FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

George W. Carver Elementary School
1110 West Leigh Street
Richmond, VA 23220

PREPARED BY:
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BV PROJECT #:
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DATE OF REPORT:
June 21, 2024

ON SITE DATE:
April 4, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1110 West Leigh Street, Richmond, VA 23220
Site Developed	1915 - Renovated 1951, 1992
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 4, 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
Assessment & Report Prepared By	Peter Marra
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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

The school was originally a two-story brick building constructed in 1887. In 1915, a 10 classroom annex was built. In 1951 a two-story brick building was constructed at 1110 West Leigh Street, comprised of 20 classrooms, a cafeteria, a library, and an auditorium. The most recent addition was completed in 1992 and includes 16 classrooms. This addition allowed students housed in the Annex to move to this side of the building.

Architectural

The site is divided into three distinct sections; the original brick school (painted white), the center section constructed in 1951, and the newest addition built in 1992. The finishes in the oldest section are quite dated with replacement occurring on an as needed basis. One of the buildings is unused and is unclear if it will be salvaged to serve the district. This building was not assessed during the site visit. In the center section, there are visible signs of moisture intrusion in classrooms along the first floor along the exterior wall. Several cracks in the lath and plaster were also observed. Windows in the two oldest sections are single pane units and are budgeted for replacement. Glass block is used on the front elevation of W Leigh Street. This material offers little in R value and may be contributing to leaks along the classrooms. There is a coating installed on the roof of the building on the corner of North Harrison and Moore Street. It also has EPDM membrane installed on a small section. This is the side that is unused. The adjacent building will need a roof replacement soon. The metal roof is rusting. Tar and gravel roofing is used on the remaining two buildings and is close to end of life. In general, the interior finishes are close to end of life throughout the building. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated by gas fired boilers sending heat to air handling units and unit ventilators throughout the building. The boilers have many years of life ahead. The main AHU is located in the 1992 addition where duct work is used to condition the spaces. The unit ventilators are used in the two older buildings and were installed in 1951. It is reported the comfort varies throughout the spaces and is difficult to control. The units are at end of life and replacement has been budgeted, however pneumatic system controls were being replaced by control wiring during the assessment. The chiller is located on the southeast side of the site and has many years of RUL. Roof top units also provide cooling throughout the school and are at midlife.

The plumbing system was reportedly updated in 1992, no substantial deterioration was observed. On-demand water heaters were recently installed in the 1951 side while tankless storage units are used on the 1992 side. Plumbing fixtures have been updated at several locations.

Electric systems are original to the 1992 renovation and adequate for current usage. Interior lighting systems are mainly original linear fluorescent with LED bulbs being replaced on an as needed basis.

The 1992 addition was outfitted with a wet-pipe fire suppression system in the stairwells. A system installation was budgeted for a school wide modernization.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are in good condition. There is on-site parking with ADA parking and access to the building. A large ADA ramp provides access to the playground and other outside activities. A shade structure also sits adjacent to the playground and basketball court. Granite stairs and ramps provide pedestrian access at building entrances. The chiller is located in the rear of the site and is enclosed in a CMU wall system. Wall packs and soffit lighting provide illumination around the perimeter of the school.

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:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
1915 Addition (1915)	$400	18,612	$7,444,800	3.1%	7.1%	23.6%	25.4%
1951 Main Building (1951)	$400	58,283	$23,313,200	1.5%	2.9%	23.6%	32.7%
1992 Addition (1992)	$400	23,106	$9,242,400	0.0%	6.8%	14.6%	23.8%

Immediate Needs

Facility/Building	Total Items	Total Cost
George W. Carver Elementary School / 1915 Addition	3	$155,600
George W. Carver Elementary School / 1951 Main Building	8	$356,600
Total	**11**	**$512,200**

1915 Addition

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7523584	Roof	B3010	Roofing, Metal, Replace	Poor	Performance/Integrity	$73,100
7523610	222	C1010	Interior Construction, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,100
7523717	Throughout building	D3030	Unit Ventilator, approx/nominal 2 Ton, Replace	Poor	Performance/Integrity	$81,400
Total (3 items)						**$155,600**

1951 Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7523570	Building Exterior	B2050	Exterior Door, Wood, Solid-Core, Replace	Poor	Performance/Integrity	$11,900
7523561	104 ceiling	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$1,200

7523541	101 and classroom bathroom 103	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$2,000
7523647	104	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	Poor	Performance/Integrity	$1,700
7523531	Throughout building	D3030	Unit Ventilator, approx/nominal 2 Ton, Replace	Poor	Performance/Integrity	$140,600
7523512	Side room off of cafeteria	D3050	Air Handler, Interior AHU, Easy/Moderate Access, Replace	Poor	Performance/Integrity	$31,000
7523721	Throughout building	D6060	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	Poor	Performance/Integrity	$96,200
7523621	104	E2010	Casework, Cabinetry, Hardwood Standard, Replace	Poor	Performance/Integrity	$72,000
Total (8 items)						**$356,600**

Key Findings

Roofing in Poor condition.

Metal
1915 Addition George W. Carver Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $73,100

$$$$

The roof was coated with a liquid membrane, which is flaking off and in need of replacement. Rust is a sign that the roof's protective coating is starting to deteriorate, and if left unaddressed, corrosion can cause water to the structure. - AssetCALC ID: 7523584

Window in Poor condition.

Wood, 16-25 SF
1915 Addition George W. Carver Elementary School Building exterior

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

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $72,000

$$$$

The windows are single pain, no storms. Single-pane windows are less efficient than double or triple pane windows and can lead to higher energy bills. Replacing single-pane windows can help reduce window condensation, which can damage the window casings, surrounding walls, and floors. Single-pane windows offer poor noise reduction as well. - AssetCALC ID: 7529786

Glazing in Poor condition.

any type by SF
1915 Addition George W. Carver Elementary School Building Exterior

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

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $137,500

$$$$

The windows are single pain, no storms. Single-pane windows are less efficient than double or triple pane windows and can lead to higher energy bills. Replacing single-pane windows can help reduce window condensation, which can damage the window casings, surrounding walls, and floors. Single-pane windows offer poor noise reduction as well. - AssetCALC ID: 7523522

Interior Construction in Poor condition.

any type, Repairs per Man-Day
1915 Addition George W. Carver Elementary School 222

Uniformat Code: C1010
Recommendation: **Repair in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Wall leak room 222 under window that houses an air conditioner. Plaster turning to powder as moisture leaking in through active leak or capillary action. - AssetCALC ID: 7523610

Sink/Lavatory in Poor condition.

Wall-Hung, Enameled Steel
1951 Main Building George W. Carver Elementary School 104

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

The sink overflow and drain are rusting out. The enamel has worn away. It may be difficult to seal the strainer. - AssetCALC ID: 7523647

Casework in Poor condition.

Cabinetry, Hardwood Standard
1951 Main Building George W. Carver Elementary School 104

Uniformat Code: E2010
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $72,000

$$$$

Cabinets in the first floor 1951 wing are delaminating, and veneers are chipping. Replacement in these classrooms is recommended. - AssetCALC ID: 7523621

Casework in Poor condition.

Countertop, Plastic Laminate
1951 Main Building George W. Carver Elementary School 102

Uniformat Code: E2010
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $12,000

**$$$**$

The counter tops in the first floor of the 1951 center section wing are delaminating. - AssetCALC ID: 7523582

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
1951 Main Building George W. Carver Elementary School 101 and classroom bathroom 103

Uniformat Code: C2050
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,000

**$$**$$

There is a crack running through the clock at the head of the class on the wall and also ceiling repair work along the exterior wall ceiling above the windows - AssetCALC ID: 7523541

Exterior Door in Poor condition.

Wood, Solid-Core
1951 Main Building George W. Carver Elementary School Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $11,900

**$$$**$

The door has splits vertically through the raise panel. - AssetCALC ID: 7523570

Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
1951 Main Building George W. Carver Elementary School 104 ceiling

Uniformat Code: C2050
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$$**$$

Ceiling paint is bubbling and delaminating from substrate. Along window wall ceiling. - AssetCALC ID: 7523561

Unit Ventilator in Poor condition.

approx/nominal 2 Ton
1951 Main Building George W. Carver Elementary School Throughout building

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $140,600

$$$$

The heating unit is having a difficult time keeping up with comfort. It has exceeded recommended useful life. - AssetCALC ID: 7523531

Intercom/PA System in Poor condition.

Public Address Upgrade, Facility-Wide
1951 Main Building George W. Carver Elementary School Throughout building

Uniformat Code: D6060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $96,200

$$$$

The system reportedly does not work - AssetCALC ID: 7523721

Air Handler in Poor condition.

Interior AHU, Easy/Moderate Access
1951 Main Building George W. Carver Elementary School Side room off of cafeteria

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $31,000

**$$$**$

The the unit motor has been disconnected. It appears the coil is just a pass-through. - AssetCALC ID: 7523512

Unit Ventilator in Poor condition.

approx/nominal 2 Ton
1915 Addition George W. Carver Elementary School Throughout building

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $81,400

$$$$

The units have exceeded recommended useful life by many years. It is also reported the heat is difficult to control. - AssetCALC ID: 7523717

Flooring in Poor condition.

Wood, Strip
1915 Addition George W. Carver Elementary School 116

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,900

**$$**$$

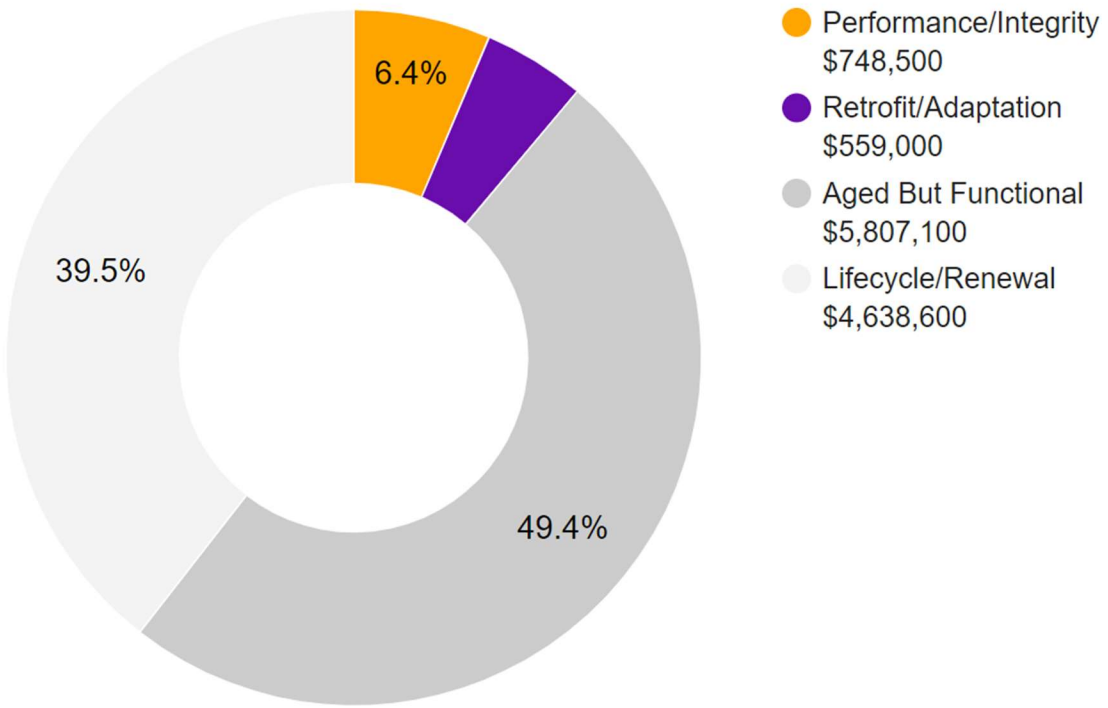
The wood floors are in need of replacement. The wood is cracking and splitting and nail holes are visible from the last refinishing. - AssetCALC ID: 7523741

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: $11,753,200

2. 1915 Building

1915 Building: Systems Summary		
Address	1110 West Leigh Street; Richmond, VA 23220	
Constructed/Renovated	1915	
Building Area	18,612 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Wood	Poor
Roof	Primary: Hip construction with metal	Poor
Interiors	Walls: Painted lath & plaster Floors: VCT, wood strip Ceilings: Painted lath & plaster	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

1915 Building: Systems Summary		
HVAC	Central System: Unit ventilators and hydronic cabinet heaters fed from main building boilers Non-Central System: window air conditioners	Poor
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Fed from main building with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: HPS Emergency Power: None	Fair
Fire Alarm	Alarm panel (in main building) with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
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

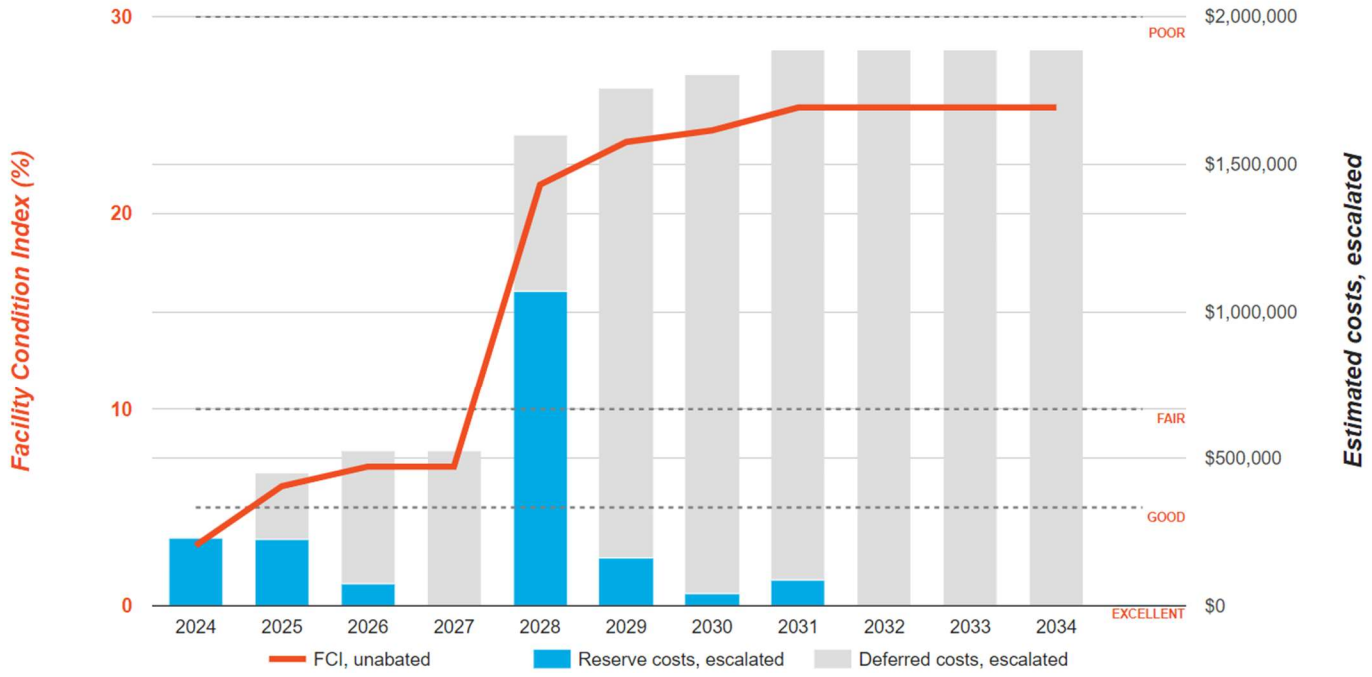
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	$215,800	-	-	-	$215,800
Roofing	$73,100	-	-	-	$47,800	$120,900
Interiors	$1,100	$8,200	$474,300	$43,500	$131,500	$658,500
Plumbing	-	-	$293,300	-	-	$293,300
HVAC	$81,400	$74,700	$104,700	$86,600	$363,700	$711,100
Fire Protection	-	-	$104,700	-	-	$104,700
Electrical	-	-	$191,700	-	-	$191,700
Fire Alarm & Electronic Systems	-	-	$62,800	-	-	$62,800
TOTALS (3% inflation)	**$155,600**	**$298,600**	**$1,231,600**	**$130,100**	**$543,000**	**$2,358,900**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: George W. Carver Elementary School 1915 Addition

Replacement Value: $7,444,800 Inflation Rate: 3.0% Average Needs per Year: $171,800



1915 Building: Photographic Overview

1 - FRONT ELEVATION

2 - FOUNDATION

3 - MAIN ROOF OVERVIEW

4 - SECONDARY ROOF OVERVIEW

5 - PERIMETER ELEMENTS & DRAINAGE

6 - TYPICAL HALLWAY

7 - EXTERIOR DOORS

8 - EXTERIOR WINDOWS

9 - CLASSROOM UNIT VENTILATOR

10 - CLASSROOM AIR PURIFIER

11 - WINDOW AIR CONDITIONERS

12 - INTERIOR LIGHTING

3. 1951 Main Building

1951 Building: Systems Summary		
Address	1110 West Leigh Street; Richmond, VA 23220	
Constructed/Renovated	1951	
Building Area	58,282 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Poor
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath & plaster, glazed CMU, Floors: VCT, ceramic tile, quarry tile, wood strip, terrazzo, coated concrete Ceilings: Painted lath & plaster and 12x12 ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas OnDemand water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

1951 Building: Systems Summary		
HVAC	Central System: Boilers, feeding unit ventilators and hydronic cabinet terminal units	Fair
Fire Suppression	Fire extinguishers and kitchen hood system Partial wet pipe suppressions system for stairwells in 1992 building only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from street pole building with copper wiring Interior Lighting: Linear fluorescent, Exterior Building-Mounted Lighting: LED, HPS Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of 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	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Room 119, locked room and no key	

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

System Expenditure Forecast

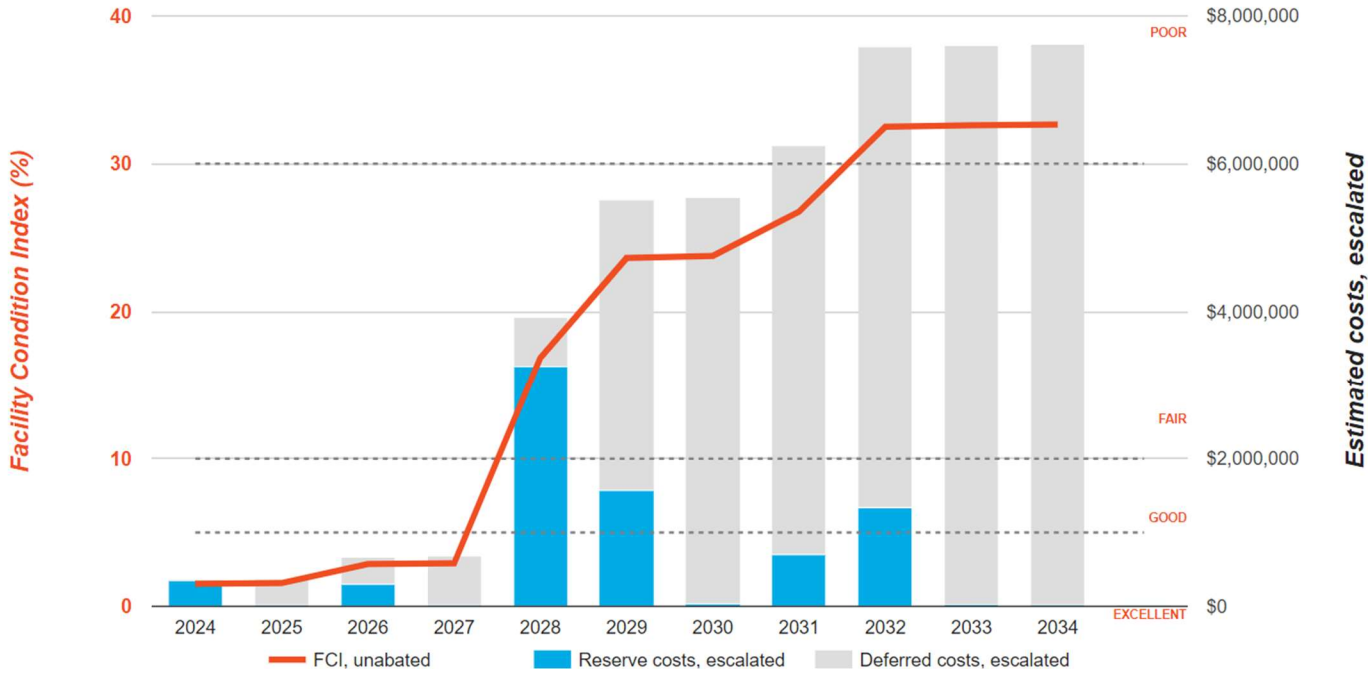
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	$1,328,800	-	-	$1,328,800
Facade	$11,900	-	$155,600	$3,000	-	$170,500
Roofing	-	-	$393,600	-	-	$393,600
Interiors	$3,200	-	$1,228,700	$6,900	$631,400	$1,870,200
Conveying	-	-	$9,200	-	-	$9,200
Plumbing	$1,700	-	$139,800	$1,044,300	$12,200	$1,198,000
HVAC	$171,600	$280,100	$84,500	$696,400	$1,228,600	$2,461,200
Fire Protection	-	-	$333,400	$2,800	$3,800	$340,000
Electrical	-	-	$328,000	$302,700	-	$630,700
Fire Alarm & Electronic Systems	$96,200	-	$215,400	-	$202,300	$513,800
Equipment & Furnishings	$72,000	$32,100	$230,100	$47,800	$361,400	$743,500
TOTALS (3% inflation)	**$356,600**	**$312,200**	**$4,447,100**	**$2,103,900**	**$2,439,700**	**$9,659,500**

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: George W. Carver Elementary School 1951 Main Building

Replacement Value: $23,313,200 Inflation Rate: 3.0% Average Needs per Year: $692,200



1951 Building: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

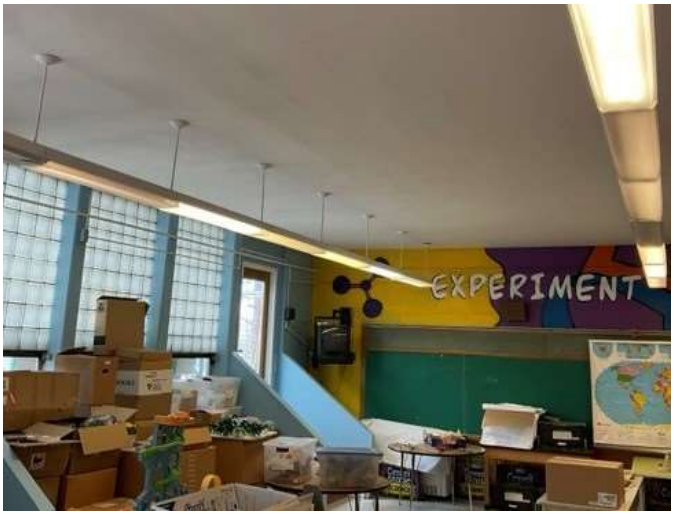
4 - REAR ELEVATION

5 - BUILDING FACADE

6 - GLASS BLOCK FACADE

7 - PRIMARY ROOF OVERVIEW

8 - AUDITORIUM



9 - CLASSROOM

10 - COMMERCIAL KITCHEN

11 - LOBBY

12 - TYPICAL HALLWAY

13 - DOMESTIC HOT WATER SUPPLY

14 - PLUMBING SYSTEM

15 - MAIN MECHANICAL ROOM

16 - ROOFTOP MECHANICAL EQUIPMENT

17 - CLASSROOM UNIT VENTILATOR

18 - AIR PURIFIER

19 - FIRE SUPPRESSION

20 - AUTOMATED EXTERNAL DEFIBRILLATOR

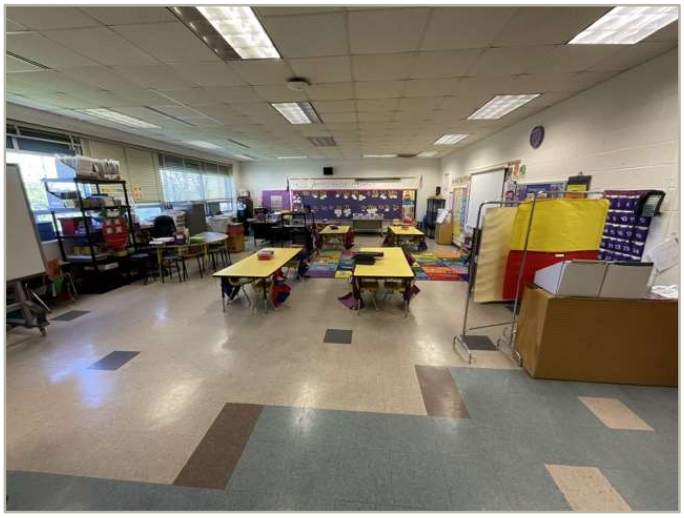
21 - MAIN ELECTRICAL ROOM

22 - FIRE ALARM PANEL

23 - FIRE EXTINGUISHERS AND ALARM DEVICES

24 - INTERCOM AND BUILDING ACCESS

4. 1992 Building



1992 Building: Systems Summary		
Address	1110 West Leigh Street; Richmond, VA 23220	
Constructed/Renovated	1992	
Building Area	23,106 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

1992 Building: Systems Summary		
HVAC	Central System: Central boilers from main building, chillers, air handlers, feeding duct system	Fair
Fire Suppression	Wet-pipe sprinkler system protecting stairwells and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from main building with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel (in main building) with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
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

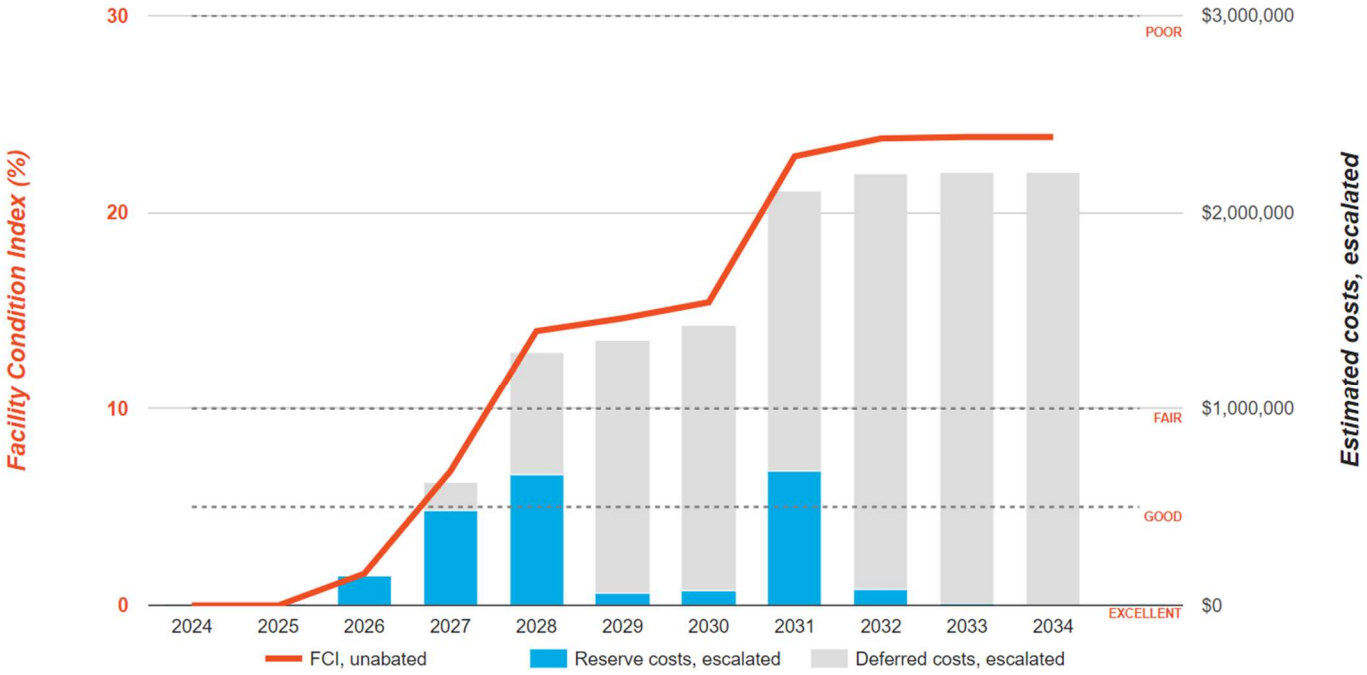
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	$39,400	$69,600	-	$109,000
Roofing	-	-	$176,700	-	-	$176,700
Interiors	-	-	$281,300	-	$283,600	$564,900
Conveying	-	-	$10,100	-	$15,800	$25,900
Plumbing	-	-	$11,900	$410,900	-	$422,800
HVAC	-	$149,400	$172,200	$173,200	$557,200	$1,052,000
Fire Protection	-	-	$126,200	-	-	$126,200
Electrical	-	-	$130,000	$197,300	-	$327,300
Fire Alarm & Electronic Systems	-	-	$78,000	-	-	$78,000
TOTALS (3% inflation)	**-**	**$149,400**	**$1,026,000**	**$850,900**	**$856,600**	**$2,882,900**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: George W. Carver Elementary School 1992 Addition

Replacement Value: $9,242,400 Inflation Rate: 3.0% Average Needs per Year: $200,300



1992 Building : Photographic Overview

1 - FRONT AND RIGHT SIDE ELEVATION

2 - REAR ELEVATION

3 - FACADE

4 - CORNER STONE

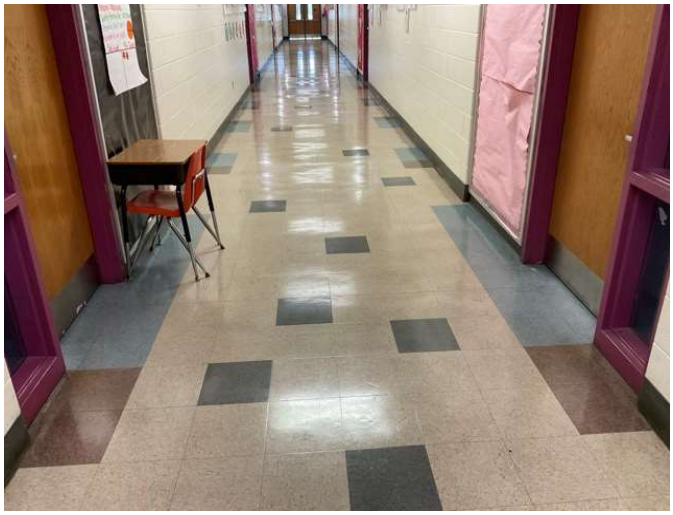
5 - STRUCTURAL ELEMENTS

6 - FOUNDATION

7 - ROOF STRUCTURE SIDE ENTRANCE

8 - ROOF OVERVIEW

9 - TYPICAL CLASSROOM



10 - HALLWAY

11 - ELEVATOR CAB FINISHES

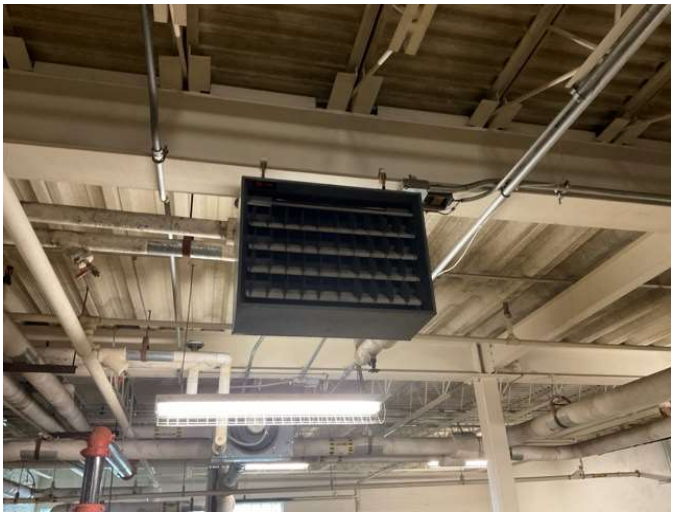
12 - DOMESTIC HOT WATER SUPPLY

13 - AIR HANDLING UNIT

14 - CHILLER

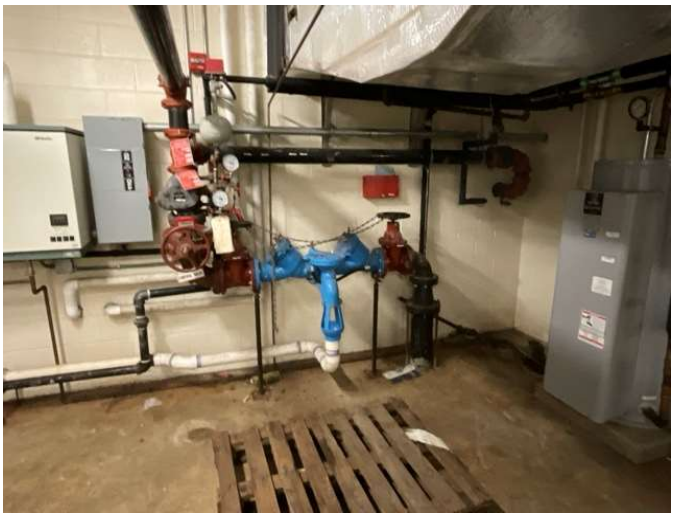
15 - SUPPLY DIFFUSERS

16 - ROOFTOP MECHANICAL EQUIPMENT



17 - SUPPLEMENTAL HEATERS

18 - AIR PURIFIER



19 - FIRE SPRINKLER RISER

20 - STAIRWELL SPRINKLER HEAD

21 - MAIN ELECTRICAL ROOM

22 - INTERIOR LIGHTING

23 - FIRE EXTINGUISHER AND ALARM DEVICES

24 - SECURITY CAMERAS

5. Site Summary

Site Information		
Site Area	5.49 acres (estimated)	
Parking Spaces	64 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 and Property entrance signage; chain link and wrought iron fencing; CMU wall chiller enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS,	Fair
Ancillary Structures	Shade structure	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	-	-	-	-	-	-
Facade	-	$1,700	-	-	$2,300	$4,000
HVAC	-	-	-	-	$155,800	$155,800
Fire Alarm & Electronic Systems	-	-	-	$261,000	-	$261,000
Special Construction & Demo	-	-	$9,100	-	-	$9,100
Site Development	-	-	$132,100	-	$51,800	$184,000
Site Pavement	-	$25,200	-	$249,800	$257,000	$532,000
Site Utilities	-	-	$12,200	-	-	$12,200
TOTALS (3% inflation)	**-**	**$26,900**	**$153,400**	**$510,800**	**$466,900**	**$1,158,000**

Site: Photographic Overview

1 - MAIN PARKING AREA

2 - BUS DROP-OFF / PICKUP

3 - PLAYGROUND

4 - PLAY STRUCTURE

5 - CHILLER ENCLOSURE

6 - SITE FURNISHINGS

7 - SIDEWALKS

8 - SHADE STRUCTURE

9 - LANDSCAPING

10 - EXTERIOR LIGHTING

11 - SITE FENCING

12 - PROPERTY SIGNAGE

6. 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	1915	No	No
1915 Building	1915	No	No
1951 Building	1951	No	No
1992 Building	1992	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.

7. 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.

8. 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.

9. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of George W. Carver Elementary School, 1110 West Leigh Street, Richmond, VA 23220, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

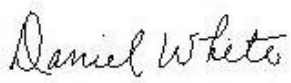
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Peter Marra,
Project Manager

Reviewed by:



Daniel White,
Technical Report Reviewer for
Bill Champion,
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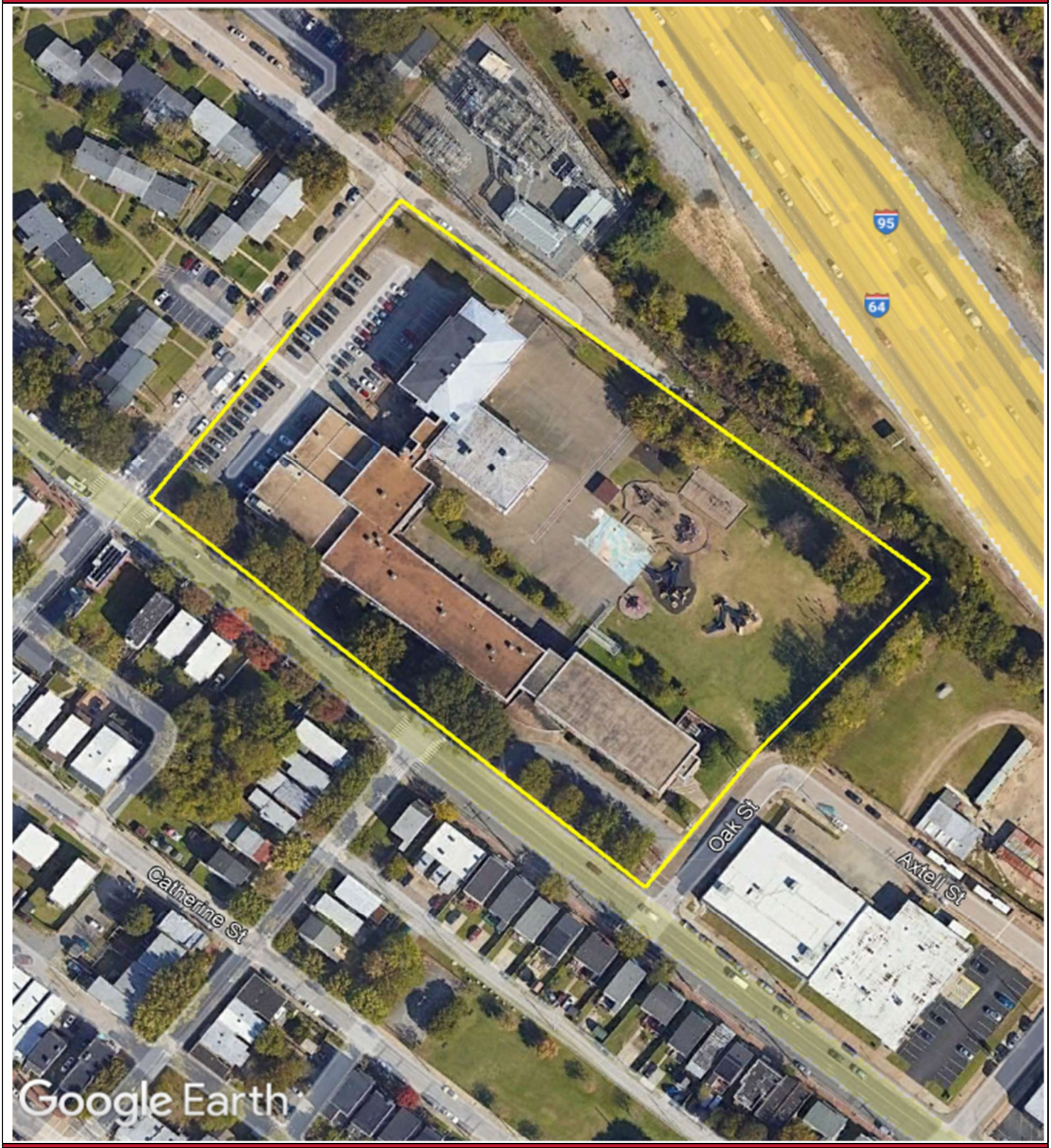
10. Appendices

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

Appendix A:
Site Plan

Appendix A:
Site Plan

Site Plan



Project Number	Project Name
166385.24R000-004.468	George W. Carver Elementary School
Source	**On-Site Date**
Google	April 4, 2024

BUREAU VERITAS 1828

N

Appendix B:
Pre-Survey Questionnaires

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	George W. Carver Elementary School
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	4/1/2024
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: George W. Carver Elementary School

BV Project Number: 166385.24R000-004.468

Abbreviated Accessibility Checklist				
Facility History & Interview				
Question	Yes	No	Unk	Comments

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

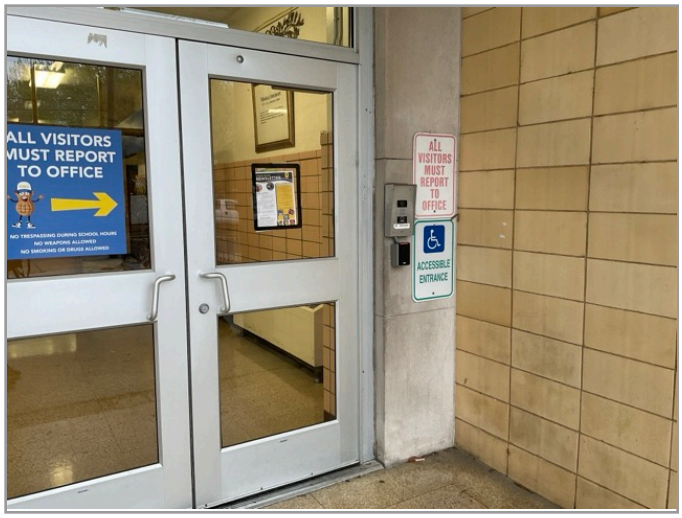
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

ACCESSIBLE ENTRANCE



SIGNAGE

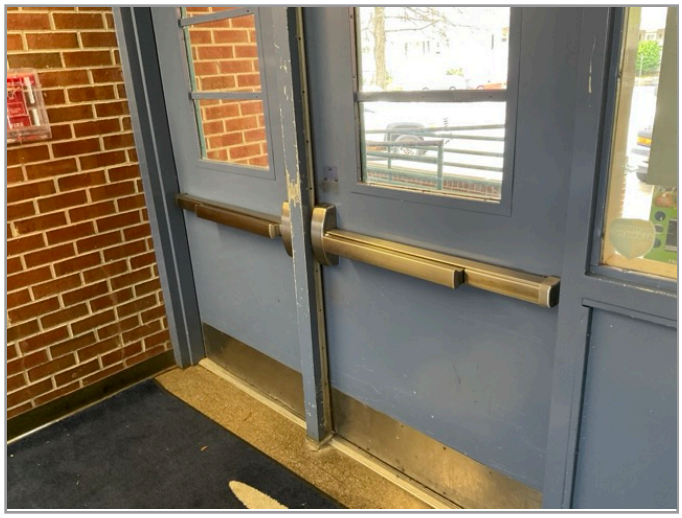
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

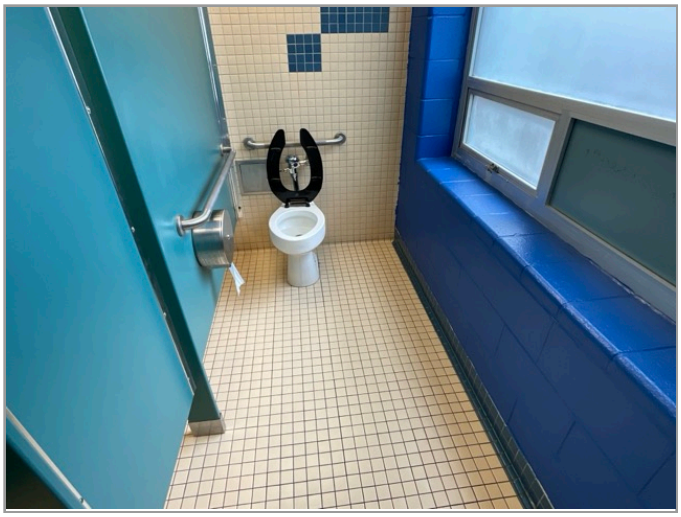
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | George W. Carver Elementary School / 1951 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, 1-2 Story Building	9,552 LF	5	7523751
A1010	Foundation	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Monitor	9,620 LF	21	7527838
B1010	Structural Framing	Fair	Structural Framing, Masonry (CMU) Bearing Walls	29,141 SF	21	7527841
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	35,630 SF	21	7523698
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	2,220 SF	4	7523694
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	330 SF	4	7523670
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	8	7523555
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	17	0	7523570
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	4	7523592
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	24,981 SF	4	7523681
Interiors						
C1010		Fair	Interior Wall, Concrete Block (CMU)	7,000 SF	21	7523598
C1070	1951-ceiling	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	58,282 SF	4	7523510
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	142,980 SF	5	7523697
C2030	Throughout building	Fair	Flooring, Terrazzo	45,396 SF	4	7523690
C2030	1951-Media center	Fair	Flooring, Linoleum	1,219 SF	4	7523599
C2030	1951-Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,828 SF	6	7523740
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,500 SF	4	7523656
C2030	1951-Cafeteria and kitchen	Fair	Flooring, Quarry Tile	6,339 SF	18	7523577
C2050	104 ceiling	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	150 SF	0	7523561
C2050	101 and classroom bathroom 103	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	250 SF	0	7523541
Conveying						
D1010	Mechanical room	Good	Stair Climber Inclined Lift, per Story, Replace/Install	2	21	7523520
D1050	Main building	Fair	Tube Station, Pneumatic, Material Handling	1	4	7529199
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	21	4	7523658
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	4	7523716
D2010	Restroom across from 208	Excellent	Urinal, Waterless	8	30	7523684
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	58,282 SF	8	7523736
D2010	Restrooms	Fair	Urinal, Waterless	4	4	7523515
D2010	Restroom across from 208	Excellent	Toilet, Commercial Water Closet	8	30	7523651
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	11	7523513
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	7523573
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	6	7523709
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	11	7523644
D2010	Closet close to backstage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	7523668

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restroom across from 208	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	6	30	7523642
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	4	7523604
D2010	104	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	1	0	7523647
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	9	7523727
D2010	101	Fair	Toilet, Child-Sized	6	4	7523712
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	13	4	7523729
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	4	7523571
D2060	Mechanical room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	11	7523730
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	3	7523682
HVAC						
D3020	Mechanical room	Good	Boiler Supplemental Components, Expansion Tank	1	33	7523507
D3020	Kitchen	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	4	7523518
D3020	Cafeteria	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	4	7523630
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	25	7523699
D3020	Mechanical room	Fair	Boiler Supplemental Components, Blowdown System	1	4	7523693
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	25	7523543
D3020	Kitchen	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	4	7523548
D3020	Common halls Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	20	4	7523743
D3030	Throughout building	Poor	Unit Ventilator, approx/nominal 2 Ton	19	0	7523531
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	58,282 SF	7	7529362
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7523691
D3050	Side room off of cafeteria	Poor	Air Handler, Interior AHU, Easy/Moderate Access	1	0	7523512
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7523637
D3050	Mechanical room	Good	HVAC Steam Components, Condensate Return Station	1	17	7523607
D3050	Mechanical room	Good	HVAC Steam Components, Condensate Return Station	1	17	7523563
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	2	9	7523735
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	18	7523687
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523726
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7523532
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	30	2	7523550
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523623
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523628
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523523
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7523569
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	4	7523703
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523529
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523634
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523710
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523557
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	5	4	7523583

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	4	7523517
Fire Protection						
D4010	Mechanical room, new side	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	58,282 SF	4	7523506
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	4	7523679
D4030	Kitchen	Excellent	Fire Extinguisher, Wet Chemical/CO2	1	10	7523588
D4030	Throughout building	Excellent	Fire Extinguisher, Type ABC, up to 20 LB	12	10	7523613
Electrical						
D5020	Lower level entrance to mechanical room	Fair	Distribution Panel, 120/208 V	1	7	7523702
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	58,282 SF	8	7523649
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	58,282 SF	4	7523677
Fire Alarm & Electronic Systems						
D6060	Throughout building	Poor	Intercom/PA System, Public Address Upgrade, Facility-Wide	58,282 SF	0	7523721
D7010	Main entrance	Fair	Access Control Devices, Card Reader w/ Keypad	1	4	7534770
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	58,282 SF	4	7523580
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	7523514
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	7523671
E1030	Side room off of cafeteria	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	4	7523715
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7523685
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	6	7523708
E1030	Side room off of cafeteria	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7523528
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7523633
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	7523706
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	16	7523516
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7523661
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	11	7523707
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	7523612
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7523549
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	7523720
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7523652
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7523653
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	11	7523669
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7523629
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	7523660
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	7523525
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7523622
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7523725
E1030	Side room off of cafeteria	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	2	7523683
E1030	Side room off of cafeteria	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	10	7523605
E1040	Kitchen	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	6	7523638

Component Condition Report | George W. Carver Elementary School / 1951 Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	102	Poor	Casework, Countertop, Plastic Laminate	240 LF	1	7523582
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	458	4	7523527
E2010	104	Poor	Casework, Cabinetry, Hardwood Standard	240 LF	0	7523621

Component Condition Report | George W. Carver Elementary School / 1992 Addition

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Monitor	4,360 LF	42	7527748
B1010	1992 addition	Fair	Structural Framing, Steel Columns & Beams, Monitor	23,106 SF	42	7527747
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	2,500 SF	21	7523731
B2020	1992 addition	Fair	Glazing, any type by SF	1,060 SF	6	7526580
B2020	ADA door to playground	Fair	Storefront, Glazing & Framing	231 SF	4	7523590
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	405 SF	4	7523602
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	11,553 SF	3	7527744
Interiors						
C1070	Classroom 1992 edition	Fair	Suspended Ceilings, Acoustical Tile (ACT)	23,106 SF	4	7523648
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	34,659 SF	5	7527741
C2030	Classroom 1992 edition	Fair	Flooring, Vinyl Tile (VCT)	23,106 SF	4	7523680
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7523595
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	23,106 SF	7	7556485
D2010	Mechanical room, new side	Fair	Water Heater, Indirect	1	6	7523678
D2060	Mechanical room, new side	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	9	7523728
D2060	Mechanical room, new side	Fair	Air Compressor, Tank-Style	1	4	7523572
HVAC						
D3020	Mechanical room, new side	Fair	Unit Heater, Hydronic	1	4	7523526
D3020	Mechanical room, new side	Fair	Unit Heater, Hydronic	1	4	7523560
D3050	Mechanical room, new side	Fair	Pump, Distribution, HVAC Heating Water	1	4	7523722
D3050	Throughout building New addition	Fair	HVAC System, Ductwork, High Density	23,106 SF	4	7523618
D3050	Mechanical room, new side	Fair	Pump, Distribution, HVAC Heating Water	1	4	7523564
D3050	Mechanical room, new side	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	14	7523579
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	16	2	7523562
Fire Protection						
D4010	Mechanical room, new side	Good	Backflow Preventer, Fire Suppression	1	23	7523673
D4010	throughout except stairwells	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	23,106 SF	3	7556503
Electrical						
D5020	Electric room, new side	Fair	Switchboard, 120/208 V	1	8	7523576

Component Condition Report | George W. Carver Elementary School / 1992 Addition

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout	Fair	Electrical System, Wiring & Switches, High Density/Complexity	23,106 SF	7	7556486
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	23,106 SF	4	7556487
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	23,106 SF	4	7556504

Component Condition Report | George W. Carver Elementary School / 1915 Addition

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Foundation	Fair	Basement Wall, Monitor	2,800 SF	21	7527844
B1010	Structure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, monitor	7,000 SF	21	7527843
Facade						
B2020	Building Exterior	Poor	Glazing, any type by SF	2,500 SF	1	7523522
B2020	Building exterior	Poor	Window, Wood, 16-25 SF	60	1	7529786
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	3,050 SF	12	7523551
B3010	Roof	Poor	Roofing, Metal	5,623 SF	0	7523584
B3010	Roof	Good	Roofing, Metal	4,793 SF	30	7523589
Interiors						
C1010	222	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	1	0	7523610
C1030	Interior doors with glazing older section	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	55	4	7523672
C2010		Fair	Wall Finishes, any surface, Prep & Paint	27,918 SF	5	7527737
C2030	116	Poor	Flooring, Wood, Strip	529 SF	1	7523741
C2030	first floor white building	Fair	Flooring, Vinyl Tile (VCT)	860 SF	5	7523636
C2030	Throughout white building	Fair	Flooring, Wood, Strip	17,223 SF	4	7523540
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	18,212 SF	6	7523667
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	18,612 SF	4	7556474
HVAC						
D3030	Throughout building	Poor	Unit Ventilator, approx/nominal 2 Ton	11	0	7523717
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	18,612 SF	4	7556476
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	8	2	7523581
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	18,612 SF	4	7556479
Electrical						
D5020	Lower level entrance to mechanical room	Fair	Switchboard, 120/208 V	1	37	7523567
D5030	Throughout	Fair	Electrical System, Wiring & Switches, High Density/Complexity	18,612 SF	4	7556477
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	18,612 SF	5	7559871
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	18,612 SF	4	7556484

Component Condition Report | George W. Carver Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Site	Fair	Roof Structure, Flat, Concrete Beams & Deck	256 SF	43	7523533
B1020	Site	Fair	Roof Structure, Flat, Concrete Beams & Deck	1,027 SF	43	7523624
Facade						
B2010	Chiller enclosure	Fair	Exterior Walls, any painted surface, Prep & Paint	540 SF	2	7529134
HVAC						
D3030	Site	Fair	Chiller, Air-Cooled, 61 to 80 TON	1	15	7523688
Fire Alarm & Electronic Systems						
D7030	Site	Fair	Security/Surveillance System, Full System Upgrade, Average Density	100,000 SF	9	7523657
Special Construction & Demo						
F1020	Site rear playground	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	324 SF	4	7523585
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,791 SF	2	7523738
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,791 SF	6	7523611
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,000 SF	18	7523544
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	4	7523692
G2050	Site	Fair	Play Structure, Multipurpose, Medium	2	4	7523701
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, any Painted Surface, Prep & Paint	860 SF	4	7523747
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7523553
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	4	7523537
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	5	15	7523559
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,284 LF	16	7523739
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	4	7523546

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/13/2024

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
George W. Carver Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
George W. Carver Elementary School / 1915 Addition	$155,599	$223,958	$74,687	$0	$1,070,153	$161,414	$43,492	$86,583	$0	$0	$0	$0	$148,208	$0	$0	$65,243	$58,450	$116,360	$0	$0	$154,784	**$2,358,931**
George W. Carver Elementary School / 1951 Main Building	$356,565	$12,360	$299,810	$11,583	$2,858,137	$1,577,436	$32,409	$698,335	$1,337,805	$21,137	$14,246	$25,193	$376,401	$0	$23,264	$334,137	$209,803	$536,845	$285,692	$86,915	$561,457	**$9,659,530**
George W. Carver Elementary School / 1992 Addition	$0	$0	$149,375	$302,983	$662,773	$60,269	$75,345	$684,681	$83,607	$7,307	$0	$0	$200,747	$0	$105,881	$80,996	$0	$232,721	$0	$236,250	$0	**$2,882,933**
George W. Carver Elementary School / Site	$0	$0	$26,921	$0	$153,384	$0	$220,623	$29,217	$0	$260,955	$0	$0	$36,180	$0	$3,902	$160,471	$43,269	$39,265	$183,863	$0	$0	**$1,158,051**
Grand Total	**$512,164**	**$236,318**	**$550,794**	**$314,566**	**$4,744,447**	**$1,799,119**	**$371,869**	**$1,498,815**	**$1,421,412**	**$289,399**	**$14,246**	**$25,193**	**$761,536**	**$0**	**$133,047**	**$640,847**	**$311,522**	**$925,191**	**$469,555**	**$323,165**	**$716,241**	**$16,059,445**

George W. Carver Elementary School

George W. Carver Elementary School / 1915 Addition

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building exterior	7529786	Window, Wood, 16-25 SF, Replace	30	29	1	60	EA	$1,200.00	$72,000		$72,000																				**$72,000**
B2020	Building Exterior	7523522	Glazing, any type by SF, Replace	30	29	1	2500	SF	$55.00	$137,500		$137,500																				**$137,500**
B3010	Roof	7523584	Roofing, Metal, Replace	40	40	0	5623	SF	$13.00	$73,099	$73,099																					**$73,099**
B3010	Roof	7523551	Roofing, Single-Ply Membrane, EPDM, Replace	20	8	12	3050	SF	$11.00	$33,550													$33,550									**$33,550**
C1010	222	7523610	Interior Construction, any type, Repairs per Man-Day, Repair	0	1	0	1	EA	$1,100.00	$1,100	$1,100																					**$1,100**
C1030	Interior doors with glazing older section	7523672	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	36	4	55	EA	$2,100.00	$115,500					$115,500																	**$115,500**
C2010	1915 Addition	7527737	Wall Finishes, any surface, Prep & Paint	10	5	5	27918	SF	$1.50	$41,877						$41,877										$41,877						**$83,754**
C2030	116	7523741	Flooring, Wood, Strip, Replace	30	29	1	529	SF	$15.00	$7,935		$7,935																				**$7,935**
C2030	Throughout white building	7523540	Flooring, Wood, Strip, Replace	30	26	4	17223	SF	$15.00	$258,345					$258,345																	**$258,345**
C2030	first floor white building	7523636	Flooring, Vinyl Tile (VCT), Replace	15	10	5	860	SF	$5.00	$4,300						$4,300															$4,300	**$8,600**
C2050	Throughout building	7523667	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	18212	SF	$2.00	$36,424							$36,424										$36,424					**$72,848**
D2010	Throughout	7556474	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	18612	SF	$14.00	$260,568					$260,568																	**$260,568**
D3030	Throughout building	7523717	Unit Ventilator, approx/nominal 2 Ton, Replace	20	20	0	11	EA	$7,400.00	$81,400	$81,400																				$81,400	**$162,800**
D3050	Throughout	7556476	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	36	4	18612	SF	$5.00	$93,060					$93,060																	**$93,060**
D3060	Throughout building	7523581	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	8	EA	$8,800.00	$70,400			$70,400					$70,400					$70,400				$70,400					**$281,600**
D4010	Throughout	7556479	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	18612	SF	$5.00	$93,060					$93,060																	**$93,060**
D5030	Throughout	7556477	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	18612	SF	$4.00	$74,448					$74,448																	**$74,448**
D5040	Throughout	7559871	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	18612	SF	$5.00	$93,060						$93,060																**$93,060**
D7050	Throughout	7556484	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	18612	SF	$3.00	$55,836					$55,836																	**$55,836**
Totals, Unescalated											**$155,599**	**$217,435**	**$70,400**	**$0**	**$950,817**	**$139,237**	**$36,424**	**$70,400**	**$0**	**$0**	**$0**	**$0**	**$103,950**	**$0**	**$0**	**$41,877**	**$36,424**	**$70,400**	**$0**	**$0**	**$85,700**	**$1,978,663**
Totals, Escalated (3.0% inflation, compounded annually)											**$155,599**	**$223,958**	**$74,687**	**$0**	**$1,070,153**	**$161,414**	**$43,492**	**$86,583**	**$0**	**$0**	**$0**	**$0**	**$148,208**	**$0**	**$0**	**$65,243**	**$58,450**	**$116,360**	**$0**	**$0**	**$154,784**	**$2,358,931**

George W. Carver Elementary School / 1951 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	7523751	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	75	70	5	9552	LF	$120.00	$1,146,240						$1,146,240																**$1,146,240**
B2010	Building Exterior	7523694	Exterior Walls, Glass Block, Replace	40	36	4	2220	SF	$50.00	$111,000					$111,000																	**$111,000**
B2020	Building Exterior	7523670	Storefront, Glazing & Framing, Replace	30	26	4	330	SF	$55.00	$18,150					$18,150																	**$18,150**
B2050	Building Exterior	7523570	Exterior Door, Wood, Solid-Core, Replace	25	25	0	17	EA	$700.00	$11,900	$11,900																					**$11,900**
B2050	Building Exterior	7523592	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	7	EA	$1,300.00	$9,100					$9,100																	**$9,100**
B2050	Building Exterior	7523555	Exterior Door, Steel, Standard, Replace	40	32	8	4	EA	$600.00	$2,400									$2,400													**$2,400**
B3010	Roof	7523681	Roofing, Built-Up, Replace	25	21	4	24981	SF	$14.00	$349,734					$349,734																	**$349,734**
C1070	1951-ceiling	7523510	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	58282	SF	$3.50	$203,987					$203,987																	**$203,987**
C2010	Throughout building	7523697	Wall Finishes, any surface, Prep & Paint	10	5	5	142980	SF	$1.50	$214,470						$214,470										$214,470						**$428,940**
C2030	1951-Auditorium	7523740	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	3828	SF	$1.50	$5,742							$5,742										$5,742					**$11,484**
C2030	Restrooms	7523656	Flooring, Ceramic Tile, Replace	40	36	4	1500	SF	$18.00	$27,000					$27,000																	**$27,000**
C2030	1951-Cafeteria and kitchen	7523577	Flooring, Quarry Tile, Replace	50	32	18	6339	SF	$26.00	$164,814																			$164,814			**$164,814**
C2030	1951-Media center	7523599	Flooring, Linoleum, Replace	15	11	4	1219	SF	$3.50	$4,267					$4,267															$4,267		**$8,533**
C2030	Throughout building	7523690	Flooring, Terrazzo, Replace	50	46	4	45396	SF	$14.00	$635,544					$635,544																	**$635,544**
C2050	104 ceiling	7523561	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	150	SF	$8.00	$1,200	$1,200																					**$1,200**
C2050	101 and classroom bathroom 103	7523541	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	250	SF	$8.00	$2,000	$2,000																					**$2,000**
D1050	Main building	7529199	Tube Station, Pneumatic, Material Handling, Replace	25	21	4	1	EA	$8,200.00	$8,200					$8,200																	**$8,200**
D2010	Mechanical room	7523513	Water Heater, Gas, Tankless, Replace	15	4	11	1	EA	$1,600.00	$1,600												$1,600										**$1,600**
D2010	Mechanical room	7523644	Water Heater, Gas, Tankless, Replace	15	4	11	1	EA	$1,600.00	$1,600												$1,600										**$1,600**
D2010	Throughout building	7523736	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	32	8	58282	SF	$14.00	$815,948									$815,948													**$815,948**
D2010	104	7523647	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	30	0	1	EA	$1,700.00	$1,700	$1,700																					**$1,700**
D2010	Classrooms	7523729	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	13	EA	$1,100.00	$14,300					$14,300																	**$14,300**

Replacement Reserves Report

5/13/2024

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
D2010	Restrooms	7523658	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	21	EA	$1,500.00	$31,500					$31,500																	**$31,500**
D2010	Throughout building	7523716	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	16	EA	$1,200.00	$19,200					$19,200																	**$19,200**
D2010	Restrooms	7523515	Urinal, Waterless, Replace	30	26	4	4	EA	$600.00	$2,400					$2,400																	**$2,400**
D2010	Kitchen	7523573	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	$2,100.00	$2,100					$2,100																	**$2,100**
D2010	Closet close to backstage	7523668	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D2010	Restrooms	7523604	Toilet, Commercial Water Closet, Replace	30	26	4	27	EA	$1,300.00	$35,100					$35,100																	**$35,100**
D2010	Kitchen	7523571	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	**$2,500**
D2010	101	7523712	Toilet, Child-Sized, Replace	30	26	4	6	EA	$900.00	$5,400					$5,400																	**$5,400**
D2010	Throughout building	7523709	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	2	EA	$1,200.00	$2,400							$2,400															**$2,400**
D2010	Throughout building	7523727	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	5	EA	$1,200.00	$6,000										$6,000												**$6,000**
D2060	Mechanical room	7523682	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$10,600.00	$10,600				$10,600																		**$10,600**
D2060	Mechanical room	7523730	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	9	11	1	EA	$5,600.00	$5,600												$5,600										**$5,600**
D3020	Kitchen	7523518	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	1	EA	$800.00	$800					$800																	**$800**
D3020	Common halls Throughout building	7523743	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	20	EA	$800.00	$16,000					$16,000																	**$16,000**
D3020	Kitchen	7523548	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	1	EA	$800.00	$800					$800																	**$800**
D3020	Cafeteria	7523630	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	1	EA	$800.00	$800					$800																	**$800**
D3020	Mechanical room	7523693	Boiler Supplemental Components, Blowdown System, Replace	25	21	4	1	EA	$5,890.00	$5,890					$5,890																	**$5,890**
D3030	Throughout building	7523531	Unit Ventilator, approx/nominal 2 Ton, Replace	20	20	0	19	EA	$7,400.00	$140,600	$140,600																				$140,600	**$281,200**
D3050	Throughout	7529362	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	33	7	58282	SF	$5.00	$291,410								$291,410														**$291,410**
D3050	Mechanical room	7523735	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	2	EA	$5,100.00	$10,200										$10,200												**$10,200**
D3050	Mechanical room	7523607	HVAC Steam Components, Condensate Return Station, Replace	25	8	17	1	EA	$8,600.00	$8,600																	$8,600					**$8,600**
D3050	Mechanical room	7523563	HVAC Steam Components, Condensate Return Station, Replace	25	8	17	1	EA	$8,600.00	$8,600																	$8,600					**$8,600**
D3050	Side room off of cafeteria	7523512	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	30	0	1	EA	$31,000.00	$31,000	$31,000																					**$31,000**
D3050	Roof	7523637	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$40,000.00	$40,000																$40,000						**$40,000**
D3050	Roof	7523691	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$40,000.00	$40,000																$40,000						**$40,000**
D3060	Roof	7523529	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523634	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523710	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523583	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	5	EA	$1,400.00	$7,000					$7,000																	**$7,000**
D3060	Roof	7523517	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523532	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7523623	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523703	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	7523569	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7523523	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523628	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523726	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523557	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7523687	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	7	18	1	EA	$3,000.00	$3,000																		$3,000				**$3,000**
D3060	Throughout building	7523550	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	30	EA	$8,800.00	$264,000			$264,000					$264,000					$264,000									**$1,056,000**
D4010	Mechanical room, new side	7523506	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	58282	SF	$5.00	$291,410					$291,410																	**$291,410**
D4010	Kitchen	7523679	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	12	LF	$400.00	$4,800					$4,800																	**$4,800**
D4030	Throughout building	7523613	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	12	EA	$150.00	$1,800										$1,800										$1,800	**$3,600**
D4030	Kitchen	7523588	Fire Extinguisher, Wet Chemical/CO2, Replace	10	0	10	1	EA	$300.00	$300										$300										$300	**$600**
D5020	Lower level entrance to mechanical room	7523702	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$6,000.00	$6,000								$6,000													**$6,000**
D5030	Throughout building	7523649	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	32	8	58282	SF	$4.00	$233,128									$233,128												**$233,128**
D5040	Throughout building	7523677	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	58282	SF	$5.00	$291,410					$291,410																	**$291,410**
D6060	Throughout building	7523721	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	20	0	58282	SF	$1.65	$96,165	$96,165																				$96,165	**$192,331**
D7010	Main entrance	7534770	Access Control Devices, Card Reader w/ Keypad, Replace	10	6	4	1	EA	$1,500.00	$1,500					$1,500										$1,500							**$3,000**
D7050	Office	7523514	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000														$15,000			**$30,000**
D7050	Throughout building	7523580	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	58282	SF	$3.00	$174,846					$174,846																	**$174,846**
E1030	Side room off of cafeteria	7523683	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	13	2	1	EA	$6,800.00	$6,800			$6,800										$6,800									**$13,600**
E1030	Kitchen	7523652	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600										$3,600									**$7,200**
E1030	Kitchen	7523653	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600										$3,600									**$7,200**
E1030	Kitchen	7523671	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600										$4,600									**$9,200**
E1030	Kitchen	7523725	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700														$1,700			**$3,400**
E1030	Kitchen	7523622	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Side room off of cafeteria	7523715	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	11	4	1	EA	$6,800.00	$6,800					$6,800														$6,800			**$13,600**

Replacement Reserves Report

5/13/2024

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	7523685	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600								**$11,200**
E1030	Kitchen	7523706	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$6,400.00	$6,400					$6,400															$6,400		**$12,800**
E1030	Kitchen	7523549	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Roof	7523720	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300		**$12,600**
E1030	Kitchen	7523629	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7523525	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	7523660	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	7523708	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Side room off of cafeteria	7523528	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	$6,400.00	$6,400								$6,400														**$6,400**
E1030	Kitchen	7523633	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	7523661	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Side room off of cafeteria	7523605	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	5	10	1	EA	$6,800.00	$6,800											$6,800											**$6,800**
E1030	Kitchen	7523707	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	4	11	1	EA	$4,700.00	$4,700												$4,700										**$4,700**
E1030	Kitchen	7523669	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	4	11	1	EA	$4,700.00	$4,700												$4,700										**$4,700**
E1030	Kitchen	7523516	Foodservice Equipment, Steam Kettle, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
E1030	Kitchen	7523612	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	$25,000.00	$25,000																		$25,000				**$25,000**
E1040	Kitchen	7523638	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	2	EA	$1,500.00	$3,000							$3,000										$3,000					**$6,000**
E2010	104	7523621	Casework, Cabinetry, Hardwood Standard, Replace	20	20	0	240	LF	$300.00	$72,000	$72,000																			$72,000		**$144,000**
E2010	102	7523582	Casework, Countertop, Plastic Laminate, Replace	15	14	1	240	LF	$50.00	$12,000		$12,000															$12,000					**$24,000**
E2010	Auditorium	7523527	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	16	4	458	EA	$350.00	$160,300					$160,300																	**$160,300**
Totals, Unescalated											**$356,565**	**$12,000**	**$282,600**	**$10,600**	**$2,539,418**	**$1,360,710**	**$27,142**	**$567,810**	**$1,056,076**	**$16,200**	**$10,600**	**$18,200**	**$264,000**	**$0**	**$15,380**	**$214,470**	**$130,742**	**$324,800**	**$167,814**	**$49,567**	**$310,865**	**$7,735,559**
Totals, Escalated (3.0% inflation, compounded annually)											**$356,565**	**$12,360**	**$299,810**	**$11,583**	**$2,858,137**	**$1,577,436**	**$32,409**	**$698,335**	**$1,337,805**	**$21,137**	**$14,246**	**$25,193**	**$376,401**	**$0**	**$23,264**	**$334,137**	**$209,803**	**$536,845**	**$285,692**	**$86,915**	**$561,457**	**$9,659,530**

George W. Carver Elementary School / 1992 Addition

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	1992 addition	7526580	Glazing, any type by SF, Replace	30	24	6	1060	SF	$55.00	$58,300							$58,300															**$58,300**
B2020	ADA door to playground	7523590	Storefront, Glazing & Framing, Replace	30	26	4	231	SF	$55.00	$12,705					$12,705																	**$12,705**
B2020	Building Exterior	7523602	Storefront, Glazing & Framing, Replace	30	26	4	405	SF	$55.00	$22,275					$22,275																	**$22,275**
B3010	Roof	7527744	Roofing, Built-Up, Replace	25	22	3	11553	SF	$14.00	$161,742				$161,742																		**$161,742**
C1070	Classroom 1992 edition	7523648	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	23106	SF	$3.50	$80,871					$80,871																	**$80,871**
C2010	Throughout	7527741	Wall Finishes, any surface, Prep & Paint	10	5	5	34659	SF	$1.50	$51,989						$51,989							$51,989									**$103,977**
C2030	Classroom 1992 edition	7523680	Flooring, Vinyl Tile (VCT), Replace	15	11	4	23106	SF	$5.00	$115,530					$115,530														$115,530			**$231,060**
D1010	Elevator	7523595	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	$9,000.00	$9,000					$9,000														$9,000			**$18,000**
D2010	Mechanical room, new side	7523678	Water Heater, Indirect, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D2010	Throughout	7556485	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	33	7	23106	SF	$14.00	$323,484								$323,484														**$323,484**
D2060	Mechanical room, new side	7523572	Air Compressor, Tank-Style, Replace	20	16	4	1	EA	$10,600.00	$10,600					$10,600																	**$10,600**
D2060	Mechanical room, new side	7523728	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	11	9	1	EA	$5,600.00	$5,600									$5,600													**$5,600**
D3020	Mechanical room, new side	7523526	Unit Heater, Hydronic, Replace	20	16	4	1	EA	$2,100.00	$2,100					$2,100																	**$2,100**
D3020	Mechanical room, new side	7523560	Unit Heater, Hydronic, Replace	20	16	4	1	EA	$2,100.00	$2,100					$2,100																	**$2,100**
D3050	Mechanical room, new side	7523722	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	1	EA	$5,100.00	$5,100					$5,100														$5,100			**$10,200**
D3050	Mechanical room, new side	7523564	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	1	EA	$5,100.00	$5,100					$5,100														$5,100			**$10,200**
D3050	Throughout building New addition	7523618	HVAC System, Ductwork, High Density, Replace	30	26	4	23106	SF	$6.00	$138,636					$138,636																	**$138,636**
D3050	Mechanical room, new side	7523579	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	16	14	1	EA	$70,000.00	$70,000															$70,000						**$70,000**
D3060	Throughout building	7523562	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	16	EA	$8,800.00	$140,800			$140,800					$140,800					$140,800					$140,800				**$563,200**
D4010	throughout except stairwells	7556503	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	37	3	23106	SF	$5.00	$115,530				$115,530																		**$115,530**
D5020	Electric room, new side	7523576	Switchboard, 120/208 V, Replace	40	32	8	1	EA	$66,000.00	$66,000											$66,000											**$66,000**
D5030	Throughout	7556486	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	33	7	23106	SF	$4.00	$92,424								$92,424														**$92,424**
D5040	Throughout	7556487	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	23106	SF	$5.00	$115,530					$115,530																	**$115,530**
D7050	Throughout	7556504	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	23106	SF	$3.00	$69,318					$69,318																	**$69,318**
Totals, Unescalated											**$0**	**$0**	**$140,800**	**$277,272**	**$588,865**	**$51,989**	**$63,100**	**$556,708**	**$66,000**	**$5,600**	**$0**	**$0**	**$140,800**	**$0**	**$70,000**	**$51,989**	**$0**	**$140,800**	**$0**	**$134,730**	**$0**	**$2,288,652**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$149,375**	**$302,983**	**$662,773**	**$60,269**	**$75,345**	**$684,681**	**$83,607**	**$7,307**	**$0**	**$0**	**$200,747**	**$0**	**$105,881**	**$80,996**	**$0**	**$232,721**	**$0**	**$236,250**	**$0**	**$2,882,933**

George W. Carver 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
B2010	Chiller enclosure	7529134	Exterior Walls, any painted surface, Prep & Paint	10	8	2	540	SF	$3.00	$1,620			$1,620										$1,620									**$3,240**
D3030	Site	7523688	Chiller, Air-Cooled, 61 to 80 TON, Replace	25	10	15	1	EA	$100,000.00	$100,000															$100,000						**$100,000**
D7030	Site	7523657	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	100000	SF	$2.00	$200,000									$200,000												**$200,000**
F1020	Site rear playground	7523585	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	324	SF	$25.00	$8,100				$8,100																		**$8,100**

Replacement Reserves Report

5/13/2024

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
G2020	Site	7523738	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	52791	SF	$0.45	$23,756			$23,756					$23,756					$23,756					$23,756				**$95,024**
G2020	Site	7523611	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	52791	SF	$3.50	$184,769							$184,769															**$184,769**
G2030	Site	7523544	Sidewalk, Concrete, Large Areas, Replace	50	32	18	12000	SF	$9.00	$108,000																		$108,000				**$108,000**
G2050	Site	7523692	Play Structure, Multipurpose, Large, Replace	20	16	4	2	EA	$35,000.00	$70,000					$70,000																	**$70,000**
G2050	Site	7523701	Play Structure, Multipurpose, Medium, Replace	20	16	4	2	EA	$20,000.00	$40,000					$40,000																	**$40,000**
G2060	Site	7523747	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	6	4	860	SF	$3.00	$2,580					$2,580										$2,580							**$5,160**
G2060	Site	7523559	Picnic Table, Wood/Composite/Fiberglass, Replace	20	5	15	5	EA	$600.00	$3,000																$3,000						**$3,000**
G2060	Site	7523739	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	1284	LF	$21.00	$26,964																	$26,964					**$26,964**
G2060	Site	7523537	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	4	12	EA	$150.00	$1,800					$1,800																	**$1,800**
G2060	Site	7523553	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
G4050	Site	7523546	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	18	EA	$600.00	$10,800					$10,800																	**$10,800**
Totals, Unescalated											**$0**	**$0**	**$25,376**	**$0**	**$136,280**	**$0**	**$184,769**	**$23,756**	**$0**	**$200,000**	**$0**	**$0**	**$25,376**	**$0**	**$2,580**	**$103,000**	**$26,964**	**$23,756**	**$108,000**	**$0**	**$0**	**$859,856**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$26,921**	**$0**	**$153,384**	**$0**	**$220,623**	**$29,217**	**$0**	**$260,955**	**$0**	**$0**	**$36,180**	**$0**	**$3,902**	**$160,471**	**$43,269**	**$39,265**	**$183,863**	**$0**	**$0**	**$1,158,051**

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	7523520	D1010	**Stair Climber Inclined Lift**	per Story		George W. Carver Elementary School / 1951 Main Building	Mechanical room				2020	https://rvaschools.gofmx.com/equipment/1574957	2
2	7529199	D1050	**Tube Station**	Pneumatic, Material Handling		George W. Carver Elementary School / 1951 Main Building	Main building				1951		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523513	D2010	**Water Heater**	Gas, Tankless	3.95 GPM	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Navien	NPE-240A2(NG)	2087B2152051368	2020	https://rvaschools.gofmx.com/equipment/1574851	
2	7523644	D2010	**Water Heater**	Gas, Tankless	3.95 GPM	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Navien	NPE-240A2(NG)	2087C2151461415	2020	https://rvaschools.gofmx.com/equipment/1574832	
3	7523678	D2010	**Water Heater**	Indirect	80 GAL	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	State	CSB826SFEX 100	1510M003293	2015	https://rvaschools.gofmx.com/equipment/1574859	
4	7523572	D2060	**Air Compressor**	Tank-Style	5 HP	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Honeywell	NA	NA	1991	https://rvaschools.gofmx.com/equipment/1574856	
5	7523682	D2060	**Air Compressor**	Tank-Style	5 HP	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Curtis	NA	NA	2007	https://rvaschools.gofmx.com/equipment/1574833	
6	7523728	D2060	**Supplemental Components**	Compressed Air Dryer, Process Support	.75 CFM	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Hankison	8005-115	N80051150303135	2013	https://rvaschools.gofmx.com/equipment/1574837	
7	7523730	D2060	**Supplemental Components**	Compressed Air Dryer, Process Support	100 CFM	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Curtis	CR10	HG010A1150704004	2015	https://rvaschools.gofmx.com/equipment/1574852	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523699	D3020	**Boiler**	Gas, HVAC	3033 MBH	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Peerless Boilers	TCII-10-W/S	774734	2019	https://rvaschools.gofmx.com/equipment/1574853	
2	7523543	D3020	**Boiler**	Gas, HVAC	3033 MBH	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Peerless Boilers	TCII-10-W/S	TCII-10-774582 201905	2019	https://rvaschools.gofmx.com/equipment/1574834	
3	7523518	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		George W. Carver Elementary School / 1951 Main Building	Kitchen				1951	https://rvaschools.gofmx.com/equipment/1575025	
4	7523630	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		George W. Carver Elementary School / 1951 Main Building	Cafeteria	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574992	
5	7523548	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		George W. Carver Elementary School / 1951 Main Building	Kitchen				1951		
6	7523743	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		George W. Carver Elementary School / 1951 Main Building	Common halls Throughout building				1992		20
7	7523526	D3020	**Unit Heater**	Hydronic	70 MBH	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Trane	UHSA-070S-8C-AAE	D92A01045	1992	https://rvaschools.gofmx.com/equipment/1574858	
8	7523560	D3020	**Unit Heater**	Hydronic	70 MBH	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Trane	UHSA-070S-8C-AAE	D92A0 1044	1992	https://rvaschools.gofmx.com/equipment/1574838	
9	7523693	D3020	**Boiler Supplemental Components**	Blowdown System		George W. Carver Elementary School / 1951 Main Building	Mechanical room	Bryan Steam LLC	BDS-1630-D34	95498		https://rvaschools.gofmx.com/equipment/1574830	
10	7523507	D3020	**Boiler Supplemental Components**	Expansion Tank	53 GAL	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Bell & Gossett	B200	352092	2017	https://rvaschools.gofmx.com/equipment/1574849	
11	7523688	D3030	**Chiller**	Air-Cooled, 61 to 80 TON	80 Tons	George W. Carver Elementary School / Site	Site	Daikin Industries	AGZ080DHHNN-ERI0	STNU140400093	2014	https://rvaschools.gofmx.com/equipment/1574854	

12	7523717	D3030	**Unit Ventilator**	approx/nominal 2 Ton	500 CFM	George W. Carver Elementary School / 1915 Addition	Throughout building	Nesbitt	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574881	11
13	7523531	D3030	**Unit Ventilator**	approx/nominal 2 Ton	500 CFM	George W. Carver Elementary School / 1951 Main Building	Throughout building	Nesbitt	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574928	19
14	7523722	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Bell & Gossett	Illegible	Illegible	2008	https://rvaschools.gofmx.com/equipment/1574835	
15	7523564	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Bell & Gossett	NA	NA	1991	https://rvaschools.gofmx.com/equipment/1574836	
16	7523735	D3050	**Pump**	Distribution, HVAC Heating Water	1.5 HP	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Bell & Gossett	EVH 56T17D5597D P	Inaccessible	2018		2
17	7523607	D3050	**HVAC Steam Components**	Condensate Return Station	15 GAL	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Hoffman	100 HBFS-B	161053	2016	https://rvaschools.gofmx.com/equipment/1574850	
18	7523563	D3050	**HVAC Steam Components**	Condensate Return Station	15 GAL	George W. Carver Elementary School / 1951 Main Building	Mechanical room	Hoffman	100 HBFS-B	161053	2016	https://rvaschools.gofmx.com/equipment/1574831	
19	7523512	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	5000 CFM	George W. Carver Elementary School / 1951 Main Building	Side room off of cafeteria	No dataplate	No dataplate	No dataplate	1992	https://rvaschools.gofmx.com/equipment/1574927	
20	7523579	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	12750 CFM	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Heatex	No dataplate	No dataplate	2008	https://rvaschools.gofmx.com/equipment/1574839	
21	7523691	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	George W. Carver Elementary School / 1951 Main Building	Roof	Daikin Industries	DPS020AHMG2DW-4	FB0U200900843	2020	https://rvaschools.gofmx.com/equipment/1574869	
22	7523637	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	George W. Carver Elementary School / 1951 Main Building	Roof	Daikin Industries	DPS020AHMG2DW-4	FB0U200900844	2020	031862600100,FBOU200900844	
23	7523583	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951		5
24	7523532	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574876	
25	7523569	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574871	
26	7523687	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	3600 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	Dayton	36Y736	106 88001 0611	2017	https://rvaschools.gofmx.com/equipment/1574868	
27	7523703	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574873	
28	7523726	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574874	
29	7523623	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574896	
30	7523628	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574870	
31	7523523	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574893	
32	7523529	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574892	
33	7523634	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8599 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574891	
34	7523710	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574872	
35	7523557	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574877	

36	7523517	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	George W. Carver Elementary School / 1951 Main Building	Roof	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1574875	
37	7523550	D3060	**Supplemental Components**	Air Purifier, Electrostatic	600 CFM	George W. Carver Elementary School / 1951 Main Building	Throughout building	Carrier	FN1AAF006000	5120F29518	2020	https://rvaschools.gofmx.com/equipment/1574906	30
38	7523562	D3060	**Supplemental Components**	Air Purifier, Electrostatic	600 CFM	George W. Carver Elementary School / 1992 Addition	Throughout building	Carrier	FN1AAF006000EAAA	1721F27341	2021	https://rvaschools.gofmx.com/equipment/1574980	16
39	7523581	D3060	**Supplemental Components**	Air Purifier, Electrostatic	600 CFM	George W. Carver Elementary School / 1915 Addition	Throughout building	Carrier	FN1AAF006000EAAA	2021F29692	2021	https://rvaschools.gofmx.com/equipment/1574826	8

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523673	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	George W. Carver Elementary School / 1992 Addition	Mechanical room, new side	Watts Regulator	Illegible	175925 N	2017	https://rvaschools.gofmx.com/equipment/1574840	
2	7523679	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		George W. Carver Elementary School / 1951 Main Building	Kitchen	Ansul	R-102	NA	1992	https://rvaschools.gofmx.com/equipment/1575002	12
3	7523613	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		George W. Carver Elementary School / 1951 Main Building	Throughout building				2024		12
4	7523588	D4030	**Fire Extinguisher**	Wet Chemical/CO2		George W. Carver Elementary School / 1951 Main Building	Kitchen				2024		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523567	D5020	**Switchboard**	120/208 V	800 AMP	George W. Carver Elementary School / 1915 Addition	Lower level entrance to mechanical room	Square D	NA	NA	2021	https://rvaschools.gofmx.com/equipment/1574829	
2	7523576	D5020	**Switchboard**	120/208 V	1600 AMP	George W. Carver Elementary School / 1992 Addition	Electric room, new side	General Electric	NA	NA	1992	https://rvaschools.gofmx.com/equipment/1574857	
3	7523702	D5020	**Distribution Panel**	120/208 V	400 AMP	George W. Carver Elementary School / 1951 Main Building	Lower level entrance to mechanical room	Cutler-Hammer	NA	NA	2001	https://rvaschools.gofmx.com/equipment/1574848	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523514	D7050	**Fire Alarm Panel**	Fully Addressable		George W. Carver Elementary School / 1951 Main Building	Office	Siemens	No dataplate	No dataplate	1992	https://rvaschools.gofmx.com/equipment/1574931	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523622	E1030	**Foodservice Equipment**	Convection Oven, Double		George W. Carver Elementary School / 1951 Main Building	Kitchen	Blodgett	FA-100	474 FA-14	1991	https://rvaschools.gofmx.com/equipment/1575001	
2	7523685	E1030	**Foodservice Equipment**	Convection Oven, Single		George W. Carver Elementary School / 1951 Main Building	Kitchen	Cleveland	0GS-6.20	1003230000545	2010	https://rvaschools.gofmx.com/equipment/1575020	
3	7523652	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		George W. Carver Elementary School / 1951 Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	11603277	2011	https://rvaschools.gofmx.com/equipment/1574987	
4	7523653	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		George W. Carver Elementary School / 1951 Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	11603289	2011	https://rvaschools.gofmx.com/equipment/1575007	
5	7523629	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		George W. Carver Elementary School / 1951 Main Building	Kitchen	No dataplate	No dataplate	No dataplate	1951	https://rvaschools.gofmx.com/equipment/1575021	
6	7523661	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		George W. Carver Elementary School / 1951 Main Building	Kitchen	Metro	NA	C5HME034016	2019	https://rvaschools.gofmx.com/equipment/1575022	
7	7523725	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		George W. Carver Elementary School / 1951 Main Building	Kitchen	Metro	No dataplate	No dataplate	1992	https://rvaschools.gofmx.com/equipment/1575009	
8	7523660	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		George W. Carver Elementary School / 1951 Main Building	Kitchen	Delfield	SH-5-NU	1508150003043	2015	https://rvaschools.gofmx.com/equipment/1575006	

9	7523525	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)	George W. Carver Elementary School / 1951 Main Building	Kitchen	Delfield	SH-5-NU	1508150003046	2015	https://rvaschools.gofmx.com/equipment/1574988
10	7523715	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Side room off of cafeteria	Beverage-Air Corporation	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574996
11	7523683	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Side room off of cafeteria	Delfield	GBF3P-S	1120584300	2011	https://rvaschools.gofmx.com/equipment/1574993
12	7523605	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Side room off of cafeteria	Hobart	0FS	321002706	2019	https://rvaschools.gofmx.com/equipment/1575013
13	7523707	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	George W. Carver Elementary School / 1951 Main Building	Kitchen	Cambro	VBRL6	NA	2020	https://rvaschools.gofmx.com/equipment/1575008
14	7523669	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	George W. Carver Elementary School / 1951 Main Building	Kitchen	Cambro	VBRL6	NA	2020	https://rvaschools.gofmx.com/equipment/1574986
15	7523671	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Kitchen	Delfield	GCR2-S	1120203247	2011	https://rvaschools.gofmx.com/equipment/1575003
16	7523633	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Kitchen	Traulsen	G20010	T17985G12	2017	https://rvaschools.gofmx.com/equipment/1575005
17	7523549	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate	2010	https://rvaschools.gofmx.com/equipment/1575024
18	7523528	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Side room off of cafeteria	Traulsen	G30010	T168317H11	2016	https://rvaschools.gofmx.com/equipment/1575015
19	7523706	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	George W. Carver Elementary School / 1951 Main Building	Kitchen	Raetone	No dataplate	No dataplate	1992	https://rvaschools.gofmx.com/equipment/1574999
20	7523516	E1030	**Foodservice Equipment**	Steam Kettle	George W. Carver Elementary School / 1951 Main Building	Kitchen	Groen	AH/1-40	20483	2020	https://rvaschools.gofmx.com/equipment/1575000
21	7523720	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	George W. Carver Elementary School / 1951 Main Building	Roof	Kolpak	PC198LZ0P-2	410244744	2004	https://rvaschools.gofmx.com/equipment/1574887
22	7523708	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	George W. Carver Elementary School / 1951 Main Building	Kitchen	Kolpak	EL16-049-DDAE	E352100015	2015	https://rvaschools.gofmx.com/equipment/1575018
23	7523612	E1030	**Foodservice Equipment**	Walk-In, Freezer	George W. Carver Elementary School / 1951 Main Building	Kitchen	Kolpak	6177941	410244474DW1	2021	https://rvaschools.gofmx.com/equipment/1574998
24	7523638	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	George W. Carver Elementary School / 1951 Main Building	Kitchen				2020	2