FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Henry L. Marsh, III Elementary School
813 North 28th Street
Richmond, VA 23223

PREPARED BY:
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BV PROJECT #:
166385.24R000-011.468

DATE OF REPORT:
May 29, 2024

ON SITE DATE:
March 14-15, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School campus
Number of Buildings	1
Main Address	813 North 28th Street, Richmond, VA 23223
Site Developed	2020
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 14-15, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Diego F. Mora
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Henry L. Marsh, III Elementary School is a two-story building constructed in 2020. The building is reportedly fully occupied . and serves approximately 200 students in the surrounding communities. Interior spaces are a combination of offices, classrooms, supporting restrooms, administrative area, library, mechanical and utility spaces.

Architectural

The masonry load bearing structure features a brick facade with aluminum framed windows. The building is fairly new and structurally sound. In general, typical lifecycle-based interior and exterior finish replacements are anticipated within the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF components and infrastructure are well within their estimated useful life with deficiencies or immediate areas of concern anticipated. The building is heated and cooled by a central system that consists of air-cooled chillers and hot water boilers feeding air handlers. The MEPF main components and infrastructure are fairly new and functioning as designed. Only routine maintenance and typical lifecycle replacements are expected during the reserve term.

Site

The site consists of asphalt parking lots located north of the property with concrete sidewalks observed along the building perimeter. Site lighting is furnished by LED pole lights throughout the parking areas and a series of building-mounted LED fixtures. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. There are landscaped areas interspersed throughout the site mostly consisting of grass lawns and bushes.

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 | Henry L. Marsh, III Elementary School / Main Building(2020)

Replacement Value	*Total SF*	*Cost/SF*
$ 39,989,200	*99,973*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 0	0.0 %
5-Year	$ 0	0.0 %
10-Year	$ 571,000	1.4 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Henry L. Marsh, III Elementary School / Site	1	$6,500
Total	**1**	**$6,500**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7421968	Building exterior	G2050	Playfield Surfaces, Rubber, Small Areas, Replace	Failed	Performance/Integrity	$6,500
Total (1 items)						**$6,500**

Key Findings

Playfield Surfaces in Failed condition.

Rubber, Small Areas
Site Henry L. Marsh, III Elementary School
Building exterior

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,500

**$$**$$

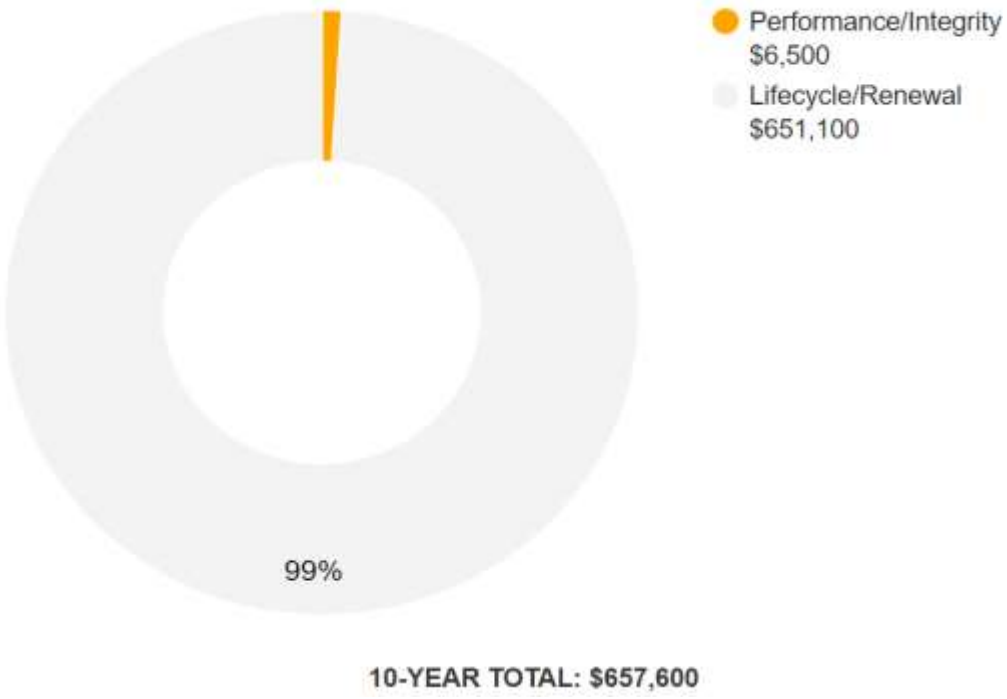
Playground surface was observed damaged, with cracks and holes, apparently, due to settlement of the substrate. - AssetCALC ID: 7421968

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)



2. Main Building

Main Building: Systems Summary		
Address	813 North 28th Street, Richmond, VA 23223	
Constructed/Renovated	2020	
Building Area	99,973 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with metal roof deck supported by open-web steel joists over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick veneer Windows: Aluminum	Good
Roof	Primary: Hip with metal standing seam Secondary: Flat with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board & CMU Floors: Carpet & VCT Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 01 hydraulic cars serving all both floors	Good

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, package unit, makeup air unit	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, linear fluorescent Emergency Power: Diesel generator	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

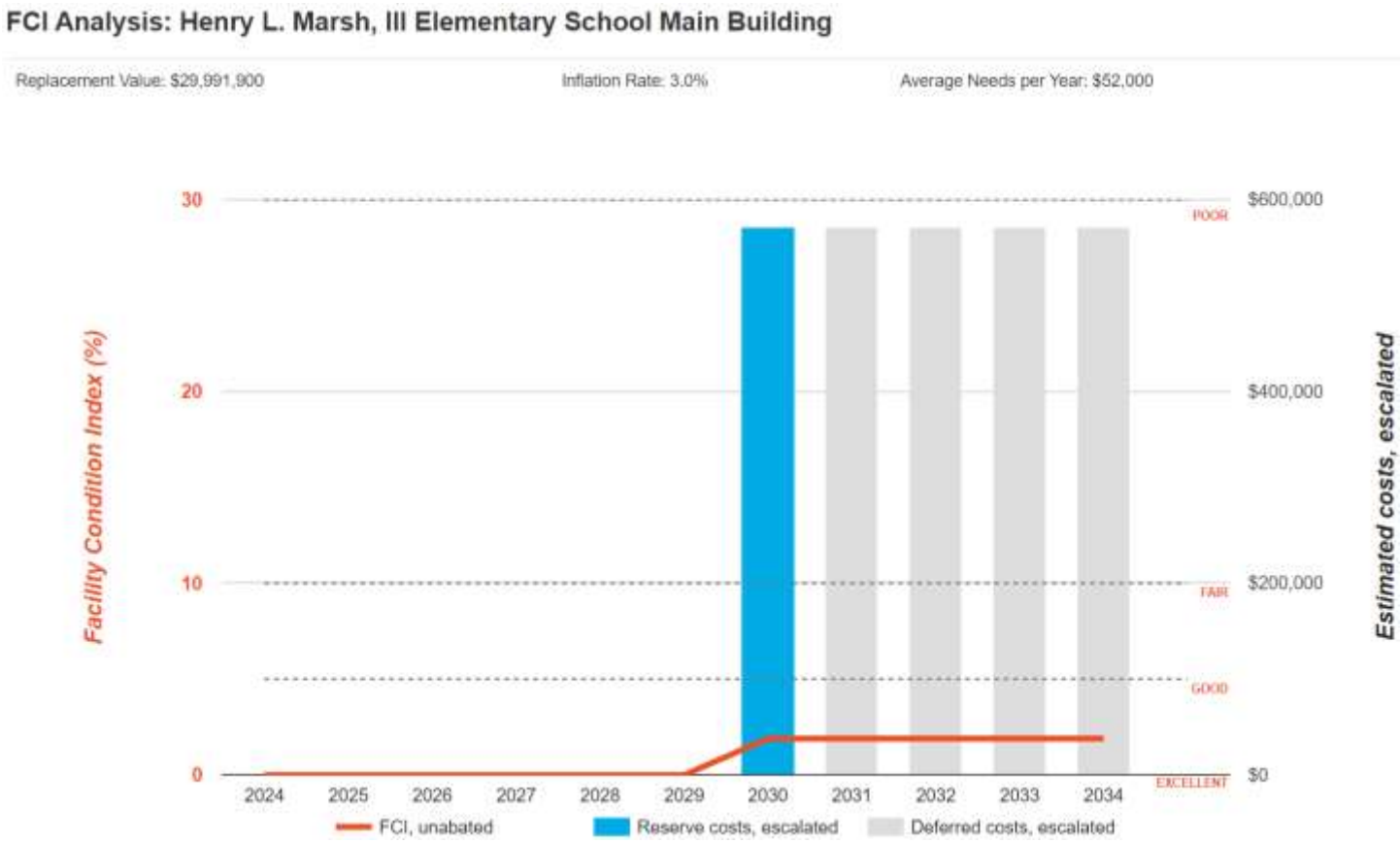
The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	$913,800	$913,800
Interiors	-	-	-	$519,200	$1,351,100	$1,870,300
Conveying	-	-	-	-	$20,500	$20,500
Plumbing	-	-	-	-	$54,500	$54,500
HVAC	-	-	-	-	$102,700	$102,700
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	$879,200	$879,200
Fire Alarm & Electronic Systems	-	-	-	-	$1,401,600	$1,401,600
Equipment & Furnishings	-	-	-	$51,800	$809,500	$861,300
Site Utilities	-	-	-	-	$17,300	$17,300
TOTALS (3% inflation)	**-**	**-**	**-**	**$571,000**	**$5,550,200**	**$6,121,200**

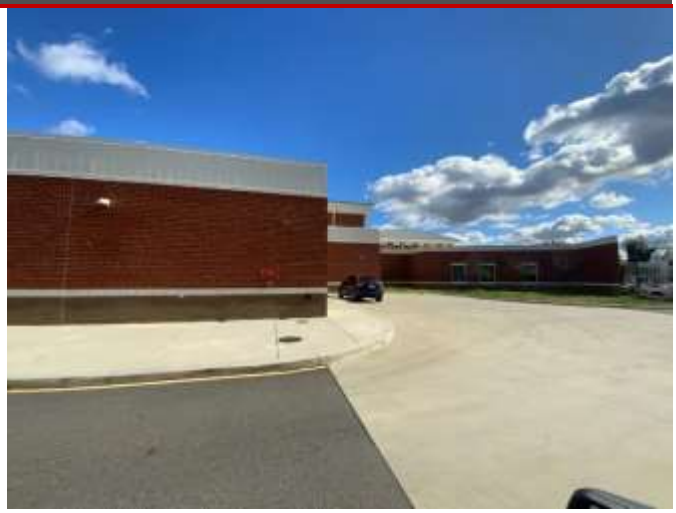
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time



School Building Photographic Overview

1 - FRONT ELEVATION



2 - LEFT ELEVATION

3 - REAR ELEVATION

4 – RIGHT T ELEVATION

5 – SINGLE PLY ROOF

6 – ROOF OVERVIEWMETAL ROOF

School Building Photographic Overview

7 – CLASSROOM

8 – CLASSROOM

9 – LIBRARY / MEDIA CENTER

10 – HALLWAY

11 – LOBBY

12 – MAIN ENTRANCE

3. Site Summary

Site Information		
Site Area	8.24 acres (estimated)	
Parking Spaces	73 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, and curbs.	Good
Site Development	Building-mounted signage; chain link fencing Park benches, picnic tables, trash receptacles.	Good
Landscaping and Topography	Limited landscaping features including lawns and bushes. Irrigation is not present Moderate site slopes throughout along south boundary	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
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.

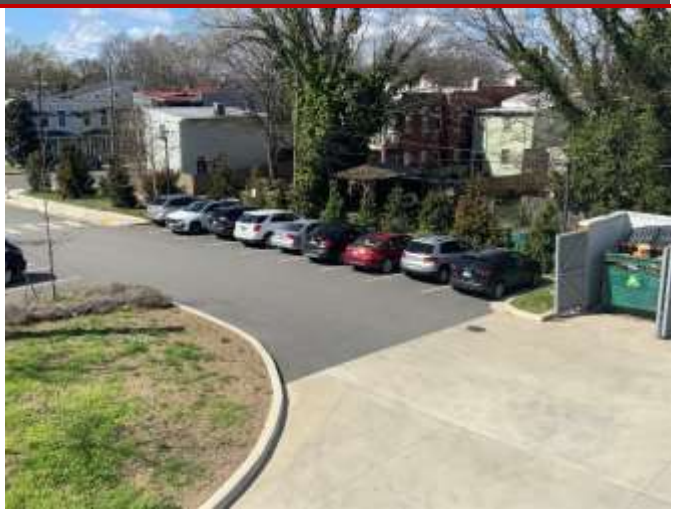
The table below shows the anticipated costs by trade or site system over the next 20 years.

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	-	-	-	-	-	-
Site Utilities	-	-	-	-	$80,900	$80,900
Site Development	$6,500	-	$3,100	$25,400	$848,000	$883,000
Site Pavement	-	-	$23,900	$27,700	$69,200	$120,700
TOTALS (3% inflation)	**$6,500**	**-**	**$26,900**	**$53,100**	**$998,100**	**$1,084,600**

Site Photographic Overview

1 – PARKING LOT



2 – PARKING LOT / DUMPSTER

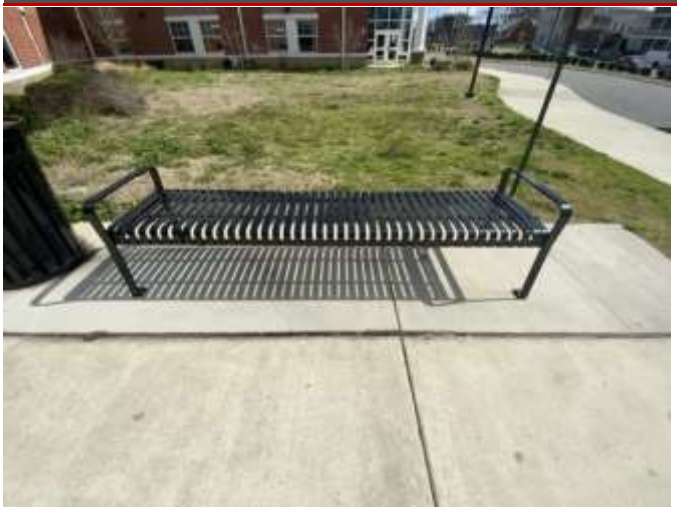
3 – ACCESSIBLE PARKING

4 – WALKWAYS

5 – EXTERIOR RAMP

6 – EXTERIOR STAIRS

Site Photographic Overview



7 – SITE FURNISHINGS

8 – SITE SIGNAGE

9 – CLANDSCAPE

10 – LANDSCAPE

11 – SITE LIGHTING

12 – SITE LIGHTING

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2020	No	No
School Building	2020	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Henry L. Marsh, III Elementary School, 813 North 28th Street, Richmond, VA 23223, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

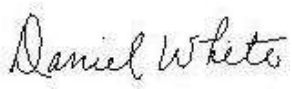
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Diego F. Mora
Project Manager

Reviewed by:



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Bill Champion,
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8. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A:
Site Plan

Site Plan

Project Number	Project Name
166385.24R000-011.468	Henry L. Marsh, III Elementary School
Source	**On-Site Date**
Google Earth	March 14-15, of 2024

N

Appendix B:
Pre-Survey Questionnaires

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Henry L. Marsh, III Elementary School
Name of person completing form:	Angelique Rhodesia
Title / Association w/ property:	Administrative Office Associate
Length of time associated w/ property:	4 years
Date Completed:	3/14/2024
Phone Number:	804.780.4401
Method of Completion:	INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2020	Renovated:	
2	Building size in SF	99,973 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

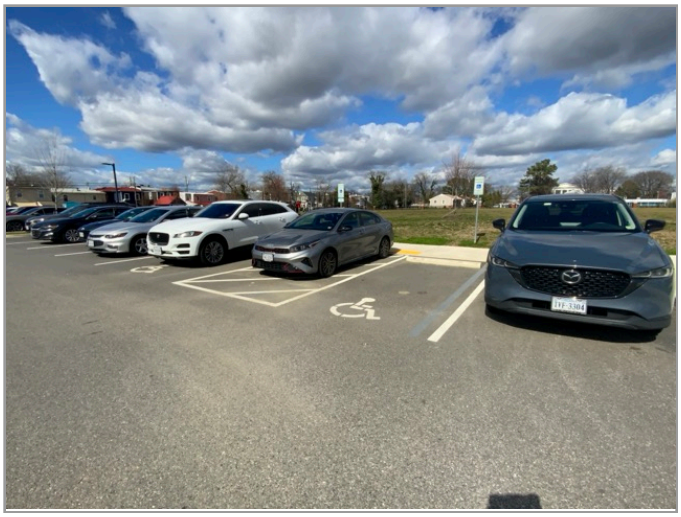
Property Name: Henry L. Marsh, III Elementary School

BV Project Number: 166385.24R000-011.468

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE 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

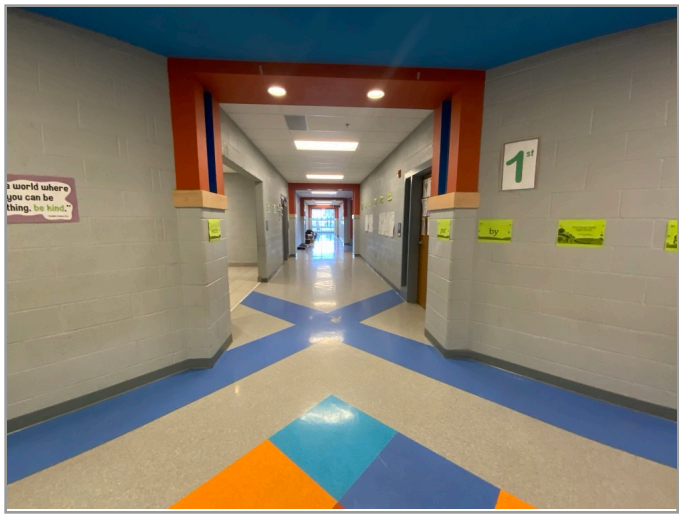
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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



ACCESSIBLE INTERIOR PATH

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	X			
6	Do ramps on accessible routes appear to have compliant handrails ?	X			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?	X			
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS

IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN PATH OF TRAVEL

KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Henry L. Marsh, III Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Good	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	99,973 SF	71	7553473
B1010	Throughout building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	99,973 SF	71	7553475
B1080	Throughout building	Good	Stairs, Metal or Pan-Filled, Interior	400 SF	46	7422076
Facade						
B2010	Building exterior	Good	Exterior Walls, Brick Veneer	15,900 SF	50	7421938
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System	1,500 SF	46	7421925
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	184	26	7421986
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	26	7422042
B2050	Facade	Good	Exterior Door, Steel, Standard	12	36	7421975
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	18	26	7422064
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	16,220 SF	16	7422026
B3010	Roof	Good	Roofing, Metal	55,613 SF	36	7422043
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,000 LF	16	7421951
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	172	36	7553476
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	69,980 SF	21	7422070
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	26	16	7421992
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	199,950 SF	6	7422006
C2030	Throughout building	Good	Flooring, Ceramic Tile	4,999 SF	36	7422037
C2030	Gymnasium	Good	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods, 3/8" Thickness	4,000 SF	11	7422015
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	81,970 SF	11	7421931
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,990 SF	6	7421994

Component Condition Report | Henry L. Marsh, III Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Good	Flooring, Quarry Tile	2,990 SF	46	7422011
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	29,990 SF	6	7422016
Conveying						
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	26	7422030
D1010	Stage	Good	Vertical Lift, Wheelchair, 5' Rise, Install	1	21	7422039
D1010	Elevator	Good	Elevator Controls, Automatic, 1 Car	1	16	7421971
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	11	7421995
Plumbing						
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	26	7421980
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	99,973 SF	36	7422035
D2010	Boiler room	Good	Water Heater, Gas, Commercial (200 MBH) [WH-2]	1	16	7422009
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	26	7421962
D2010	Restrooms	Good	Urinal, Standard	9	26	7421977
D2010	Boiler room	Good	Water Heater, Electric, Residential	1	11	7421954
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	62	26	7422029
D2010	Restrooms	Good	Toilet, Commercial Water Closet	46	26	7422004
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	26	7422068
D2010	Boiler room	Good	Backflow Preventer, Domestic Water	1	26	7421972
D2010	Throughout building	Good	Sink/Lavatory, Service Sink, Floor	4	31	7421978
D2010	Boiler room	Good	Water Heater, Gas, Commercial (200 MBH) [WH-1]	1	16	7421937
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-2]	1	26	7422055
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank [ET-1]	1	36	7421955
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-1]	1	26	7422002
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank [ET-2]	1	36	7422007

Component Condition Report | Henry L. Marsh, III Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-3]	1	26	7422023
D3030	Building exterior	Good	Chiller, Air-Cooled	1	21	7421974
D3030	Building exterior	Good	Chiller, Air-Cooled	1	21	7422051
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	1	16	7422053
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	99,973 SF	36	7422048
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	26	7421988
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7422049
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	21	7421967
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [RAHU-5]	1	26	7422038
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	99,973 SF	26	7553474
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [RAHU-6]	1	26	7422075
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	21	7422027
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	21	7421998
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	26	7421949
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [RAHU-4]	1	26	7421945
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	26	7422080
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	21	7421923
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	99,973 SF	36	7553477
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	16	7422078
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7421947
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7421934
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	16	7421948
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7422005
Fire Protection						
D4010	Boiler room	Good	Backflow Preventer, Fire Suppression	1	26	7421960

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	99,973 SF	21	7422045
Electrical						
D5010	Building exterior	Good	Generator, Diesel	1	21	7422040
D5010	Electrical room	Good	Automatic Transfer Switch, ATS	1	21	7421991
D5010	Electrical room	Good	Automatic Transfer Switch, ATS	1	21	7421983
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7422003
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	26	7422071
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	26	7422028
D5020	Mechanical room	Good	Distribution Panel, 120/208 V	1	26	7422060
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	26	7422014
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	26	7422069
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	26	7422067
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	26	7422034
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, High Density/Complexity	99,973 SF	36	7421959
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7421987
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7421970
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	26	7422062
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7421943
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	26	7422019
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7422025
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7422008
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7422013
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7421930
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	26	7421965
D5020	Boiler room	Good	Secondary Transformer, Dry, Stepdown	1	26	7421940

Component Condition Report | Henry L. Marsh, III Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	26	7421993
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	26	7421946
D5020	Mechanical room	Good	Distribution Panel, 277/480 V	1	26	7422074
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	26	7421933
D5020	Mechanical room	Good	Distribution Panel, 120/208 V	1	26	7421976
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	26	7421936
D5020	Mechanical room	Good	Distribution Panel, 277/480 V	1	26	7422057
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	26	7422024
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P1-VFD]	1	16	7421944
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P4-VFD]	1	16	7422018
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P2-VFD]	1	16	7422021
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P3-VFD]	1	16	7421956
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	99,973 SF	16	7422012
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Installation, High Density, Install	99,973 SF	11	7422073
D7050	Utility closet	Good	Fire Alarm Panel, Fully Addressable	1	11	7421922
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	99,973 SF	16	7421973
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	99,973 SF	11	7422000
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	6	7422044
E1030	Kitchen	Good	Foodservice Equipment, Freezer, Chest	1	11	7421981
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	16	7421932
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	7421957
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	11	7422061
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	11	7421935

Component Condition Report | Henry L. Marsh, III Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		6	7421926
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1		6	7422052
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		11	7422033
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1		16	7422020
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1		11	7422046
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		6	7422010
E1030	Kitchen	Good	Foodservice Equipment, Range, 2-Burner	1		11	7421984
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		6	7421969
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		11	7421958
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1		6	7422059
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1		11	7422047
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1		16	7422066
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		11	7421999
E1030	Kitchen	Good	Foodservice Equipment, Mixer, Tabletop	1		16	7421985
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		11	7422001
E1070	Stage	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600	SF	11	7422031
E2010	Throughout building	Good	Casework, Cabinetry Economy	2,050	LF	16	7553472
Sitework							
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18		16	7422054

Component Condition Report | Henry L. Marsh, III Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1080	Site	Good	Stairs, Concrete, Exterior	500	SF	46	7422079
Pedestrian Plazas & Walkways							

Component Condition Report | Henry L. Marsh, III Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,100 SF	4	7422036
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,100 SF	21	7421953
G2030	Building exterior	Good	Sidewalk, Concrete, Large Areas	9,500 SF	46	7421996
Athletic, Recreational & Playfield Areas						
G2050	Building exterior	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	6,100 SF	4	7422063
G2050	Building exterior	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	6,100 SF	21	7422056
G2050	Building exterior	Failed	Playfield Surfaces, Rubber, Small Areas	250 SF	0	7421968
G2050	Building exterior	Good	Play Structure, Multipurpose, Large	1	16	7421961
G2050	Building exterior	Good	Play Structure, Multipurpose, Large	1	16	7421924
G2050	Building exterior	Good	Play Structure, Multipurpose, Large	1	16	7422058
G2050	Building exterior	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,200 SF	6	7422017
G2050	Building exterior	Good	Playfield Surfaces, Rubber, Small Areas	14,250 SF	16	7421939
Sitework						
G2060	Building exterior	Good	Fences & Gates, Fence, Metal Tube 4'	1,905 LF	36	7421927
G2060	Building exterior	Good	Bike Rack, Fixed 6-10 Bikes	3	16	7421950
G2060	Building exterior	Good	Fences & Gates, Fence, Chain Link 8'	450 LF	36	7421982
G2060	Building exterior	Good	Park Bench, Metal Powder-Coated	8	16	7422041
G2060	Building exterior	Good	Flagpole, Metal	1	26	7422065
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	25	16	7421990
G2060	Building Entrance	Good	Signage, Property, Monument, Replace/Install	1	16	7421928
G2060	Building exterior	Good	Fences & Gates, Fence, Chain Link 8'	100 LF	36	7421997
G2060	Building exterior	Good	Trash Receptacle, Medium-Duty Metal or Precast	10	16	7422050
G4050	Building exterior	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	16	7421966

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/29/2024

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
Henry L. Marsh, III Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Henry L. Marsh, III Elementary School / Main Building	$0	$0	$0	$0	$0	$0	$571,032	$0	$0	$0	$0	$1,618,439	$0	$0	$0	$0	$3,931,762	$0	$0	$0	$0	**$6,121,232**
Henry L. Marsh, III Elementary School / Site	$6,500	$0	$0	$0	$26,945	$0	$21,851	$0	$0	$31,236	$0	$0	$0	$0	$36,211	$0	$908,184	$0	$0	$41,979	$11,740	**$1,084,646**
Grand Total	**$6,500**	**$0**	**$0**	**$0**	**$26,945**	**$0**	**$592,883**	**$0**	**$0**	**$31,236**	**$0**	**$1,618,439**	**$0**	**$0**	**$36,211**	**$0**	**$4,839,945**	**$0**	**$0**	**$41,979**	**$11,740**	**$7,205,878**

Henry L. Marsh, III Elementary School

Henry L. Marsh, III 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
B3010	Roof	7422026	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	16220	SF	$34.00	$551,480																	$551,480					**$551,480**
B3020	Roof	7421951	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	4	16	2000	LF	$9.00	$18,000																	$18,000					**$18,000**
C1090	Restrooms	7421992	Toilet Partitions, Plastic/Laminate, Replace	20	4	16	26	EA	$750.00	$19,500																	$19,500					**$19,500**
C2010	Throughout building	7422006	Wall Finishes, any surface, Prep & Paint	10	4	6	199950	SF	$1.50	$299,925							$299,925										$299,925					**$599,850**
C2030	Gymnasium	7422015	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods, 3/8" Thickness, Replace	15	4	11	4000	SF	$9.88	$39,520												$39,520										**$39,520**
C2030	Throughout building	7421931	Flooring, Vinyl Tile (VCT), Replace	15	4	11	81970	SF	$5.00	$409,850												$409,850										**$409,850**
C2030	Throughout building	7421994	Flooring, Carpet, Commercial Standard, Replace	10	4	6	9990	SF	$7.50	$74,925							$74,925										$74,925					**$149,850**
C2050	Throughout building	7422016	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	29990	SF	$2.00	$59,980							$59,980										$59,980					**$119,960**
D1010	Elevator	7421995	Elevator Cab Finishes, Standard, Replace	15	4	11	1	EA	$9,000.00	$9,000												$9,000										**$9,000**
D1010	Elevator	7421971	Elevator Controls, Automatic, 1 Car, Replace	20	4	16	1	EA	$5,000.00	$5,000																	$5,000					**$5,000**
D2010	Boiler room	7421954	Water Heater, Electric, Residential, Replace	15	4	11	1	EA	$900.00	$900												$900										**$900**
D2010	Boiler room	7422009	Water Heater, Gas, Commercial (200 MBH), Replace	20	4	16	1	EA	$16,600.00	$16,600																	$16,600					**$16,600**
D2010	Boiler room	7421937	Water Heater, Gas, Commercial (200 MBH), Replace	20	4	16	1	EA	$16,600.00	$16,600																	$16,600					**$16,600**
D3050	Roof	7422053	Make-Up Air Unit, MUA or MAU, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
D3050	Roof	7422049	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$20,000.00	$20,000																	$20,000					**$20,000**
D3060	Roof	7422005	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,200																	$1,200					**$1,200**
D3060	Roof	7421947	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,200																	$1,200					**$1,200**
D3060	Roof	7421934	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,200																	$1,200					**$1,200**
D3060	Roof	7421948	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	4	16	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	7422078	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	4	16	1	EA	$4,000.00	$4,000																	$4,000					**$4,000**
D5030	Boiler room	7422018	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	$7,000.00	$7,000																	$7,000					**$7,000**
D5030	Boiler room	7421956	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	$7,000.00	$7,000																	$7,000					**$7,000**
D5030	Boiler room	7421944	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	$17,000.00	$17,000																	$17,000					**$17,000**
D5030	Boiler room	7422021	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	$17,000.00	$17,000																	$17,000					**$17,000**
D5040	Throughout building	7422012	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	4	16	99973	SF	$5.00	$499,865																	$499,865					**$499,865**
D7030	Throughout building	7422073	Security/Surveillance System, Full System Installation, High Density, Install	15	4	11	99973	SF	$4.00	$399,892												$399,892										**$399,892**
D7050	Utility closet	7421922	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D7050	Throughout building	7421973	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	4	16	99973	SF	$3.00	$299,919																	$299,919					**$299,919**
D8010	Throughout building	7422000	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	4	11	99973	SF	$2.50	$249,933												$249,933										**$249,933**
E1030	Kitchen	7421969	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	7421926	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	7422010	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	7422059	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	7422052	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	$10,500.00	$10,500							$10,500										$10,500					**$21,000**
E1030	Kitchen	7422044	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	$10,500.00	$10,500							$10,500										$10,500					**$21,000**
E1030	Kitchen	7422001	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	4	11	1	EA	$4,500.00	$4,500												$4,500										**$4,500**
E1030	Kitchen	7421999	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E1030	Kitchen	7422047	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	$3,600.00	$3,600												$3,600										**$3,600**
E1030	Kitchen	7421958	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700										**$1,700**
E1030	Kitchen	7421984	Foodservice Equipment, Range, 2-Burner, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700										**$1,700**
E1030	Kitchen	7422046	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	$3,600.00	$3,600												$3,600										**$3,600**
E1030	Kitchen	7422033	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700										**$1,700**
E1030	Kitchen	7421935	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	4	11	1	EA	$4,500.00	$4,500												$4,500										**$4,500**
E1030	Kitchen	7422061	Foodservice Equipment, Icemaker, Freestanding, Replace	15	4	11	1	EA	$6,700.00	$6,700												$6,700										**$6,700**
E1030	Kitchen	7421957	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700										**$1,700**
E1030	Kitchen	7421981	Foodservice Equipment, Freezer, Chest, Replace	15	4	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
E1030	Kitchen	7421985	Foodservice Equipment, Mixer, Tabletop, Replace	20	4	16	1	EA	$3,400.00	$3,400																	$3,400					**$3,400**
E1030	Kitchen	7422066	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	4	16	1	EA	$15,000.00	$15,000																	$15,000					**$15,000**
E1030	Kitchen	7421932	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	4	16	1	EA	$15,000.00	$15,000																	$15,000					**$15,000**

Replacement Reserves Report

5/29/2024

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
E1030	Kitchen	7422020	Foodservice Equipment, Steam Kettle, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
E1070	Stage	7422031	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	4	11	600	SF	$15.00	$9,000												$9,000										**$9,000**
E2010	Throughout building	7553472	Casework, Cabinetry Economy, Replace	20	4	16	2050	LF	$175.00	$358,750																	$358,750					**$358,750**
G4050	Building exterior	7422054	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	18	EA	$600.00	$10,800																	$10,800					**$10,800**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$478,230**	**$0**	**$0**	**$0**	**$0**	**$1,169,195**	**$0**	**$0**	**$0**	**$0**	**$2,450,144**	**$0**	**$0**	**$0**	**$0**	**$4,097,569**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$571,032**	**$0**	**$0**	**$0**	**$0**	**$1,618,439**	**$0**	**$0**	**$0**	**$0**	**$3,931,762**	**$0**	**$0**	**$0**	**$0**	**$6,121,232**

Henry L. Marsh, III Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	Parking lot	7422036	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	47100	SF	$0.45	$21,195					$21,195					$21,195					$21,195					$21,195		**$84,780**
G2050	Building exterior	7422063	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	6100	SF	$0.45	$2,745					$2,745					$2,745					$2,745					$2,745		**$10,980**
G2050	Building exterior	7422017	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	4	6	12200	SF	$1.50	$18,300							$18,300										$18,300					**$36,600**
G2050	Building exterior	7421968	Playfield Surfaces, Rubber, Small Areas, Replace	20	20	0	250	SF	$26.00	$6,500	$6,500																				$6,500	**$13,000**
G2050	Building exterior	7421961	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
G2050	Building exterior	7421924	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
G2050	Building exterior	7422058	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
G2050	Building exterior	7421939	Playfield Surfaces, Rubber, Small Areas, Replace	20	4	16	14250	SF	$26.00	$370,500																	$370,500					**$370,500**
G2060	Building exterior	7421950	Bike Rack, Fixed 6-10 Bikes, Replace	20	4	16	3	EA	$800.00	$2,400																	$2,400					**$2,400**
G2060	Building exterior	7422041	Park Bench, Metal Powder-Coated, Replace	20	4	16	8	EA	$700.00	$5,600																	$5,600					**$5,600**
G2060	Building exterior	7422050	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	4	16	10	EA	$700.00	$7,000																	$7,000					**$7,000**
G2060	Building exterior	7421990	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	4	16	25	EA	$150.00	$3,750																	$3,750					**$3,750**
G2060	Building Entrance	7421928	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$3,000																	$3,000					**$3,000**
G4050	Building exterior	7421966	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	4	16	12	EA	$4,200.00	$50,400																	$50,400					**$50,400**
Totals, Unescalated											**$6,500**	**$0**	**$0**	**$0**	**$23,940**	**$0**	**$18,300**	**$0**	**$0**	**$23,940**	**$0**	**$0**	**$0**	**$0**	**$23,940**	**$0**	**$565,950**	**$0**	**$0**	**$23,940**	**$6,500**	**$693,010**
Totals, Escalated (3.0% inflation, compounded annually)											**$6,500**	**$0**	**$0**	**$0**	**$26,945**	**$0**	**$21,851**	**$0**	**$0**	**$31,236**	**$0**	**$0**	**$0**	**$0**	**$36,211**	**$0**	**$908,184**	**$0**	**$0**	**$41,979**	**$11,740**	**$1,084,646**

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	7421971	D1010	**Elevator Controls**	Automatic, 1 Car		Henry L. Marsh, III Elementary School / Main Building	Elevator	ThyssenKrupp	TAC-32	2102BB - TAC 32	2020	3934	
2	7422030	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	2500 LB	Henry L. Marsh, III Elementary School / Main Building	Elevator	ThyssenKrupp	EP12530	EEY627	2020	3933	
3	7422039	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Henry L. Marsh, III Elementary School / Main Building	Stage	Savaria	V-1504	222662	2020	3941	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421954	D2010	**Water Heater**	Electric, Residential	40 GAL	Henry L. Marsh, III Elementary School / Main Building	Boiler room	State Industries, Inc.	SSE-40A 200	117083164	2020	3919	
2	7421937	D2010	**Water Heater** [WH-1]	Gas, Commercial (200 MBH)	100 GAL	Henry L. Marsh, III Elementary School / Main Building	Boiler room	State Industries, Inc.	SUF-100-199-NEA	117092702	2020	3857	
3	7422009	D2010	**Water Heater** [WH-2]	Gas, Commercial (200 MBH)	100 GAL	Henry L. Marsh, III Elementary School / Main Building	Boiler room	State Industries, Inc.	SUF-100-199-NEA	117183144	2020	3858	
4	7421972	D2010	**Backflow Preventer**	Domestic Water	4 IN	Henry L. Marsh, III Elementary School / Main Building	Boiler room				2020		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7422002	D3020	**Boiler** [B-1]	Gas, HVAC	2000 MBH	Henry L. Marsh, III Elementary School / Main Building	Boiler room	AERCO	BMK-2000	Not found	2020	3886	
2	7422055	D3020	**Boiler** [B-2]	Gas, HVAC	2000 MBH	Henry L. Marsh, III Elementary School / Main Building	Boiler room	AERCO	BMK-2000	Not found	2020	3885	
3	7422023	D3020	**Boiler** [B-3]	Gas, HVAC	2000 MBH	Henry L. Marsh, III Elementary School / Main Building	Boiler room	AERCO	BMK-2000	Not found	2020	3884	
4	7421955	D3020	**Boiler Supplemental Components** [ET-1]	Expansion Tank	125 GAL	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Bell & Gossett	B1000	414171	2020	3859	
5	7422007	D3020	**Boiler Supplemental Components** [ET-2]	Expansion Tank	125 GAL	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Bell & Gossett	B800	415218	2020	3860	
6	7421974	D3030	**Chiller**	Air-Cooled	165 TON	Henry L. Marsh, III Elementary School / Main Building	Building exterior	Trane	ACRA 165F.UAAZ AA1F 123 ASA 9080 X02X AAAT 00	U19C05088	2020	3987	
7	7422051	D3030	**Chiller**	Air-Cooled	165 TON	Henry L. Marsh, III Elementary School / Main Building	Building exterior	Trane	ACRA 165F UAA2 AA1F P1X3 A5A0 MDB0 X02X APAA 90	U19L05087	2020	3898	
8	7422027	D3050	**Pump** [P-1]	Distribution, HVAC Chilled or Condenser Water	40 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Bell & Gossett	Not found	Not found	2020	3901	
9	7421998	D3050	**Pump** [P-2]	Distribution, HVAC Chilled or Condenser Water	40 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Bell & Gossett	Not found	Not found	2020	3902	
10	7421967	D3050	**Pump** [P-3]	Distribution, HVAC Chilled or Condenser Water	10 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Bell & Gossett	No dataplate	No dataplate	2020	3903	
11	7421923	D3050	**Pump** [P-4]	Distribution, HVAC Chilled or Condenser Water	10 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Bell & Gossett	No dataplate	No dataplate	2020	3904	
12	7421988	D3050	**Air Handler** [AHU-1]	Interior AHU, Easy/Moderate Access	50000 CFM	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Trane	CSAA025UAL00	K19H71690	2020	3916	
13	7421949	D3050	**Air Handler** [AHU-2]	Interior AHU, Easy/Moderate Access	100000 CFM	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Trane	CSAA025UAL00	K19H71705	2020	3920	

14	7422080	D3050	**Air Handler** [AHU-3]	Interior AHU, Easy/Moderate Access	50000 CFM	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Trane	CSAA025UAL00	K19H71721	2020	3921	
15	7421945	D3050	**Air Handler** [RAHU-4]	Interior AHU, Easy/Moderate Access	100000 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Trane	CSAA021UBL00	K19H72219	2020	3923	
16	7422038	D3050	**Air Handler** [RAHU-5]	Interior AHU, Easy/Moderate Access	75000 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Trane	CSAA014UBL00	K19J78737	2020	3924	
17	7422075	D3050	**Air Handler** [RAHU-6]	Interior AHU, Easy/Moderate Access	75000 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Trane	CSAA012UBL00	K19J78757	2020	3925	
18	7422053	D3050	**Make-Up Air Unit**	MUA or MAU	4400 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	CaptiveAire Systems	A2-D.500-20D	4040423	2020	3915	
19	7422049	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Henry L. Marsh, III Elementary School / Main Building	Roof	Trane	YZC120F4RZA03DEC1C1A6000E0000E000	193512219L	2020	3913	
20	7421947	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	30 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Cook	100 ACEH 100C 10DH	065S 38426-00/0004901	2020	3910	
21	7421934	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	300 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Cook	100 ACEH	0658138426-00/0004902	2020	3909	
22	7422005	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	30 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2020	3912	
23	7421948	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	30 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	Cook	100 ACE	0653138426-00/0003501	2020	3911	
24	7422078	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	5176 CFM	Henry L. Marsh, III Elementary School / Main Building	Roof	CaptiveAire Systems	DU240HFA	4040423	2020	3914	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421960	D4010	**Backflow Preventer**	Fire Suppression	4 IN	Henry L. Marsh, III Elementary School / Main Building	Boiler room				2020		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7422040	D5010	**Generator**	Diesel	250 KW	Henry L. Marsh, III Elementary School / Main Building	Building exterior	Caterpillar	D250	CAT000C9ERZ900197	2020	3896	
2	7421991	D5010	**Automatic Transfer Switch**	ATS	225 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Eaton	KJAA04093	ATV3KDA40225XSU	2020	3887	
3	7421983	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Eaton	KJAA04093	ATV3LDA40400XSU	2020	3890	
4	7422003	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y045K4FCD16	CB01001170	2020	3935	
5	7421987	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y075K4FCD16	CB00984360	2020	2928	
6	7421970	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	3F3Y150K4FCD16	BB01002973	2020	3892	
7	7421943	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y045K4FCD16	CB01001168	2020	3917	
8	7422025	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y112K4FCD16	CC00983592	2020	3942	
9	7422008	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y045K4FCD16	CB01001166	2020	3926	
10	7422013	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y045K4FCD16	CB01001167	2020	3932	

11	7421930	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y045K4FCD16	CB01001169	2020	3940
12	7421940	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Henry L. Marsh, III Elementary School / Main Building	Boiler room	Siemens	3F3Y112K4FCD16	CC00988374	2020	3900
13	7421936	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	3F3Y075K4FCD16	CB00982426	2020	3936
14	7422071	D5020	**Distribution Panel**	120/208 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Kitchen	Siemens	P4C75JD400ATF	3008012037	2020	3876
15	7422028	D5020	**Distribution Panel**	120/208 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P4C75JD250ATS	3008012037	2020	3929
16	7422060	D5020	**Distribution Panel**	120/208 V	45 AMP	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	P4C75ML400ABS	3008012037	2020	3944
17	7422069	D5020	**Distribution Panel**	120/208 V	600 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P3	P3C80LX500ATS	2020	3899
18	7422034	D5020	**Distribution Panel**	120/208 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Kitchen	Siemens	P4C75ML400ABF	3008012037	2020	3877
19	7422062	D5020	**Distribution Panel**	120/208 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P4C75JD250ATS	3008012037	2020	3937
20	7421933	D5020	**Distribution Panel**	120/208 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P4C75ML400ABS	3008012037	2020	3930
21	7421976	D5020	**Distribution Panel**	120/208 V	45 AMP	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	P4C75JD400ATS	3008012037	2020	3943
22	7422024	D5020	**Distribution Panel**	120/208 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P4C75ML400ABS	3008012037	2020	3938
23	7422014	D5020	**Distribution Panel**	277/480 V	3000 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P4E90ML120ATS	3008012037	2020	3939
24	7422067	D5020	**Distribution Panel**	277/480 V	3000 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	SB3 REV. A	3008012037-020030-03	2020	3893
25	7422019	D5020	**Distribution Panel**	277/480 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P5E60N3101ATS	3008012037	2020	3894
26	7421965	D5020	**Distribution Panel**	277/480 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P1E42ML400ATST	3008012037	2020	3927
27	7421993	D5020	**Distribution Panel**	277/480 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P4E60H9400ATS	3008012037	2020	3891
28	7421946	D5020	**Distribution Panel**	277/480 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Electrical room	Siemens	P1E42ML400ATST	3008012037	2020	3895
29	7422074	D5020	**Distribution Panel**	277/480 V	45 AMP	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	P1E42ML400ATST	3008012037	2020	3948
30	7422057	D5020	**Distribution Panel**	277/480 V	400 AMP	Henry L. Marsh, III Elementary School / Main Building	Mechanical room	Siemens	P1E42ML400ATST	3008012037	2020	3918
31	7421944	D5030	**Variable Frequency Drive** [P1-VFD]	VFD, by HP of Motor	40 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	ABB	ACH550-VDR-059A-4	2194401718	2020	3905
32	7422021	D5030	**Variable Frequency Drive** [P2-VFD]	VFD, by HP of Motor	40 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	ABB	ACH550-VDR-059A-4	21944017189	2020	3906
33	7421956	D5030	**Variable Frequency Drive** [P3-VFD]	VFD, by HP of Motor	40 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	ABB	ACH550-VDR-015A-4	2194401762	2020	3907
34	7422018	D5030	**Variable Frequency Drive** [P4-VFD]	VFD, by HP of Motor	40 HP	Henry L. Marsh, III Elementary School / Main Building	Boiler room	ABB	ACH550-VDR-015A-4	2194401763	2020	3908

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421922	D7050	**Fire Alarm Panel**	Fully Addressable		Henry L. Marsh, III Elementary School / Main Building	Utility closet	Notifier	NFS2-3030	NA	2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421926	E1030	**Foodservice Equipment**	Convection Oven, Single		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Garland	MCD-60-10	2003100183443	2020	3882	
2	7422010	E1030	**Foodservice Equipment**	Convection Oven, Single		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Garland	MC0-GD-10	2003100183987	2020	3864	
3	7421969	E1030	**Foodservice Equipment**	Convection Oven, Single		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Garland	MC0-GD-10	2003100101442	2020	3863	
4	7422059	E1030	**Foodservice Equipment**	Convection Oven, Single		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Garland	NMC0-GD-10	2002100102332	2020	3881	
5	7422046	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34HC-1-S	R290	2020	3880	
6	7422047	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34HC-1-S	13200747	2020	3883	
7	7421935	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Henry L. Marsh, III Elementary School / Main Building	Kitchen	CaptiveAire Systems	6024 ND-2	4144550	2020	3874	
8	7422001	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Henry L. Marsh, III Elementary School / Main Building	Kitchen	CaptiveAire Systems	6024 ND-2	4144550	2020	3866	
9	7421957	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Delfield	No dataplate	No dataplate	2020	3875	
10	7422033	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Winston	H0V514UVE	20200317-0613	2020	3865	
11	7421958	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Delfield	No dataplate	No dataplate	2020	3867	
12	7421981	E1030	**Foodservice Equipment**	Freezer, Chest		Henry L. Marsh, III Elementary School / Main Building	Kitchen	MasterBuilt	040D00000Y	1910306629	2020	3879	
13	7422061	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Manitowoc	IYT045A-161	U101178	2020	3862	
14	7421985	E1030	**Foodservice Equipment**	Mixer, Tabletop		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Hobart	HL200	31-1604-502	2020	3872	
15	7421984	E1030	**Foodservice Equipment**	Range, 2-Burner		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2020	3871	
16	7421999	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Delfield	GARPT2P-S-IE	2004152000702	2020	3868	
17	7422020	E1030	**Foodservice Equipment**	Steam Kettle		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Cleveland Range	KET6TP	200223059130	2020	3873	
18	7422044	E1030	**Foodservice Equipment**	Steamer, Freestanding		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Convotherm	WB20002AB2AAUL	WB220035297	2020		
19	7422052	E1030	**Foodservice Equipment**	Steamer, Freestanding		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Convotherm	WB20002AB2AAUL	WB220045361	2020	3869	
20	7421932	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Henry L. Marsh, III Elementary School / Main Building	Kitchen	ThermoKool	RU AEMD	64872	2020	3878	
21	7422066	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Henry L. Marsh, III Elementary School / Main Building	Kitchen	Therm-Kool	AEMI	64872	2020		