000**
D3060	Roof	7439003	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	11	9	1	EA	$3,000.00	$3,000									$3,000													**$3,000**
D3060	Roof	7438937	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	6	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D4010	Throughout building	7426940	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	26	14	64468	SF	$5.00	$322,340															$322,340							**$322,340**
D4010	Kitchen	7426942	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	24	LF	$400.00	$9,600									$9,600													**$9,600**
D5010	Building exterior	7426943	Generator, Diesel, 35 to 60 KW, Replace	25	15	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D5010	Electrical room	7426945	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	$25,000.00	$25,000																	$25,000					**$25,000**
D5020	Electrical room	7426952	Distribution Panel, 120/208 V, 600 AMP, Replace	30	18	12	1	EA	$7,000.00	$7,000													$7,000									**$7,000**
D5030	Throughout building	7426953	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	64468	SF	$2.50	$161,170															$161,170							**$161,170**
D5040	Throughout building	7426955	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	20	EA	$220.00	$4,400				$4,400										$4,400									**$8,800**
D5040	Throughout building	7426954	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	64468	SF	$4.50	$290,106									$290,106													**$290,106**
D5040	Building Exterior	7426985	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	20	EA	$600.00	$12,000											$12,000											**$12,000**
D6020	Throughout building	7426956	Low Voltage System, Facility-Wide, Phone & Data Lines, Replace	20	16	4	64468	SF	$1.50	$96,702					$96,702																	**$96,702**
D6060	Throughout building	7426957	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	64468	SF	$1.65	$106,372							$106,372															**$106,372**
D7030	Throughout building	7426958	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	64468	SF	$2.00	$128,936														$128,936								**$128,936**
D7050	Throughout building	7426959	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	64468	SF	$3.00	$193,404						$193,404																**$193,404**
D7050	Office	7438949	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**

Replacement Reserves Report

8/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1030	Kitchen	7438945	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000										$7,000							**$14,000**
E1030	Kitchen	7426969	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000										$7,000							**$14,000**
E1030	Kitchen	7426974	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	7426963	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Kitchen	7438983	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Kitchen	7426970	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	7426977	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	7426966	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	7426967	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	$4,700.00	$4,700							$4,700															**$4,700**
E1030	Kitchen	7426978	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Kitchen	7426971	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	7438918	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Kitchen	7438978	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	$5,600.00	$5,600								$5,600										$5,600				**$11,200**
E1030	Kitchen	7426976	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	$5,100.00	$5,100								$5,100														**$5,100**
E1030	Kitchen	7426979	Foodservice Equipment, Steam Kettle, Replace	20	13	7	1	EA	$30,000.00	$30,000								$30,000														**$30,000**
E1030	Kitchen	7426964	Foodservice Equipment, Mixer, Freestanding, Replace	25	17	8	1	EA	$14,000.00	$14,000									$14,000													**$14,000**
E1030	Kitchen	7439000	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	7426972	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	7438989	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	7426961	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	6	9	1	EA	$4,700.00	$4,700										$4,700												**$4,700**
E1030	Kitchen	7426960	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7426914	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	19	11	1	EA	$2,500.00	$2,500												$2,500										**$2,500**
E1030	Kitchen	7426916	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	19	11	1	EA	$2,100.00	$2,100												$2,100										**$2,100**
E1030	Kitchen	7426975	Foodservice Equipment, Freezer, Chest, Replace	15	3	12	1	EA	$3,600.00	$3,600													$3,600									**$3,600**
E1030	Kitchen	7439001	Foodservice Equipment, Freezer, Chest, Replace	15	3	12	1	EA	$1,800.00	$1,800													$1,800									**$1,800**
E1040	Utility closet	7426981	Ceramics Equipment, Kiln, Replace	20	2	18	1	EA	$3,200.00	$3,200																			$3,200			**$3,200**
E1040	Throughout building	7426982	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	$1,500.00	$1,500								$1,500										$1,500				**$3,000**
E2010	Throughout building	7426983	Casework, Countertop, Plastic Laminate, Replace	15	8	7	1200	LF	$50.00	$60,000								$60,000														**$60,000**
E2010	Throughout building	7426984	Casework, Cabinetry, Economy, Replace	20	12	8	1200	LF	$175.00	$210,000									$210,000													**$210,000**
Y1030	Throughout building	7472826	ADA Entrances & Doors, Door Closer, To Less than 5 LB, Modify	0	0	0	8	EA	$120.00	$960	$960																					**$960**
Y1050	Restrooms	7472827	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	$1,000.00	$1,000	$1,000																					**$1,000**
Totals, Unescalated											**$1,960**	**$6,200**	**$955,545**	**$306,940**	**$447,629**	**$1,046,374**	**$161,252**	**$116,900**	**$593,106**	**$948,200**	**$506,610**	**$4,600**	**$155,025**	**$358,486**	**$1,544,635**	**$299,500**	**$38,880**	**$340,445**	**$3,200**	**$2,767,674**	**$388,870**	**$10,992,031**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,960**	**$6,386**	**$1,013,738**	**$335,402**	**$503,810**	**$1,213,034**	**$192,544**	**$143,772**	**$751,329**	**$1,237,186**	**$680,841**	**$6,367**	**$221,029**	**$526,449**	**$2,336,399**	**$466,611**	**$62,391**	**$562,704**	**$5,448**	**$4,853,133**	**$702,342**	**$15,822,875**

Mary Munford Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	7426987	Stair/Ramp Rails, Metal, Refinish	10	4	6	1120	LF	$1.50	$1,680							$1,680										$1,680					**$3,360**
C1070	Throughout building	7442418	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	230	SF	$3.50	$805		$805																				**$805**
F1020	Site	7426989	Structural Flooring/Decking, Wood, Refinish	10	3	7	4100	SF	$25.00	$102,500								$102,500										$102,500				**$205,000**
F1020	Site	7442422	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	13	17	250	SF	$25.00	$6,250																		$6,250				**$6,250**
F1020	Site	7426988	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	250	SF	$25.00	$6,250																			$6,250			**$6,250**
G2020	Site	7426991	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	13700	SF	$0.45	$6,165		$6,165					$6,165					$6,165					$6,165					**$24,660**
G2020	Site	7426990	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	13700	SF	$3.50	$47,950				$47,950																		**$47,950**
G2030	Site	7442421	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	210	SF	$20.00	$4,200			$4,200																			**$4,200**
G2030	Site	7442424	Sidewalk, Concrete, Large Areas, Replace	50	34	16	820	SF	$9.00	$7,380																	$7,380					**$7,380**
G2050	Site	7442423	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	14	11	54900	SF	$6.50	$356,850												$356,850										**$356,850**
G2050	Site	7426996	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	$9,500.00	$38,000													$38,000									**$38,000**
G2050	Site	7442419	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	8440	SF	$1.00	$8,440			$8,440			$8,440			$8,440			$8,440			$8,440			$8,440			$8,440	**$59,080**
G2050	Site	7426997	Play Structure, Multipurpose, Large, Replace	20	13	7	1	EA	$35,000.00	$35,000								$35,000														**$35,000**
G4050	Site	7442415	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	26	EA	$4,000.00	$104,000					$104,000																	**$104,000**
Totals, Unescalated											**$0**	**$6,970**	**$12,640**	**$47,950**	**$104,000**	**$8,440**	**$7,845**	**$137,500**	**$8,440**	**$0**	**$0**	**$371,455**	**$0**	**$38,000**	**$8,440**	**$0**	**$15,225**	**$117,190**	**$6,250**	**$0**	**$8,440**	**$898,785**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$7,179**	**$13,410**	**$52,396**	**$117,053**	**$9,784**	**$9,367**	**$169,108**	**$10,692**	**$0**	**$0**	**$514,181**	**$0**	**$55,804**	**$12,766**	**$0**	**$24,432**	**$193,697**	**$10,640**	**$0**	**$15,244**	**$1,215,753**

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	7426903	D1010	**Passenger Elevator** [Car 1]	Hydraulic, 2 Floors, 1500 to 2500 LB		Mary Munford Elementary School / Main Building	Elevator Machine Room	Schindler Elevator Corporation	6-370407-40	No dataplate	2019	1575626	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7439004	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Mary Munford Elementary School / Main Building	Boiler room	State Industries, Inc.	BT-80400	1725106614872	2017	1575809	
2	7426905	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Mary Munford Elementary School / Main Building	Boiler room	State Industries, Inc.	SBD100199NET118	0908M001613	2009	1575810	
3	7438934	D2030	**Pump**	Sump		Mary Munford Elementary School / Main Building	Boiler room	Reliable Electric	P56H1337H	FB563		1575815	
4	7438981	D2030	**Pump**	Sump		Mary Munford Elementary School / Main Building	Boiler room	Reliable Electric	P56H1337H	FB56C	2009	1575816	
5	7438972	D2060	**Air Compressor**	Tank-Style		Mary Munford Elementary School / Main Building	Boiler room	Curtis	E5-20	EA6160540	2007	1575814	
6	7438932	D2060	**Air Compressor**	Tank-Style		Mary Munford Elementary School / Main Building	Boiler room	Honeywell	E5-20	A54080485	2007	1575813	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7438943	D3020	**Boiler** [Boiler 1]	Gas, HVAC		Mary Munford Elementary School / Main Building	Boiler room	Smith Cast Iron Boilers	28A-SW-10	288 10 070418	2007	1575807	
2	7426919	D3020	**Boiler** [Boiler 2]	Gas, HVAC		Mary Munford Elementary School / Main Building	Boiler room	Smith Cast Iron Boilers	28A-SW-10	288 10 070417	2007	1575806	
3	7438920	D3020	**HVAC Steam Components**	Deaerator		Mary Munford Elementary School / Main Building	Kitchen	Carrier	FN1AAF006000	4620F24478	2020	1575633	
4	7438946	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)	56	Mary Munford Elementary School / Main Building	Building entrances	No dataplate	No dataplate	No dataplate			
5	7438986	D3020	**Boiler Supplemental Components**	Chemical Feed System		Mary Munford Elementary School / Main Building	Boiler room	Nalco	UN3266	No dataplate			
6	7438922	D3030	**Split System**	Fan Coil Unit, DX, 3 TON	3 TON	Mary Munford Elementary School / Main Building	Classrooms	Panasonic			2002	1575708	27
7	7438990	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-36PS1U6	Illegible		1575684	
8	7438977	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	38MBRCQ36AA3	3022V10726	2022	1575798	
9	7438985	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0001922	2001	1575801	
10	7438979	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0000322	2003	1575800	
11	7438948	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0003322	2004	1575796	
12	7438997	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-36PS1U6	0004022	2004	1575679	
13	7438941	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0003922	2003	1575787	
14	7438974	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0010022	2001	1575788	
15	7438917	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-36PS1U6	000-2122	2002	1575682	
16	7438996	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	000272	2002	1575797	
17	7438927	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-36PS1U6	Illegible	2000	1575683	
18	7438921	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3.5 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-42PS1U6	Illegible	2000	1575665	
19	7438940	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0004422	2004	1575802	
20	7438915	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	Illegible	2000	1575789	
21	7439002	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	Illegible	2002	1575786	

22	7438951	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	Illegible	Mary Munford Elementary School / Main Building	Roof	Panasonic	U 42PS1U6	Illegible	2000	1575677
23	7438995	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0004522	2004	1575803
24	7438939	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0004242	2004	1575799
25	7438994	D3030	**Split System Ductless**	Single Zone, 2.5 TON	2.5 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	U-36PS1U6	0013922	2001	1575790
26	7438965	D3030	**Split System Ductless**	Single Zone, 3.5 TON	3.5 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-42PS1U6	0002322	2000	1575673
27	7438999	D3030	**Split System Ductless**	Single Zone, 3.5 TON	3.5 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-42PS1U6	0003022	2004	1575675
28	7438993	D3030	**Split System Ductless**	Single Zone, 3.5 TON	3.5 TONB	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-42PS1U6	Illegible		1575685
29	7438933	D3030	**Split System Ductless**	Single Zone, 3.5 TON	3.5 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-42PS1U6	0002822	2002	1575676
30	7438947	D3030	**Split System Ductless**	Single Zone, 3.5 TON	3.5 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	U-42PS1U6	0002522	2002	1575678
31	7438928	D3030	**Split System Ductless**	Single Zone, 4 TON	4 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	38MBRCQ48AA3	3022V10733	2022	1575672
32	7438944	D3030	**Split System Ductless**	Single Zone, 4 TON	4 TON	Mary Munford Elementary School / Main Building	Roof	Panasonic	38MBRCQ48AA3	2822V32344	2022	1575674
33	7438925	D3030	**Split System Ductless**	Single Zone, 4-TON	4 TON	Mary Munford Elementary School / Main Building	Site	Panasonic	38MBRCQ48AA3	3022V10931	2022	1575805
34	7426931	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 26 to 50 TON	28 TON	Mary Munford Elementary School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FB0U21004f3	2021	1575791
35	7438937	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575681
36	7438935	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575664
37	7438980	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575663
38	7438975	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575671
39	7438973	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575680
40	7426939	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Mary Munford Elementary School / Main Building	Roof	Inaccessible	Illegible	Illegible		1575670
41	7438924	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575667
42	7439003	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575669
43	7439006	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575795
44	7438963	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575794
45	7426938	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575649
46	7438991	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575668
47	7438916	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Mary Munford Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		1575666

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7426942	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Mary Munford Elementary School / Main Building	Kitchen						24

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7426943	D5010	**Generator**	Diesel, 35 to 60 KW		Mary Munford Elementary School / Main Building	Building exterior	Kohler	No dataplate	No dataplate		1575793	
2	7426945	D5010	**Automatic Transfer Switch**	ATS		Mary Munford Elementary School / Main Building	Electrical room	Square D	75T3HFISCUNLP	34349-17222-041		1575817	
3	7426952	D5020	**Distribution Panel**	120/208 V, 600 AMP		Mary Munford Elementary School / Main Building	Electrical room	Westinghouse	No dataplate	E2		1575725	
4	7438969	D5020	**Distribution Panel** [Panel B]	120/208 V		Mary Munford Elementary School / Main Building	Electrical room	Square D	BX3673	H2-4143	2019	1575718	

5	7426955	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Mary Munford Elementary School / Main Building	Throughout building							20

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7438949	D7050	**Fire Alarm Panel**	Fully Addressable		Mary Munford Elementary School / Main Building	Office	Simplex	No dataplate	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7426966	E1030	**Foodservice Equipment**	Convection Oven, Double		Mary Munford Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate		1575639	
2	7426978	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Mary Munford Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SM34N	No dataplate		1575821	
3	7438983	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Mary Munford Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SM F49Y 1 S	12408241		1575628	
4	7438918	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Mary Munford Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC 34 S DS SS	7485726		1575825	
5	7426963	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Mary Munford Elementary School / Main Building	Kitchen	CaptiveAire Systems	No dataplate	No dataplate		1575627	
6	7426971	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Mary Munford Elementary School / Main Building	Kitchen	Metro	C5	No dataplate		1575822	
7	7426964	E1030	**Foodservice Equipment**	Mixer, Freestanding		Mary Munford Elementary School / Main Building	Kitchen	Hobart	H6600	187-4489		1575632	
8	7426967	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Mary Munford Elementary School / Main Building	Kitchen	Craig	ST-6-30-DE	No dataplate		1575643	
9	7438945	E1030	**Foodservice Equipment**	Steamer, Tabletop		Mary Munford Elementary School / Main Building	Kitchen	Convotherm	No dataplate	No dataplate		1575644	
10	7426969	E1030	**Foodservice Equipment**	Steamer, Tabletop		Mary Munford Elementary School / Main Building	Kitchen	Convotherm	SC-74-NU	180315000291		1575645	
11	7426960	E1030	**Foodservice Equipment** [1]	Refrigerator, 2-Door Reach-In		Mary Munford Elementary School / Main Building	Kitchen	Hobart	QF2	32-1056730		1575823	
12	7426976	E1030	**Foodservice Equipment** [2]	Freezer, 2-Door Reach-In		Mary Munford Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	N0: 1120339307		1575634	
13	7438989	E1030	**Foodservice Equipment** [2]	Refrigerator, 2-Door Reach-In		Mary Munford Elementary School / Main Building	Kitchen	Traulsen	G20010	T19234812		1575818	
14	7426974	E1030	**Foodservice Equipment** [3]	Refrigerator, 2-Door Reach-In		Mary Munford Elementary School / Main Building	Kitchen	McCall	7-7045T	S-772727		1575642	
15	7426972	E1030	**Foodservice Equipment** [4]	Refrigerator, 2-Door Reach-In		Mary Munford Elementary School / Main Building	Kitchen	Hobart	CF2	32-552846		1575636	
16	7426961	E1030	**Foodservice Equipment** [7]	Prep Table Refrigerated, Salad/Sandwich		Mary Munford Elementary School / Main Building	Kitchen	Craig	SCFT-50-NU	1803150000292		1575824	
17	7426977	E1030	**Foodservice Equipment** [A]	Food Warmer, Proofing Cabinet on Wheels		Mary Munford Elementary School / Main Building	Kitchen	Metro	C5	No dataplate		1575638	
18	7438978	E1030	**Foodservice Equipment**	Convection Oven, Single		Mary Munford Elementary School / Main Building	Kitchen	ACCUTEMP	208D8-300	4826		1575631	
19	7426970	E1030	**Foodservice Equipment** [B]	Convection Oven, Single		Mary Munford Elementary School / Main Building	Kitchen	Convotherm	C4 ED 6.2 0GS N	WS216091731		1575637	
20	7426979	E1030	**Foodservice Equipment** [E]	Steam Kettle		Mary Munford Elementary School / Main Building	Kitchen	Cleveland	KGL-40	WT0596-911-01		1575819	
21	7439001	E1030	**Foodservice Equipment** [PTA]	Freezer, Chest		Mary Munford Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		1575630	
22	7426975	E1030	**Foodservice Equipment** [PTA]	Freezer, Chest		Mary Munford Elementary School / Main Building	Kitchen	Hisense	No dataplate	No dataplate		1575629	
23	7439000	E1030	**Foodservice Equipment** [PTA]	Refrigerator, 2-Door Reach-In		Mary Munford Elementary School / Main Building	Kitchen	True Manufacturing Co	1 2749878	T-49		1575641	
24	7426916	E1030	**Sink/Lavatory**	Commercial Kitchen, 2-Bowl		Mary Munford Elementary School / Main Building	Kitchen						
25	7426914	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		Mary Munford Elementary School / Main Building	Kitchen						
26	7426981	E1040	**Ceramics Equipment**	Kiln		Mary Munford Elementary School / Main Building	Utility closet	Skutt	KMT-1027	22B28-685	2022	1575710	
27	7426982	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Mary Munford Elementary School / Main Building	Throughout building						