

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Richmond Public Schools**  
301 North Ninth Street  
Richmond, VA 23219



Maury Street Property (Altria)  
2325 Maury Street  
Richmond, VA 23230

**PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

**BV CONTACT:**

*Bill Champion  
Program Manager  
800.733.0660 x7296234  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)*

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**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Warehouse with offices
<b>Number of Buildings</b>	2
<b>Main Address</b>	2325 Maury Street, Richmond, VA 23230
<b>Site Developed</b>	1952, Renovated 2012/2017
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 5-6, 2024
<b>Management Point of Contact</b>	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services Office: (804) 780-6251 Mobil: (804) 325-0740 <a href="mailto:Rhathawa@rvaschools.net">Rhathawa@rvaschools.net</a>
<b>On-site Point of Contact (POC)</b>	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services Office: (804) 780-6251 Mobil: (804) 325-0740 <a href="mailto:Rhathawa@rvaschools.net">Rhathawa@rvaschools.net</a>
<b>Assessment &amp; Report Prepared By</b>	Neil Veigas, Everett Kyniston
<b>Reviewed By</b>	Daniel White Technical Report Reviewer Bill Champion Program Manager <a href="mailto:Bill.Champion@bureauveritas.com">Bill.Champion@bureauveritas.com</a> 800. 733.0660 x7296234
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Maury Street Property was originally the Philip Morris Blended Leaf Complex and was constructed in the 1950's as a tobacco factory. Additions were made to the structure in the 1970's and 1980's. The facility underwent a major renovation around 2012 and was later donated to Richmond Public Schools in 2017. Richmond Public schools currently uses the facility for storage and administration, they have proposed turning the facility into a Career Technical Education Center.

### Architectural

The buildings consist of a combination of brick, CMU and steel construction with wood, concrete and metal decking roof structures. The facility underwent a major renovation around 2012 and most interior finishes were upgraded at that time. In general, the structures appear to be sound, with no significant areas of settlement deficiencies observed. The original portion of the structure has wood structural flooring/decking with wood strip flooring that needs replacement. The roof membrane shows signs of significant wear, with some evidence of leakage throughout the top floor, and requires replacement. The non-renovated finishes are due for replacement in the near future, all other finishes have been repaired or replaced as needed and are anticipated for lifecycle replacement based on normal wear and useful life.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The main heating system is served by two large steam boilers that feed air handlers, unit heaters and unit ventilators throughout the office. The boilers are aged and have steam leak issues throughout the facility. Hot water boilers are being considered as replacements. There are a large number of condensing units which are in poor condition and past their useful life. Many are not functional and replacements should be considered in the short term. The fire pump building contains old obsolete boilers and additional out of service equipment.

The facility electrical distribution is supplied by main switchboards in the electrical room. Dry stepdown transformers are scattered throughout the warehouse facility. The lighting system would benefit conversion to LED to improve energy efficiency. The electrical system may be oversized for the need to convert the facility into a CTE center. Emergency backup power is provided by a 50 kW diesel generator.

Domestic hot water for the offices is provided by electric water heaters. The plumbing system is old and original to the building.

The building sprinkler system consists of wet and dry sprinkler systems. Most of the building has a wet system along with a dry system in place around the process equipment. The sprinkler line is in poor condition and in need of replacement. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers which are functioning as expected.



## Site

In general, the site has been well maintained. Most of the site contains moderate landscaping, irrigation is not present. The asphalt paved parking areas and drive aisles are well maintained but due for stripping in the near future.

## Recommended Additional Studies

There is suspected mold in the basement and a professional engineer must be retained to evaluate it. The associated cost of the study is attached to the report.

## 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
Fire Pump Building (1952)	\$300	3,500	\$1,050,000	5.6%	15.7%	37.1%	39.9%
Main Building (1952)	\$300	288,000	\$86,400,000	0.2%	27.5%	28.2%	31.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	7	\$44,000
Maury Street Property (Altria) / Fire Pump Building	2	\$58,500
Maury Street Property (Altria) / Main Building	5	\$132,210
<b>Total</b>	<b>14</b>	<b>\$234,710</b>

2nd Floor > 2P3

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7348878	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$7,100
7348888	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$7,100
7348803	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$7,100
7348801	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$7,100



7348927	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$5,200
7348881	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$5,200
7348934	2nd floor	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$5,200
<b>Total (7 items)</b>						<b>\$44,000</b>

**Fire Pump Building**

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7348826	Fire Pump Building	D4010	Pump, Fire Suppression, Replace	Poor	Performance/Integrity	\$50,000
7348857	Fire Pump Building	D5010	Automatic Transfer Switch, ATS, Replace	Poor	Performance/Integrity	\$8,500
<b>Total (2 items)</b>						<b>\$58,500</b>

**Main Building**

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7350862	Throughout building	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Safety	\$115,610



7348832	Building Exterior	B2050	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	Poor	Performance/Integrity	\$3,200
7348838	Loading Dock	B2050	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	Poor	Performance/Integrity	\$3,200
7348837	Building Exterior	B2050	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	Poor	Performance/Integrity	\$3,200
7350922	Basement	P2030	Engineering Study, Environmental, Mold, Evaluate/Report	NA	Safety	\$7,000
<b>Total (5 items)</b>						<b>\$132,210</b>





### Key Findings



#### Structural Flooring/Decking in Poor condition.

Concrete  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: B1012  
Recommendation: **Repair in 2024**

Priority Score: **98.9**

Plan Type: Safety

Cost Estimate: \$115,610

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Located in the first bay from east on second floor. Anchor bolts were pulled from concrete which resulted in large spalling. - AssetCALC ID: 7350862



#### Recommended Follow-up Study: Environmental, Mold

Environmental, Mold  
Main Building Maury Street Property (Altria)  
Basement

Uniformat Code: P2032  
Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$7,000

\$\$\$\$

Suspected mold in the basement - AssetCALC ID: 7350922



#### Fire Alarm Panel in Poor condition.

Fully Addressable  
Main Building Maury Street Property (Altria)  
Interior

Uniformat Code: D7051  
Recommendation: **Replace in 2025**

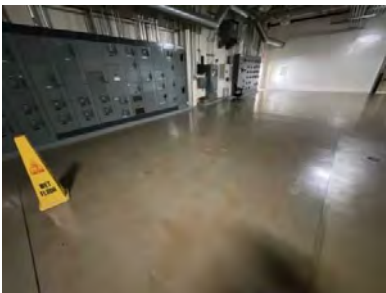
Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$15,000

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Located next to MCC 30A, lots of false alarms. - AssetCALC ID: 7350904



#### Flooring in Poor condition.

any surface, w/ Paint or Sealant  
Main Building Maury Street Property (Altria)  
Interior

Uniformat Code: C2031  
Recommendation: **Prep & Paint in 2025**

Priority Score: **90.7**

Plan Type: Safety

Cost Estimate: \$35,858

\$\$\$\$

Floor coating is extremely slick. - AssetCALC ID: 7350911



**Structural Flooring/Decking in Poor condition.**

Wood  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: B1012  
Recommendation: **Replace in 2026**

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,513,930

**\$\$\$\$**

Ceiling and roofing structural flooring/decking is very aged and patched. - AssetCALC ID: 7350859



**Exterior Walls in Poor condition.**

any painted surface  
Main Building Maury Street Property (Altria)  
Building Exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2025**

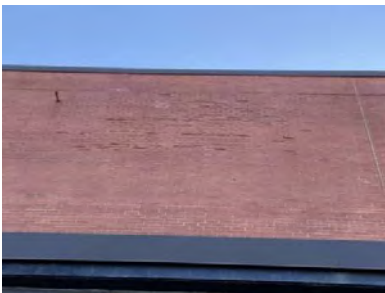
Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$31,200

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Exterior wall paint is very aged and has cracked and flaked - AssetCALC ID: 7350947



**Exterior Walls in Poor condition.**

Brick  
Main Building Maury Street Property (Altria)  
Building exterior

Uniformat Code: B2012  
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$116,600

**\$\$\$\$**

Brick is scaling on northeast facade. - AssetCALC ID: 7371725



**Roofing in Poor condition.**

Built-Up  
Main Building Maury Street Property (Altria)  
Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,079,000

**\$\$\$\$**

Very aged roofing. Evidence of leaking was evident on the northeast roof. - AssetCALC ID: 7350839



### Roofing in Poor condition.

Built-Up  
Fire Pump Building Maury Street Property  
(Altria) Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$42,000

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Very aged roofing - AssetCALC ID: 7356248



### Roofing in Poor condition.

Built-Up  
Main Building Maury Street Property (Altria)  
Roof

Uniformat Code: B3015  
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$121,100

\$\$\$\$

West and north sides of building have water ponding issues on roofing, very aged with delaminating seams and leak issues. - AssetCALC ID: 7350929



### Pump in Poor condition.

Fire Suppression  
Fire Pump Building Maury Street Property  
(Altria) Fire Pump Building

Uniformat Code: D4011  
Recommendation: **Replace in 2024**

Priority Score: **87.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$50,000

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Significantly aged and corroded. - AssetCALC ID: 7348826



### Fire Suppression System in Poor condition.

Existing Sprinkler Heads, by SF  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: D4011  
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$308,160

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Very dated - AssetCALC ID: 7350852





**Glazing in Poor condition.**

any type by SF  
Main Building Maury Street Property (Altria)  
Building Exterior

Uniformat Code: B2022  
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$825,000

**\$\$\$\$**

Original steel single pain windows vary in age from original construction through 1970s with significant broken glass, missing or ineffective panes, and leaks. - AssetCALC ID: 7350868



**Roof Appurtenances in Poor condition.**

Roof Access Ladder, Steel  
Main Building Maury Street Property (Altria)  
Roof

Uniformat Code: B3021  
Recommendation: **Replace in 2025**

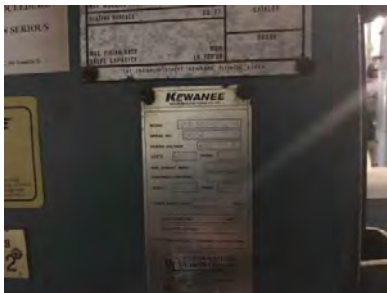
Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,400

**\$\$\$\$**

Ladders are aged and rusting - AssetCALC ID: 7350889



**Steam Boiler in Poor condition.**

Gas, HVAC, 10043MBH  
Main Building Maury Street Property (Altria)  
Boiler room

Uniformat Code: D3021  
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$270,000

**\$\$\$\$**

Steam leaks and other issues reported - AssetCALC ID: 7348845



**Steam Boiler in Poor condition.**

Gas, HVAC, 10043 MBH  
Main Building Maury Street Property (Altria)  
Boiler room

Uniformat Code: D3021  
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$270,000

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Steam leaks and other issues reported - AssetCALC ID: 7348907



**Elevator Controls, Hydraulic in Poor condition.**

Automatic, 1 Car  
Main Building Maury Street Property (Altria)  
Elevator

Uniformat Code: D1011  
Recommendation: **Replace in 2025**

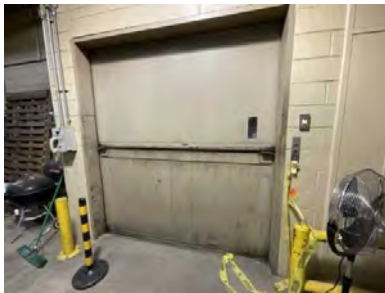
Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

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Elevator #3 controls currently not operational and large hydraulic leak - AssetCALC ID: 7350857



**Freight Elevator in Poor condition.**

Overhead Traction, 2-5 Floors  
Main Building Maury Street Property (Altria)  
Elevator

Uniformat Code: D1011  
Recommendation: **Renovate in 2025**

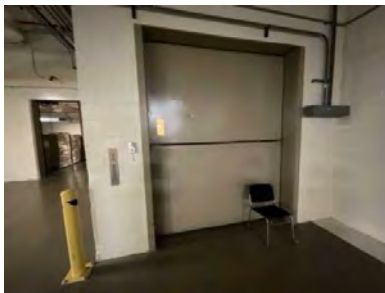
Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$180,000

\$\$\$\$

Elevator is currently in operable - AssetCALC ID: 7350878



**Freight Elevator in Poor condition.**

Overhead Traction, 2-5 Floors  
Main Building Maury Street Property (Altria)  
Elevator

Uniformat Code: D1011  
Recommendation: **Renovate in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$180,000

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Elevator is currently inoperable - AssetCALC ID: 7350880



**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 24" Damper  
Fire Pump Building Maury Street Property  
(Altria) Fire Pump Building

Uniformat Code: D3063  
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

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Significantly aged - AssetCALC ID: 7348895



**Roadways in Poor condition.**

Pavement, Concrete  
Site Maury Street Property (Altria) Site

Uniformat Code: G2011  
Recommendation: **Replace in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$180,000

**\$\$\$\$**

Concrete is degraded and spalled - AssetCALC ID: 7350915



**Interior Wall Construction in Poor condition.**

Gypsum Board/Plaster  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: C1011  
Recommendation: **Replace in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,250

**\$\$\$\$**

Damaged gypsum walls - AssetCALC ID: 7350847



**Casework in Poor condition.**

Countertop, Plastic Laminate  
Main Building Maury Street Property (Altria)  
Restrooms

Uniformat Code: E2013  
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,250

**\$\$\$\$**

Delaminating - AssetCALC ID: 7350902



**Casework in Poor condition.**

Cabinetry Economy  
Main Building Maury Street Property (Altria)  
Restrooms

Uniformat Code: E2013  
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,375

**\$\$\$\$**

Delaminating - AssetCALC ID: 7350866



**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Past its useful life and outdated refrigerant. - AssetCALC ID: 7348934



**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,100

\$\$\$\$

Past its useful life and outdated refrigerant. - AssetCALC ID: 7348801



**Overhead/Dock Door in Poor condition.**

Steel, 12'x12' (144 SF)  
Main Building Maury Street Property (Altria)  
Building Exterior

Uniformat Code: B2053  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Worn and corroded. - AssetCALC ID: 7348837



**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,100

\$\$\$\$

Beyond useful life and outdated refrigerant. - AssetCALC ID: 7348803





**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Past its useful life and outdated refrigerant. - AssetCALC ID: 7348881



**Overhead/Dock Door in Poor condition.**

Steel, 12'x12' (144 SF)  
Main Building Maury Street Property (Altria)  
Loading Dock

Uniformat Code: B2053  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Aged, worn, and corroded. - AssetCALC ID: 7348838



**Automatic Transfer Switch in Poor condition.**

ATS  
Fire Pump Building Maury Street Property  
(Altria) Fire Pump Building

Uniformat Code: D5017  
Recommendation: **Replace in 2024**

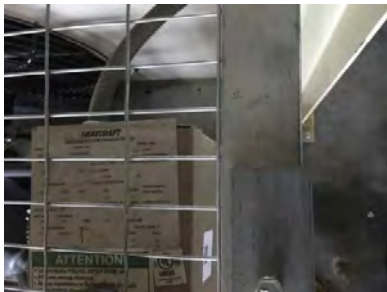
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,500

\$\$\$\$

Significantly aged and corroded. - AssetCALC ID: 7348857



**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,100

\$\$\$\$

Past its useful life and outdated refrigerant. - AssetCALC ID: 7348888



**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,100

\$\$\$\$

Past its useful life and outdated refrigerant. - AssetCALC ID: 7348878



**Split System in Poor condition.**

Condensing Unit/Heat Pump  
2nd Floor > 2P3 Main Building 2nd floor

Uniformat Code: D3037  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Past its useful life and outdated refrigerant. - AssetCALC ID: 7348927



**Overhead/Dock Door in Poor condition.**

Steel, 12'x12' (144 SF)  
Main Building Maury Street Property (Altria)  
Building Exterior

Uniformat Code: B2053  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Worn and crack damaged - AssetCALC ID: 7348832



**HVAC Steam Components in Poor condition.**

Condensate Return Station, 18 GPM  
2nd Floor > 2P1 Main Building 2nd floor

Uniformat Code: D3053  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,600

\$\$\$\$

Aged and corroded - AssetCALC ID: 7348776



**Flooring in Poor condition.**

Vinyl Tile (VCT)  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: C2035  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$24,500

\$\$\$\$

VCT is worn and crack damaged - AssetCALC ID: 7350940



**Flooring in Poor condition.**

Wood, Strip  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: C2034  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,492,500

\$\$\$\$

Wood flooring appears to be original from 1950's construction and has many patches, loose flooring and decayed sections. - AssetCALC ID: 7350867



**Motor Control Center in Poor condition.**

w/ Main Breaker  
2nd Floor > 2P1 Main Building 2nd floor

Uniformat Code: D5023  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

Very aged and worn - AssetCALC ID: 7348855



**Wall Finishes in Poor condition.**

any surface  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: C2017  
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,125

\$\$\$\$

Evidence of roof leaking onto eastern wall, and water penetration along north wall in trolley airlock north wall below exterior windows. - AssetCALC ID: 7350872



## Interior Lighting System in Poor condition.

Full Upgrade, High Density & Standard Fixtures  
Main Building Maury Street Property (Altria)  
Throughout building

Uniformat Code: D5045  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,440,000

**\$\$\$\$**

Approximately 30% of lighting is not functional - AssetCALC ID: 7350900



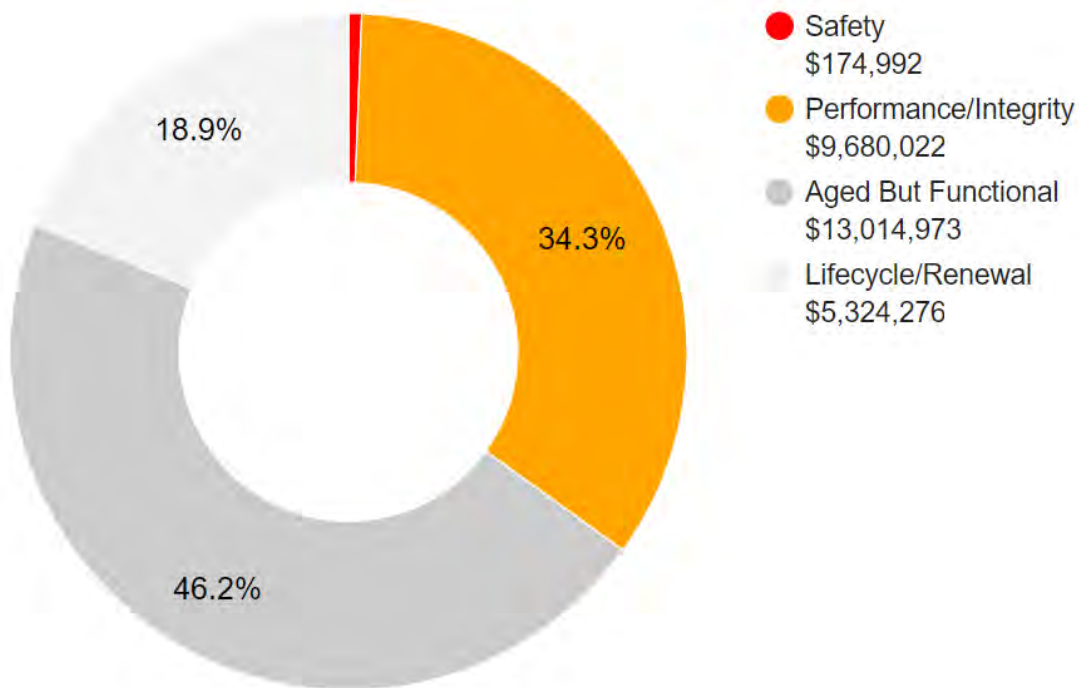
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

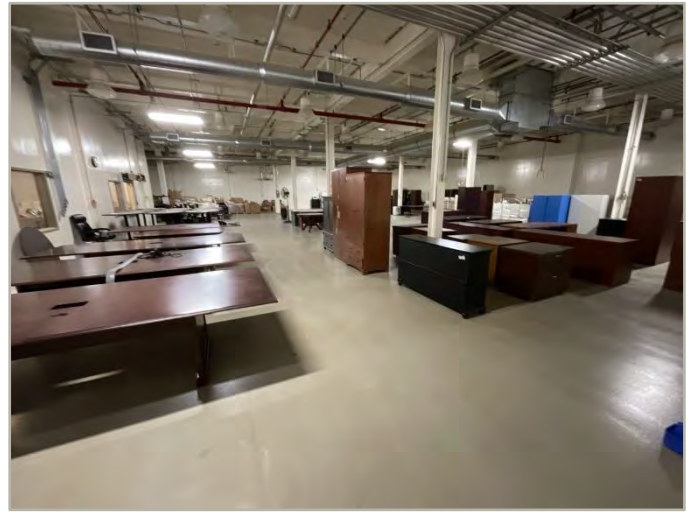
### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$28,194,263



## 2. Main Building



### Main Building: Systems Summary

<b>Address</b>	Maury Street Property (Altria), 2325 Maury Street, Richmond, VA 23230	
<b>Constructed/Renovated</b>	1952 / 2012, 2017	
<b>Building Area</b>	288,000 SF	
<b>Number of Stories</b>	2 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with steel frame with wood, and concrete-topped metal decks and cast-in-place floors over concrete pad column footings	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum, and Steel	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with TPO/PVC membrane over older built-up roofing	Poor
<b>Interiors</b>	Walls: Painted gypsum board, CMU, ceramic tile, and unfinished Floors: Carpet, VCT, ceramic tile, wood strip, coated and unfinished concrete Ceilings: Painted gypsum board, ACT, and unfinished/exposed	Fair
<b>Elevators</b>	Freight: 1 hydraulic serving all 3 floors and 1 hydraulic and 1 traction car serving 2 floors	Poor

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper PEX supply and cast-iron waste & venting Hot Water: Electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Steam boilers, chillers, and air handlers Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters, unit ventilators	Poor
<b>Fire Suppression</b>	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers	Poor
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen, incandescent Exterior Building-Mounted Lighting: LED, linear fluorescent, CFL, halogen, incandescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Poor
<b>Equipment/Special</b>	Process equipment used for previous cigarette manufacturing operations.	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	There is suspected mold in the basement. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	\$115,610	\$1,606,128	\$6,993	\$1,478	\$10,895	\$1,741,104
Facade	\$9,600	\$1,003,220	\$52,120	\$79,562	\$6,652,507	\$7,797,009
Roofing	-	\$2,271,665	-	\$71,496	\$181,269	\$2,524,430
Interiors	-	\$1,665,566	\$2,228,991	\$82,317	\$2,466,704	\$6,443,578
Conveying	-	\$375,950	\$206,524	\$6,333	\$13,215	\$602,022
Plumbing	-	-	\$3,629,451	\$496,627	\$102,407	\$4,228,485
HVAC	\$44,000	\$601,126	\$717,931	\$109,674	\$964,258	\$2,436,989
Fire Protection	-	\$317,404	-	\$8,776	\$11,794	\$337,974
Electrical	-	\$1,543,609	\$5,725,458	\$132,820	\$373,568	\$7,775,455
Fire Alarm & Electronic Systems	-	\$15,450	\$2,092,789	\$1,514,863	\$1,004,671	\$4,627,773
Equipment & Furnishings	-	\$5,793	\$103,766	\$40,545	\$107,616	\$257,720
Site Utilities	-	-	\$11,145	\$18,241	-	\$29,386
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
<b>TOTALS (3% inflation)</b>	<b>\$176,210</b>	<b>\$9,405,911</b>	<b>\$14,775,168</b>	<b>\$2,562,732</b>	<b>\$11,888,904</b>	<b>\$38,808,925</b>

**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.

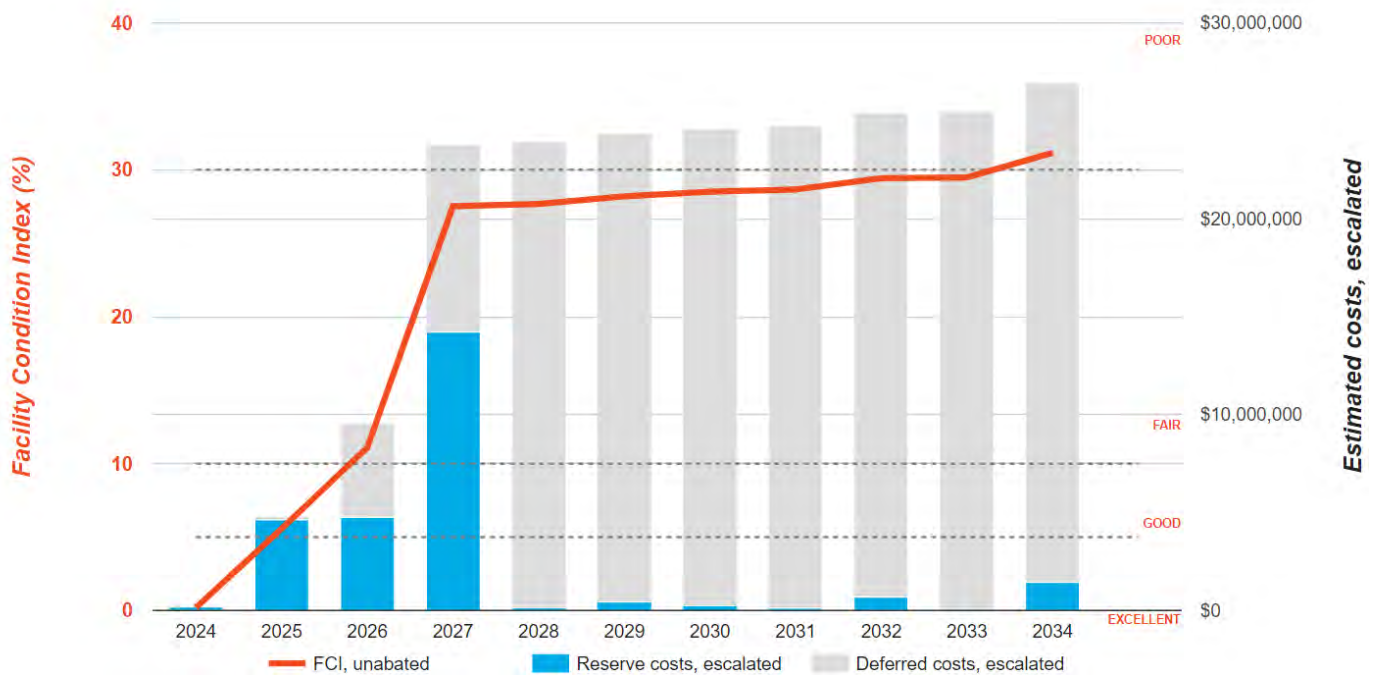
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Maury Street Property (Altria) Main Building

Replacement Value: \$86,400,000

Inflation Rate: 3.0%

Average Needs per Year: \$2,447,300





## Main Building: Photographic Overview



1 - COVER PHOTO



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - MAIN ENTRANCE DOOR

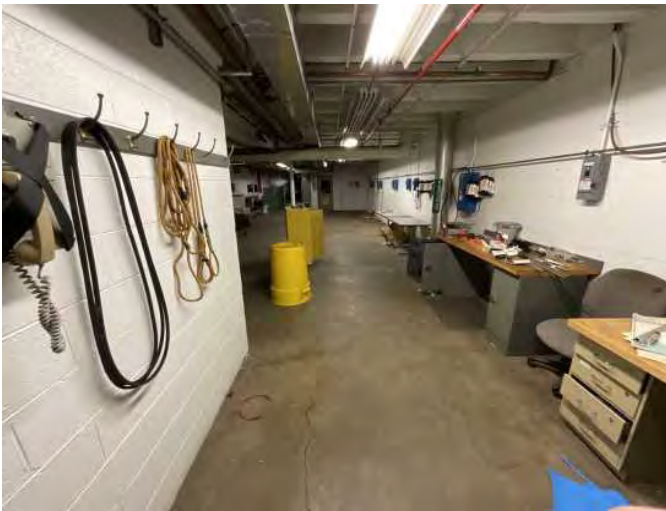




7 - FIRE PUMP BUILDING ROOF



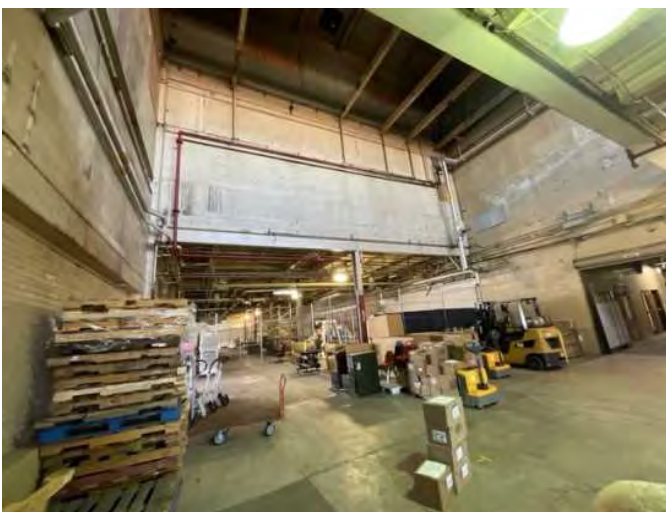
8 - ROOF



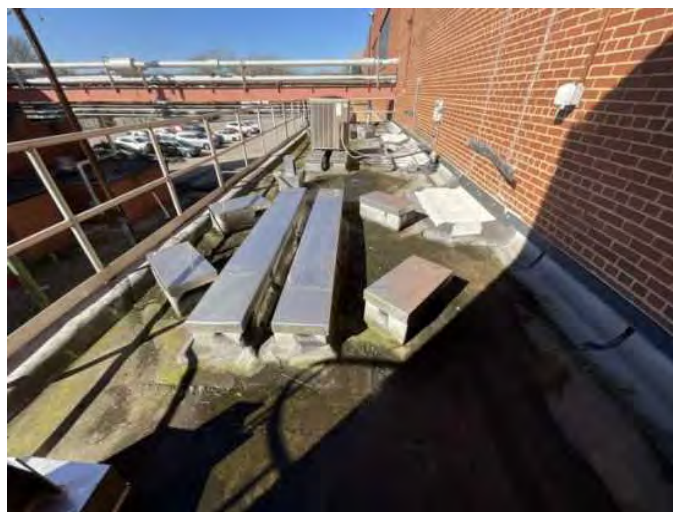
9 - BASEMENT



10 - 2ND FLOOR SPACE



11 - INTERIOR SPACE



12 - ROOF SECTION

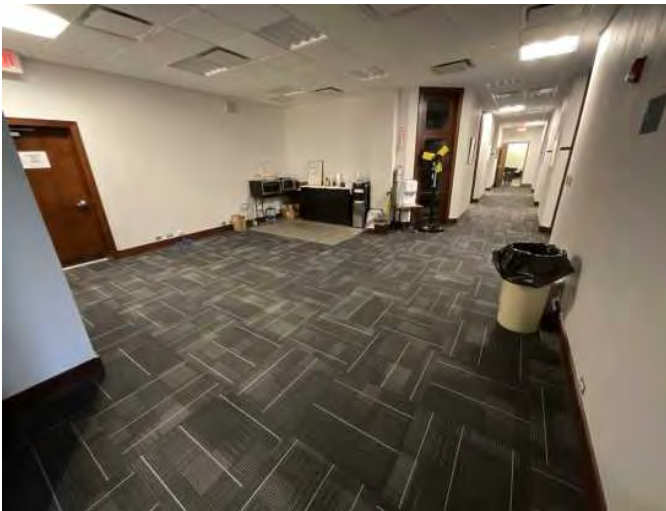




13 - ELEVATOR



14 - BUILDING EXTERIOR



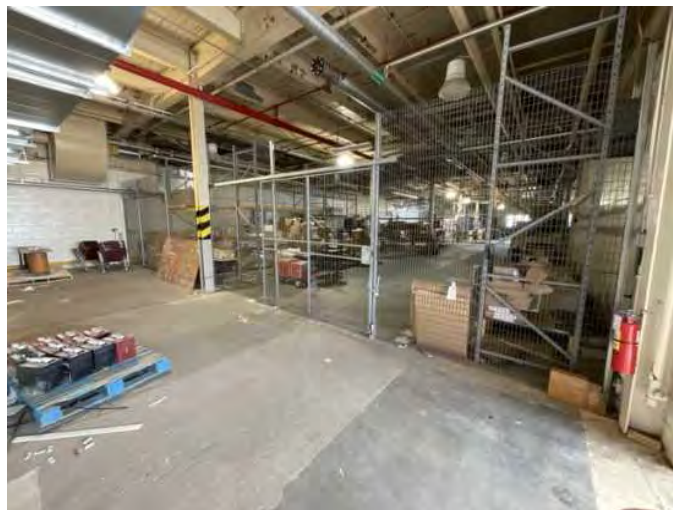
15 - OFFICE SPACE



16 - SECOND FLOOR



17 - BUILDING EXTERIOR CONDENSING UNITS

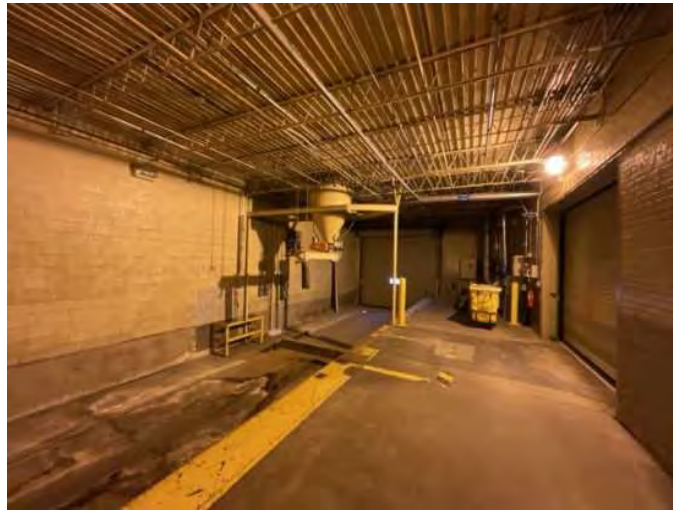


18 - 1ST FLOOR STORAGE

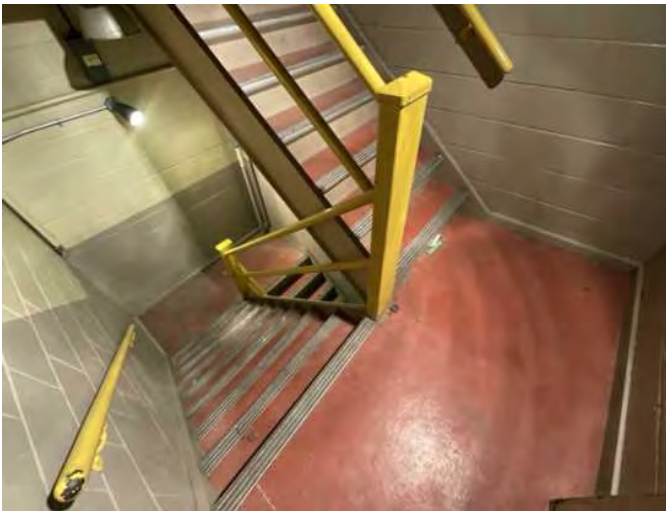




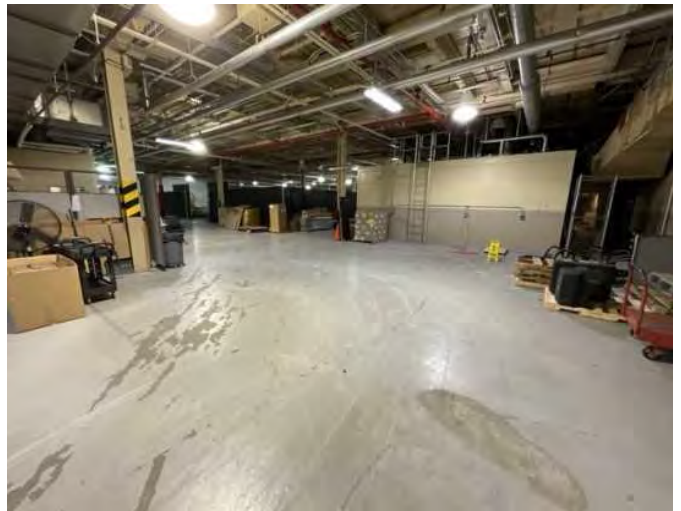
19 - 2ND FLOOR SPACE



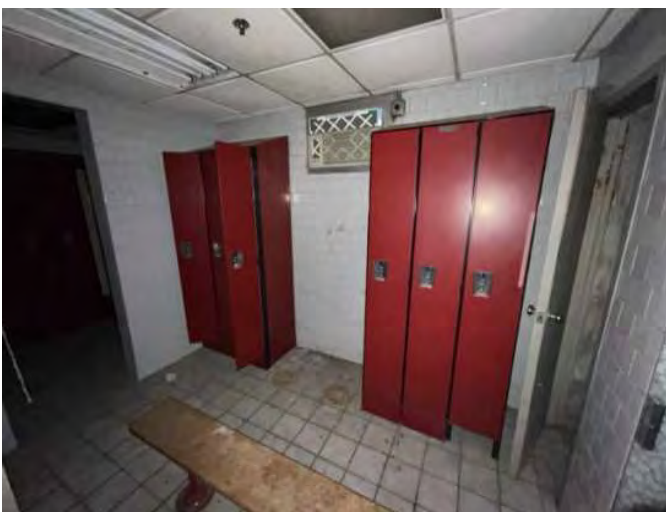
20 - LOADING DOCK



21 - STAIRWELL



22 - 1ST FLOOR



23 - LOCKER ROOM

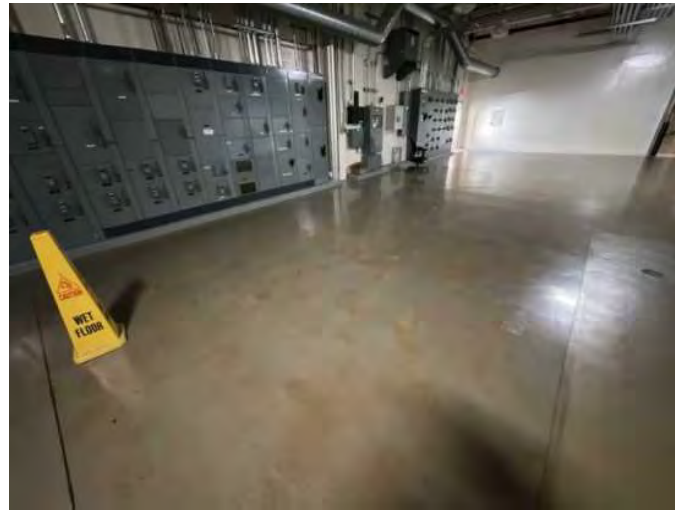


24 - RESTROOM

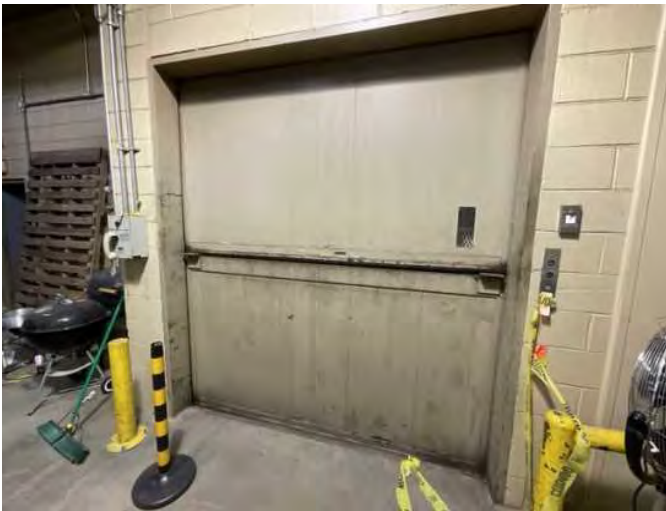




25 - INTERIOR DOOR



26 - FLOORING



27 - ELEVATOR CAB FINISHES



28 - ELEVATOR CONTROLS



29 - WATER HEATER



30 - BACKFLOW PREVENTER





31 - BOILER



32 - AIR COOLED CHILLER



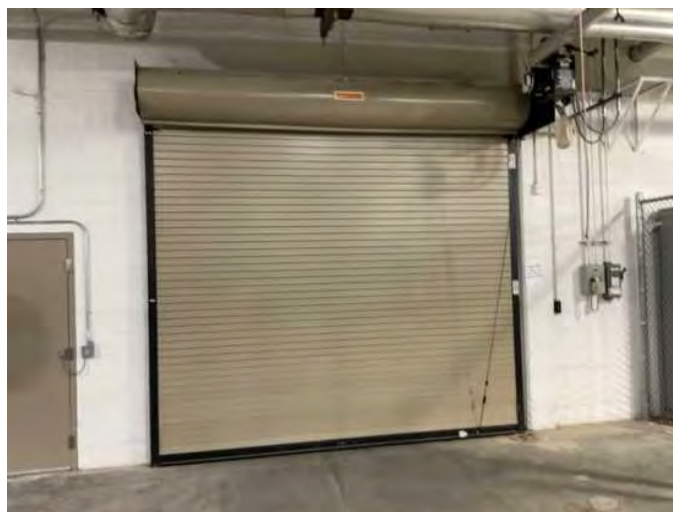
33 - SWITCHBOARD



34 - MOTOR CONTROL CENTER



35 - GENERATOR



36 - OVERHEAD/DOCK DOOR

### 3. Fire Pump Building



#### Fire Pump Building: Systems Summary

<b>Address</b>	Maury Street Property (Altria), 2325 Maury Street, Richmond, VA 23230	
<b>Constructed/Renovated</b>	1952	
<b>Building Area</b>	3,500 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams & columns with cast-in-place floors <i>and concrete pad column footing foundation system</i>	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Gable construction with metal finish	Poor
<b>Interiors</b>	Walls: Painted CMU and unfinished Floors: Unfinished Ceilings: Painted concrete and unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--

<b>Fire Pump Building: Systems Summary</b>		
<b>HVAC</b>	Supplemental components: Suspended unit heater	Poor
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Poor
<b>Electrical</b>	Source & Distribution: Power fed from main building Interior Lighting: LED, linear fluorescent, CFL, halogen, incandescent Exterior Building-Mounted Lighting: LED, linear fluorescent, CFL, halogen, incandescent Emergency Power: Generator in main building	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$72,300	-	\$425,100	\$497,400
Roofing	-	\$43,300	\$7,600	-	-	\$50,900
Interiors	-	-	\$20,600	-	\$24,400	\$45,000
Plumbing	-	-	\$69,200	\$28,500	-	\$97,700
HVAC	-	\$5,300	-	-	-	\$5,300
Fire Protection	\$50,000	\$18,900	\$4,100	-	-	\$73,000
Electrical	\$8,500	-	\$90,200	-	-	\$98,700
<b>TOTALS (3% inflation)</b>	<b>\$58,500</b>	<b>\$67,400</b>	<b>\$264,100</b>	<b>\$28,500</b>	<b>\$449,500</b>	<b>\$868,000</b>

**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.

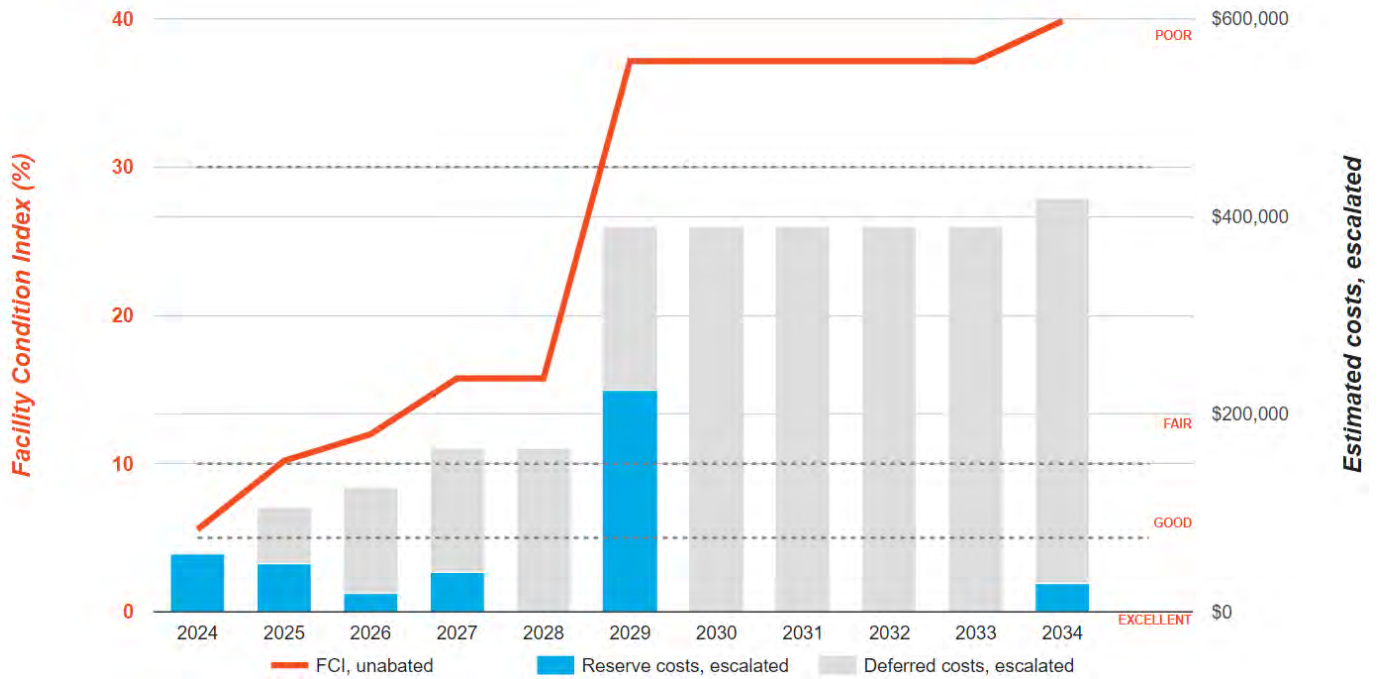
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Maury Street Property (Altria) Fire Pump Building

Replacement Value: \$1,050,000

Inflation Rate: 3.0%

Average Needs per Year: \$38,100



## Fire Pump Building: Photographic Overview



1 - FRONT ELEVATION



2 - REAR AND LEFT ELEVATION



3 - RIGHT ELEVATION



4 - WATER SOFTENER



5 - EXHAUST FAN



6 - FIRE PUMP



## 4. Site Summary



Site Information		
<b>Site Area</b>	9.49 acres (estimated)	
<b>Parking Spaces</b>	54 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs None	Fair
<b>Site Development</b>	Building-mounted signage, chain link fencing, site lights, wood picnic table	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS, and metal halide	Fair
<b>Ancillary Structures</b>	None	--

Site Information	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	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
HVAC	-	\$13,579	\$406,827	-	\$494,600	\$915,006
Site Development	-	-	\$6,554	\$9,500	\$851	\$16,905
Site Pavement	-	\$185,400	\$61,901	\$59,854	\$196,156	\$503,311
Site Utilities	-	-	\$96,159	-	-	\$96,159
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$198,979</b>	<b>\$571,441</b>	<b>\$69,354</b>	<b>\$691,607</b>	<b>\$1,531,381</b>



Site: Photographic Overview



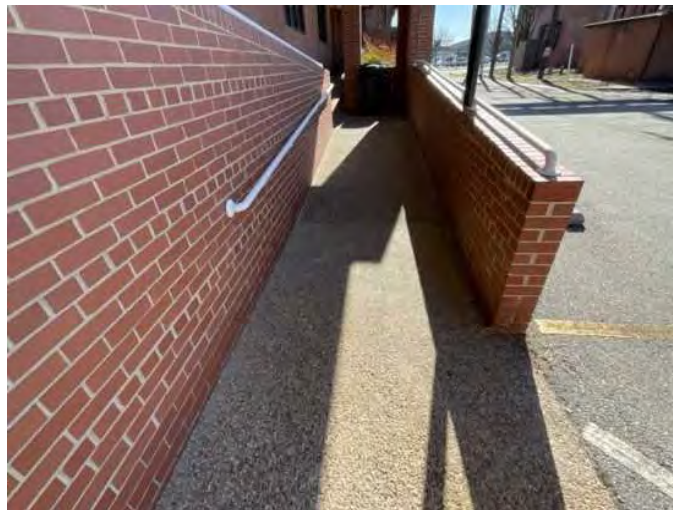
1 - PARKING LOT



2 - PARKING LOT



3 - BUS LOT



4 - RAMP



5 - FENCES AND GATES



6 - FLAGPOLE





7 - EXTERIOR SITE LIGHTING



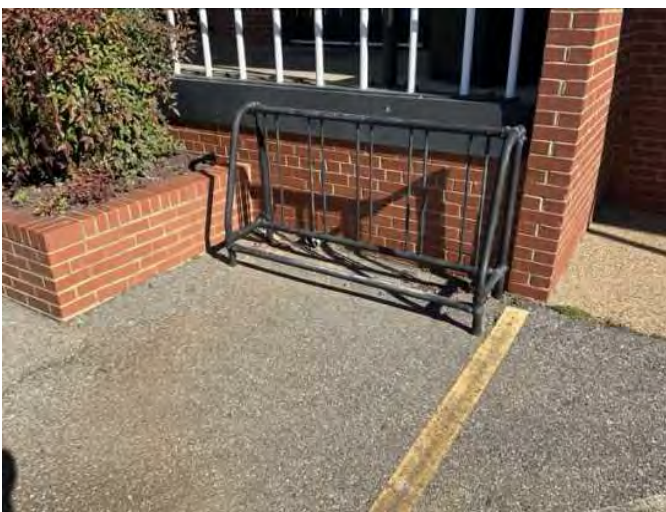
8 - VEHICULAR ACCESS DEVICES



9 - PAVEMENT



10 - PICNIC TABLE



11 - BIKE RACK



12 - FIRE HYDRANT

## 5. 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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1952	No	No
Main Building	1952 / 2012,2017	No	No
Fire Pump Building	1952 / 2012,2017	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.



## 6. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 the 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.

## 7. Opinions of Probable Costs

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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.

## 8. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Maury Street Property (Altria), 2325 Maury Street, Richmond, VA 23230, 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.

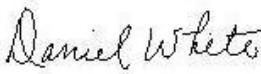
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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:** Neil Veigas and Everett Kyniston,  
Project Manager

**Reviewed by:**   
\_\_\_\_\_  
Daniel White,  
Technical Report Reviewer for  
Bill Champion,  
Program Manager  
[bill.champion@bureauveritas.com](mailto:bill.champion@bureauveritas.com)  
800.733.0660 x7296234

## 9. Appendices

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





# Appendix A:

## Site Plan

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# Site Plan



	<b>Project Name</b>	<b>Project Number</b>	
	Maury Street Property (Altria)	166385.24R000-050.468	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	February 05, 2024	

## Appendix B:

### Pre-Survey Questionnaire

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## Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Maury Street Property (Altria)

**Name of person completing form:** Ronald Hathaway

**Title / Association with property:** Director of Facilities

**Length of time associated w/ property:** Seven years

**Date Completed:** February 1, 2024

**Phone Number:** 804-325-0740

**Method of Completion:** Electronic

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

Data Overview		Response		
1	Year/s constructed / renovated	1970		
2	Building size in SF	288000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Flat roll roofing, tar and gravel, not sure of the age
		Interiors		Brick, concrete, sheetrock, carpet, steel and wood beams and flooring
		HVAC		High pressure steam boilers, package HVAC cooling units, energy management system outdated
		Electrical		Industrial electrical service, standby generator
		Site Pavement		All areas paved
		Accessibility		Handicap accessible, multiple areas to access the building
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None to list		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Renovate the structure to accommodate a comprehensive high school and career technical center.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Fire pump, sprinkler system (recently repaired leaking sprinkler system under the concrete inside the facility, fire alarm system obsolete, HVAC systems are R-22, majority are not functional at this time, cargo elevators, windows single pane, air compressors not functioning correctly		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			X		
8	Are there any wall, window, basement or roof leaks?			X		
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?	X				
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	X				HVAC systems cooling and steam leaks
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				
14	Is the electrical service outdated, undersized, or otherwise problematic?	X				Oversized for the intended future use
15	Are there any problems or inadequacies with exterior lighting?	X				Need additional exterior lighting
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Parking areas
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				No heat in the fire pump mechanical location
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				One door for ADA access
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

## **Appendix C:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Maury Street Property (Altria)

BV Project Number: 166385.24R000-050.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			3 doors for Ada access
2	Have any ADA improvements been made to the property since original construction? Describe.			X	2012 renovation
3	Has building management reported any accessibility-based complaints or litigation?			X	

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

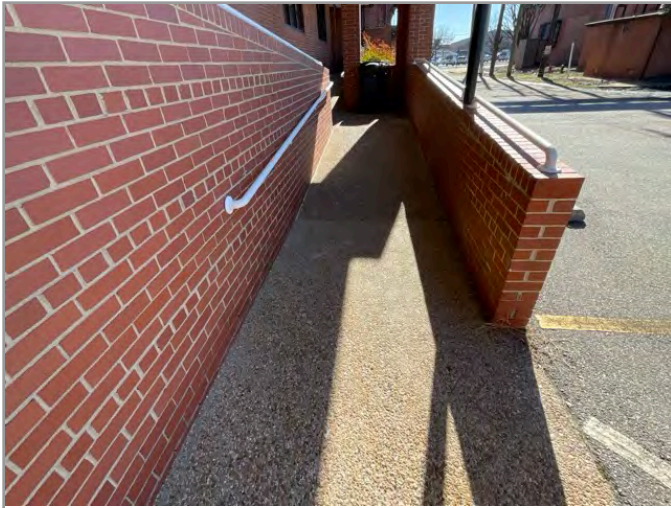


CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			✗	
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 ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			



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



ADDITIONAL ENTRANCE

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

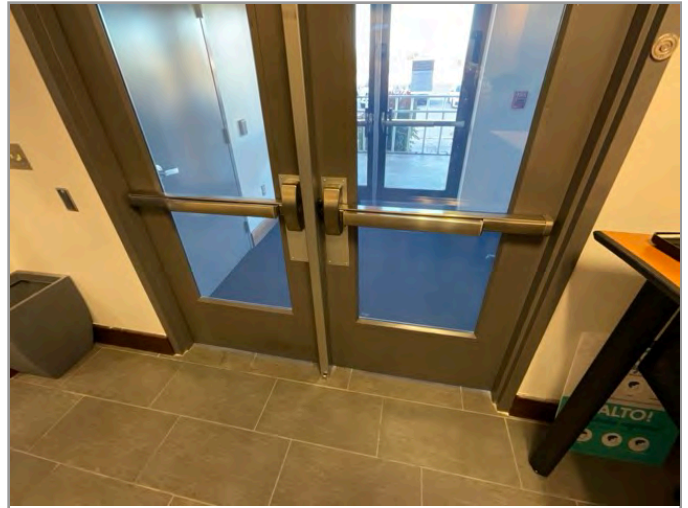
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

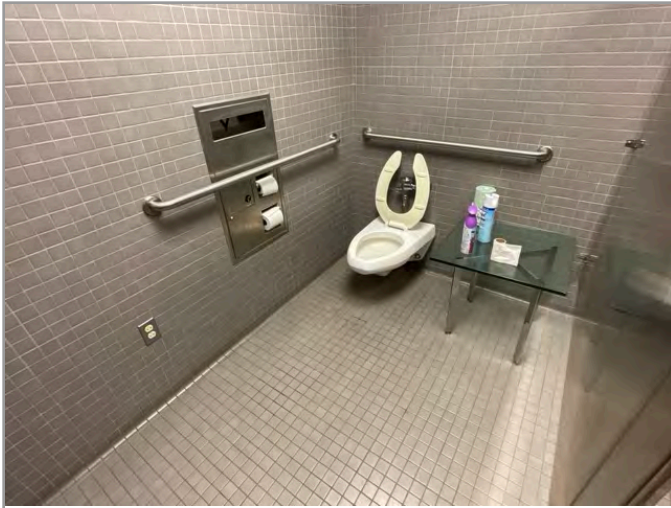
Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✘			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✘			
3	Do ramps on accessible routes appear to have compliant slopes ?	✘			
4	Do ramp runs on an accessible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



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

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Appendix D:

### Component Condition Report

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## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1010	Throughout building	Poor	Structural Flooring/Decking, Concrete, Repair	23,122 SF	0	7350862
B1010	Throughout building	Poor	Structural Flooring/Decking, Wood	137,630 SF	2	7350859
B1080	Building exterior	Fair	Stairs, Wood, Exterior	160 SF	3	7350923
B1080	Building exterior	Fair	Stairs, Concrete, Exterior	20 SF	10	7350893
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	1,400 SF	3	7350830
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	10,400 SF	1	7350947
B2010	Building Exterior	Fair	Exterior Walls, Brick	70,000 SF	15	7350909
B2010	Building exterior	Poor	Exterior Walls, Brick	2,000 SF	1	7371725
B2020	Interior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	3	7350849
B2020	Building Exterior	Fair	Glazing, any type by SF	3,700 SF	18	7350931
B2020	Throughout building	Fair	Glazing, any type by SF	650 SF	18	7350833
B2020	Building Exterior	Poor	Glazing, any type by SF	15,000 SF	1	7350868
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door [LPF-LP1-L1-FSH-53-D-30]	1	15	7348937
B2050	Building Exterior	Poor	Overhead/Dock Door, Steel, 12'x12' (144 SF) [LPF-LP1-L1-DOV-01-D-8]	1	0	7348832
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348825
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348921
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348920
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	7348854
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348923
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348864
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348915
B2050	Loading Dock	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	7	7348861

## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348929
B2050	Interior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	7	15	7350844
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348910
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	10	7350917
B2050	Loading Dock	Poor	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	0	7348838
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	7	3	7350837
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	2	1	7350841
B2050	Process equipment area	Good	Automatic Door Opener, Commercial Overhead/Dock Door [LPF-LP1-L1-FSH-53-D-21]	1	10	7348824
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	18	7350856
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF) [LPF-LP1-L1-FSH-53-D-25]	1	30	7348796
B2050	Warehouse	Fair	Overhead/Dock Door, Fabric/PVC, 12'x14' (144 SF)	40	18	7350873
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF) [LPF-LP1-L1-DOV-O1-D-22]	1	18	7348885
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	7	7348933
B2050	Building Exterior	Poor	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	0	7348837
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	3	7348903
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	10	7348851
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	7	7348899
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	8,650 SF	1	7350929
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,320 SF	8	7350927
B3010	Roof	Poor	Roofing, Built-Up	148,500 SF	1	7350839
B3010	Roof	Fair	Roofing, Metal	8,950 SF	15	7350896
B3020	Roof	Poor	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	1	7350889
<b>Interiors</b>						
C1010	Throughout building	Poor	Interior Wall Construction, Gypsum Board/Plaster	1,500 SF	1	7350847

## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	6	28	7350831
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	15	28	7350843
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	11	28	7350952
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	5	3	7350858
C1030	Throughout building	Fair	Door Hardware, Office, per Door	184	5	7350924
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	7	28	7350851
C1030	Throughout building	Fair	Interior Door, Steel, Standard	118	3	7350876
C1060	Electrical room	Fair	Raised Floors, Access Flooring, w/ Laminate	200 SF	18	7350916
C1070	Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	59,500 SF	13	7350853
C1090	Restrooms	Good	Toilet Partitions, Marble	3	14	7350887
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	36	3	7350855
C1090	Restrooms	Fair	Toilet Partitions, Metal	29	4	7350943
C2010	Throughout	Fair	Wall Finishes, Ceramic Tile	28,500 SF	3	7350874
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	403,500 SF	3	7350884
C2010	Interior	Fair	Wall Finishes, Laminated Paneling (FRP)	200 SF	20	7350920
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	6,750 SF	1	7350872
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	3,900 SF	3	7350950
C2030	Office area	Fair	Flooring, Carpet, Commercial Tile	2,800 SF	5	7350938
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	4,900 SF	1	7350940
C2030	Interior	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	23,905 SF	1	7350911
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	2,100 SF	3	7352742
C2030	Stairwells	Fair	Flooring, Rubber Tile	750 SF	3	7350908
C2030	Office area	Good	Flooring, Ceramic Tile	800 SF	28	7350838
C2030	Throughout	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	45,960 SF	6	7350840
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	3	7350905

**Component Condition Report | Maury Street Property (Altria) / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Exterior dock floors	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,700 SF	1	7350870
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	12,500 SF	4	7350913
C2030	Throughout building	Poor	Flooring, Wood, Strip	99,500 SF	2	7350867
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	3,500 SF	5	7352744
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	228,500 SF	3	7350885
<b>Conveying</b>						
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7350925
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7350891
D1010	Elevator	Fair	Freight Elevator, Overhead Traction, 2-5 Floors, Renovate	1	3	7350863
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7350836
D1010	Elevator	Poor	Freight Elevator, Overhead Traction, 2-5 Floors, Renovate	1	1	7350880
D1010	Elevator	Poor	Freight Elevator, Overhead Traction, 2-5 Floors, Renovate	1	1	7350878
D1010	Elevator	Poor	Elevator Controls, Hydraulic, Automatic, 1 Car	1	1	7350857
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	15	3	7350881
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	288,000 SF	3	7352881
D2010	Basement	Fair	Shower, Ceramic Tile	1	3	7350944
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	10	10	7348913
D2010	Boiler room	Fair	Water Softener, Domestic Water, 10 GPM	2	5	7348898
D2010	Process equipment area	Fair	Water Heater, Electric, Commercial ( 12 kW) [LPF-LP1-L1-WHE-61-9]	1	6	7348852
D2010	Boiler room	Fair	Water Softener, Domestic Water, 10 GPM	2	5	7348775
D2010	Corridor	Fair	Pump, Circulation Domestic Water, 25 HP	1	3	7348869
D2010	Corridor	Fair	Pump, Circulation, Domestic Water, 25 HP	1	3	7348823
D2010	Above offices	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	10	7348863
D2010	Office Restrooms	Good	Toilet, Commercial Water Closet	6	15	7348897



## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	15	7348922
D2010	Restrooms	Good	Urinal, Standard	2	15	7348799
D2010	Interior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	8	7350897
D2010	Interior	Fair	Water Heater, Electric, Residential	1	3	7350892
D2010	Utility closet	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	3	7350882
D2010	Interior	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	3	7350894
D2010	Corridor	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	6	7348808
D2010	Process equipment area	Fair	Water Heater, Electric, Commercial (120 kW)	1	6	7348876
D2010	Admin Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	18	7350879
D2010	Interior	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	3	7350936
D2010	Warehouse Restrooms	Fair	Toilet, Commercial Water Closet	4	3	7350846
D2010	Interior	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	3	7350912
D2010	Restrooms	Fair	Urinal, Standard	5	10	7350899
D2010	Corridor	Good	Backflow Preventer, Domestic Water	1	17	7348911
D2010	Process equipment area	Fair	Water Softener, Domestic Water, 10 GPM	1	5	7348774
D2010	Process equipment area	Fair	Water Heater, Electric, Commercial (120 kW)	1	6	7348816
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	18	7350860
D2010	Air compressor room	Fair	Water Heater, Electric, Commercial ( 12 kW) [LPF-LP1-L1-WHE-61-8]	1	5	7348880
D2010	Corridor	Fair	Water Heater, Electric, Commercial ( 12 kW) [LPF-LP1-BS-WHE-61-2]	1	6	7348909
D2010	Warehouse Restrooms	Fair	Toilet, Commercial Water Closet	16	18	7350926
D2020	Corridor	Fair	Water filter, In-Line, Cartridge [LP-BG-UT-WF]	1	10	7348787
D2060	Air compressor room	Fair	Air Compressor, Tank-Style [LPF-LP1-L1-AIR-71-3]	1	5	7348846
D2060	Air compressor room	Fair	Air Compressor, Tank-Style	1	5	7348788
<b>HVAC</b>						
D3020	Boiler room	Fair	Boiler Supplemental Components, Chemical Feed System	1	3	7348831

## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Poor	Steam Boiler, Gas, HVAC, 10043 MBH [Boiler #1]	1	1	7348907
D3020	Corridor	Good	Unit Heater, Electric, 15 KW	1	15	7348914
D3020	Corridor	Fair	Unit Heater, Steam, 13 to 36 MBH [LPF-LP1-L1-UHT-36-5]	1	6	7348815
D3020	Boiler room	Fair	HVAC Steam Components, Deaerator [Deaerator]	1	7	7348858
D3020	Corridor	Fair	Unit Heater, Electric, 15 KW	1	10	7348936
D3020	Corridor	Fair	Unit Heater, Electric, 15KW [LPF-LP1-L1-UHE-34-1]	1	10	7348835
D3020	Corridor	Good	Unit Heater, Electric, 15 KW	1	15	7348892
D3020	Boiler room	Fair	Boiler Supplemental Components, Chemical Feed System	1	5	7348887
D3020	Boiler room	Poor	Steam Boiler, Gas, HVAC, 10043MBH [Boiler #2]	1	1	7348845
D3020	Boiler room	Fair	Boiler Supplemental Components, Chemical Feed System	1	5	7348917
D3020	Corridor	Fair	Unit Heater, Electric, 15 KW	1	5	7348842
D3020	Corridor	Fair	Unit Heater, Steam [LPF-LP1-L1-UHT-36-6]	1	5	7348794
D3020	Corridor	Good	Unit Heater, Electric, 15 KW [LPF-LP1-L1-UHE-34-2]	1	15	7348828
D3020	Corridor	Fair	Unit Heater, Electric, 15 KW	1	10	7348919
D3020	Corridor	Fair	Unit Heater, Electric, 15 KW [LPF-LP1-L1-UHE-34-4]	1	10	7348836
D3020	Process equipment area	Fair	Heat Exchanger, Shell & Tube, HVAC	1	21	7348894
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7350845
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [LPF-LP1-RF-CDU-21-1]	1	3	7350865
D3030	Data room 102	Fair	Split System, Fan Coil Unit, DX	1	7	7348901
D3030	Corridor	Good	Split System, Condensing Unit/Heat Pump, 1 TON [LPF-LP1-L1ACU213]	1	10	7348879
D3030	Above offices	Fair	Split System, Condensing Unit/Heat Pump, 6 TON	1	4	7348786
D3030	Classroom	Fair	Split System, Condensing Unit/Heat Pump [LPF-LP1-L1-ACU-21-8]	1	4	7348784
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	7350939
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7350842
D3030	Throughout building	Fair	Unit Ventilator, approx/nominal 2 Ton	10	3	7348811

## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [LPF-LP1-RF-PKY-21-8]	1	3	7350949
D3050	Above offices	Fair	Air Handler, Interior AHU, Easy/Moderate Access [LPF-LP1-L2-ACU-21-7]	1	5	7348785
D3050	Boiler room	Fair	Supplemental Components, Surge Tank, HVAC, 175 GAL [Surge tank]	1	17	7348939
D3050	Corridor	Fair	HVAC Steam Components, Condensate Return Station, 15 GAL [LPF-LP1-L1-L1-CRU-31-4]	1	12	7348918
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7350928
D3050	Process equipment area	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 25001 to 30000 CFM [LPF-LP1-L1-AHU-11-10]	1	15	7348805
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7350907
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	3	7350934
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7350937
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	3	7350854
D3060	2nd floor	Fair	Exhaust Fan, Wall-Mounted, 24" Damper, 2001 to 5000 CFM [LPF-LP1-L2-EXF-12-4]	1	5	7348890
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	3	7350921
D3060	Loading Dock	Fair	Exhaust Fan, Wall-Mounted, 36"Damper	1	2	7348778
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	3	7350850
D3060	2nd floor	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [LPF-LP1-L2-EXF-12-10]	1	5	7348783
D3060	2nd floor	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [LPF-LP1-L2-EXF-12-8]	1	4	7348781
D3060	2nd floor	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [LPF-LP1-L2-EXF-12-7]	1	5	7348860
D3060	2nd floor	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	5	7348891
<b>Fire Protection</b>						
D4010	Interior	Fair	Supplemental Components, Fire Riser, Dry	1	22	7350877
D4010	Interior	Fair	Supplemental Components, Fire Riser, Wet	1	22	7350883
D4010	Main entrance	Fair	Supplemental Components, Fire Riser, Wet	1	22	7350948
D4010	Interior	Fair	Supplemental Components, Fire Riser, Wet	1	22	7350848
D4010	Interior	Fair	Supplemental Components, Fire Riser, Wet	1	22	7350901
D4010	Throughout building	Poor	Fire Suppression System, Existing Sprinkler Heads, by SF	288,000 SF	1	7350852

## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	49	6	7350864
<b>Electrical</b>						
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	10	7348886
D5020	Corridor	Fair	Secondary Transformer, Dry, Stepdown	1	20	7348930
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	10	7348822
D5020	Process equipment area	Fair	Motor Control Center, w/ Main Breaker [MCC 30A]	1	17	7348856
D5020	Corridor	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	7348926
D5020	Corridor	Fair	Motor Control Center, w/ Main Breaker [Kitchen MCC]	1	17	7348841
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	17	7348773
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	17	7348924
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	10	7348795
D5020	Process equipment area	Good	Distribution Panel, 120/208 V [PDP-1]	1	12	7348867
D5020	Process equipment area	Good	Distribution Panel, 120/208 V [PDP-2]	1	12	7348906
D5020	Process equipment area	Fair	Distribution Panel, 120/208 V, 400 AMP	1	17	7348818
D5020	Process equipment area	Fair	Distribution Panel, 120/208 V, 400 AMP	1	17	7348821
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	11	7348877
D5020	Corridor outside offices	Fair	Motor Control Center, w/ Main Breaker [MCC MOHR]	1	17	7348908
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	5	7348882
D5020	Corridor	Fair	Secondary Transformer, Dry, Stepdown	1	5	7348804
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	288,000 SF	3	7352882
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown [Panel LBP]	1	17	7348806
D5020	Corridor	Fair	Secondary Transformer, Dry, Stepdown	1	10	7348830
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	15	7348859
D5020	2nd floor	Fair	Secondary Transformer, Dry, Stepdown	1	17	7348793
D5020	Process equipment area	Fair	Motor Control Center, w/ Main Breaker [MCC 02]	1	17	7348916



## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Corridor	Fair	Secondary Transformer, Dry, Stepdown	1	10	7348932
D5020	Process equipment area	Fair	Secondary Transformer, Dry, Stepdown	1	10	7348904
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [Panel DP-2]	1	17	7348875
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	17	7348840
D5020	Process equipment area	Fair	Motor Control Center, w/ Main Breaker [MCC 30]	1	17	7348792
D5040	Throughout building	Poor	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	288,000 SF	2	7350900
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	288,000 SF	8	7350910
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	288,000 SF	3	7350935
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	288,000 SF	3	7350834
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	288,000 SF	3	7350903
D7050	Interior	Poor	Fire Alarm Panel, Fully Addressable	1	1	7350904
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	288,000 SF	10	7348829
<b>Equipment &amp; Furnishings</b>						
E1010	Building Exterior	Fair	Loading Dock Equipment, Dock Leveler	1	5	7350886
E1010	Building Exterior	Fair	Loading Dock Equipment, Dock Leveler	1	5	7350861
E1010	Building Exterior	Fair	Loading Dock Equipment, Dock Leveler	1	5	7350914
E1040	Loading Dock	Fair	Vacuum Pump, 40 HP	1	4	7348813
E1040	Loading Dock	Fair	Vacuum Pump, 40 HP	1	5	7348780
E1060	Kitchen	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	10	7348874
E2010	Restrooms	Fair	Casework, Cabinetry Economy	32 LF	8	7350951
E2010	Interior	Fair	Casework, Countertop, Solid Surface	14 LF	20	7350828
E2010	Restrooms	Poor	Casework, Cabinetry Economy	25 LF	1	7350866
E2010	Restrooms	Poor	Casework, Countertop, Plastic Laminate	25 LF	1	7350902
<b>Sitework</b>						

## Component Condition Report | Maury Street Property (Altria) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	3	7350930
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	18	8	7350919
<b>Follow-up Studies</b>						
P2030	Basement	NA	Engineering Study, Environmental, Mold, Evaluate/Report	1	0	7350922

## Component Condition Report | Maury Street Property (Altria) / Fire Pump Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, Brick	5,148 SF	15	7356343
B2020	Building exterior	Fair	Glazing, any type by SF	1,030 SF	5	7356364
B2050	Building exterior	Fair	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	6	5	7356467
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,000 SF	1	7356248
B3010	Roof	Fair	Roofing, Metal	500 SF	5	7356450
B3020	Building exterior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	1 LF	5	7356468
<b>Interiors</b>						
C1030	Building exterior	Fair	Door Hardware, Office, per Door	6	5	7356469
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,250 SF	3	7356449
C2050	Interior	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,500 SF	3	7356448
<b>Plumbing</b>						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,500 SF	5	7356371
D2010	Fire Pump Building	Fair	Water Softener, Domestic Water, 100 GPM [BR-120-WS1]	1	10	7348853
D2010	Fire Pump Building	Fair	Water Softener, Domestic Water, 100 GPM [BR-120-WS3]	1	5	7348896
<b>HVAC</b>						
D3020	Fire Pump Building	Poor	Unit Heater, Steam, 37 to 85 MBH [LPF-BLH-L1-UHT-36-1]	1	1	7348847

## Component Condition Report | Maury Street Property (Altria) / Fire Pump Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Fire Pump Building	Poor	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	1	7348895
<b>Fire Protection</b>						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,500 SF	3	7356447
D4010	Fire Pump Building	Poor	Pump, Fire Suppression [LPF-BLH-L1-FPA-52]	1	0	7348826
D4010	Fire Pump Building	Fair	Supplemental Components, Fire Pump Controller [BR-200-FP]	1	2	7348865
<b>Electrical</b>						
D5010	Fire Pump Building	Poor	Automatic Transfer Switch, ATS	1	0	7348857
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	3,500 SF	5	7356368
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	3	7356370

## Component Condition Report | Maury Street Property (Altria)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	25	7372041
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	5	7372052
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1	25	7372043
B2050	Loading Dock	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	10	7372054
B2050	Process equipment area	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	25	7372049
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	25	7372047
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	7372042
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	25	7372048
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	7372044
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1	25	7372046
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	5	7372053
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	25	7372045

### Component Condition Report | Maury Street Property (Altria)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	10	7372051
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	7372050
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	7372040

### Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2050	2nd floor	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	10	7348873
<b>Plumbing</b>						
D2060	2nd floor	Fair	Air Compressor, Rotary Screw, 50 HP	1	10	7348889
<b>HVAC</b>						
D3020	2nd floor	Fair	Unit Heater, Steam, 37 to 85 MBH	1	10	7348819
D3020	2nd floor	Fair	Unit Heater, Steam, 13 to 36 MBH	1	5	7348833
D3020	2nd floor	Fair	Unit Heater, Steam, 37 to 85 MBH [LPF-LP1-L2-UHT-36-3]	1	10	7348814
D3020	2nd floor	Fair	Unit Heater, Steam, 13 to 36 MBH	1	5	7348883
D3020	2nd floor	Fair	Unit Heater, Steam, 37 to 85 MBH	1	10	7348807
D3020	2nd floor	Fair	Unit Heater, Steam, 37 to 85 MBH	1	10	7348871
D3020	2nd floor	Fair	Unit Heater, Steam, 13 to 36 MBH	1	5	7348770
D3020	2nd floor	Fair	Unit Heater, Steam, 8 to 12 MBH	17	5	7348893

### Component Condition Report | Maury Street Property (Altria) / Main Building / Basement > Welding Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Conveying</b>						
D1010	Basement	Fair	Elevator Controls, Hydraulic, Automatic, 1 Car	1	8	7348850



**Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2060	2nd floor	Fair	Supplemental Components, Air Dryer, Process Support, 600 CFM	1	5	7348790
D2060	2nd floor	Good	Air Compressor, Rotary Screw, 50 HP	1	10	7348925
D2060	2nd floor	Fair	Supplemental Components, Air Dryer, Process Support [LPF-LP1-L2-DRY-73-4]	1	10	7348802
<b>HVAC</b>						
D3020	2nd floor	Fair	Boiler Supplemental Components, Expansion Tank, 176 to 250 GAL [Receiver-1]	1	24	7348820
D3050	2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [LPF-LP1-L2-ACU-21-5]	1	11	7348848
<b>Electrical</b>						
D5020	2nd floor	Fair	Motor Control Center, w/ Main Breaker [MCc 03]	1	17	7348839

**Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #3]	1	2	7348905
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #4]	1	0	7348927
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #8]	1	0	7348878
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #7]	1	0	7348888
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #2]	1	0	7348881
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser 1]	1	2	7348809
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #6]	1	0	7348803
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser 1A]	1	2	7348789
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser #5]	1	0	7348801
D3030	2nd floor	Poor	Split System, Condensing Unit/Heat Pump [Condenser 3A]	1	0	7348934
D3050	2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	7348771
D3050	2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	7348931

**Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5020	2nd floor	Fair	Motor Control Center, w/ Main Breaker	1	17	7348870

**Component Condition Report | Maury Street Property (Altria) / Main Building / Basement**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3030	Basement	Fair	Heat Pump, 5 TON	1	5	7348791
<b>Fire Protection</b>						
D4010	Basement	Fair	Supplemental Components, Fire Riser, Wet	1	22	7350835
<b>Electrical</b>						
D5020	Basement	Fair	Distribution Panel, 277/480 V	1	3	7350888

**Component Condition Report | Maury Street Property (Altria) / Main Building / Basement > Machine Shop**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3030	Basement	Fair	Split System, Condensing Unit/Heat Pump [LPF-LP1-BS-ACU-21-1]	1	2	7348866
D3030	Basement	Fair	Heat Pump, Water Source, 5 Ton [LP-BG-UT-13]	1	3	7348827
<b>Electrical</b>						
D5020	Basement	Fair	Secondary Transformer, Dry, Stepdown [Basement Transformer A]	1	4	7348812
D5020	Basement	Fair	Secondary Transformer, Dry, Stepdown [Basement Transformer B]	1	4	7348798

**Component Condition Report | Maury Street Property (Altria) / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 21 to 30 TON [LPF-LP1-YD-CDU-21-2]	1	4	7348862
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 35 TON [LPF-LP1-YD-CDU-21-6]	1	4	7348902

**Component Condition Report | Maury Street Property (Altria) / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 28 TON [LPF-LP1-YD-CDU-21-4]	1	4	7348938
D3030	Building exterior	Fair	Chiller, Air-Cooled, 45 TON [LPF-LP1-YD-CHL-24-8]	1	5	7348817
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON [LPF-LP1-YD-CDU-21-1]	1	2	7348872
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 34 TON [LPF-LP1-YD-CDU-21-3]	1	4	7348779
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump, 50 TON [LPF-LP1-YD-CDU-21-7]	1	4	7348800
D3030	Building exterior	Fair	Chiller, Air-Cooled, 14 TON [LPF-LP1-YD-CHL-24-5]	1	5	7348810
<b>Pedestrian Plazas &amp; Walkways</b>						
G2010	Site	Fair	Roadways, Pavement, Asphalt, Seal & Stripe	66,500 SF	3	7350895
G2010	Site	Poor	Roadways, Pavement, Concrete	20,000 SF	1	7350915
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,500 SF	3	7350825
G2020	Site	Fair	Vehicular Access Devices, Operator, Large Gate [LPF-BLH-YD-GTE-01-1]	1	3	7350869
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	2,100 SF	16	7350946
<b>Sitework</b>						
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	3	7350945
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	3	7350898
G2060	Site	Fair	Flagpole, Metal	1	3	7350918
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	3	7350932
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	3,600 LF	28	7350941
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	8	7350890
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W	12	3	7350871
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	3	7350906

**Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor > 2A1**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						

**Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor > 2A1**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM [LPF-LP1-L2-ACU-21-2]	1	3	7348884

**Component Condition Report | Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3050	2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [LPF-LP1-L2-ACU-21-3]	1	3	7348849
D3050	2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [LPF-LP1-L2-ACU-21-4]	1	16	7348940
D3050	2nd floor	Poor	HVAC Steam Components, Condensate Return Station, 18 GPM [LPF-LP1-L2-CRU-31-6]	1	1	7348776
<b>Electrical</b>						
D5020	2nd floor	Poor	Motor Control Center, w/ Main Breaker [MCC B1]	1	2	7348855
D5030	2nd floor	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [FLO-15]	1	5	7348772

**Component Condition Report | Maury Street Property (Altria) / Main Building / 1st Floor > Generator Room**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5010	Generator room	Fair	Generator, Diesel, 50 KW [LP-BG-UT-GN]	1	9	7348868
D5010	Generator room	Fair	Automatic Transfer Switch, ATS	1	12	7348844

**Component Condition Report | Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Room**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5020	Electrical room	Fair	Switchboard, 277/480V [Switchboard #2]	1	27	7348797
D5020	Electrical room	Fair	Switchboard, 277/480 V [Switchboard #4]	1	27	7348777
D5020	Electrical room	Fair	Switchboard, 120/208 V [Switchboard #1]	1	27	7348843



**Component Condition Report | Maury Street Property (Altria) / Main Building / 1st Floor > 1A1 - Packaging Room**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Equipment &amp; Furnishings</b>						
E1030	Storage warehouse	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	7348928

**Component Condition Report | Maury Street Property (Altria) / Main Building / 1st Floor > Vestibule**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Equipment &amp; Furnishings</b>						
E1040	Reception	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	7348935

## Appendix E: Replacement Reserves

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2/29/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate	
Maury Street Property (Altria)	\$0	\$0	\$0	\$0	\$0	\$7,419	\$0	\$0	\$0	\$0	\$8,601	\$0	\$0	\$0	\$0	\$4,985	\$0	\$0	\$0	\$0	\$17,339	\$38,345	
Maury Street Property (Altria) / Fire Pump Building	\$58,500	\$48,513	\$18,884	\$37,863	\$0	\$224,598	\$0	\$0	\$0	\$0	\$28,491	\$0	\$0	\$22,256	\$0	\$425,082	\$0	\$0	\$0	\$0	\$0	\$864,186	
Maury Street Property (Altria) / Main Building	\$132,210	\$4,619,700	\$4,723,159	\$13,893,335	\$112,101	\$370,203	\$280,829	\$86,829	\$655,731	\$0	\$1,177,271	\$111,999	\$32,222	\$1,970,948	\$36,075	\$6,268,871	\$187,815	\$280,571	\$1,895,148	\$88,727	\$180,774	\$37,104,519	
Maury Street Property (Altria) / Main Building / 1st Floor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1A1 - Packaging Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,747	
Maury Street Property (Altria) / Main Building / 1st Floor > 1A2 - Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1A3 - Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1P1A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1P1B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1P2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1P2 - Support Office 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1P2 - Support Office 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > 1P3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Break Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Canopy 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Canopy 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Clean Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Computer Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Conference Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Shop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Elevator Machine Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Generator Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,191	\$0	\$0	\$12,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,310
Maury Street Property (Altria) / Main Building / 1st Floor > Gowning Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Lab(1P1A)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Lab(1P2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Loading Dock	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Main Office Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Maury Street Elevator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Office 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Office 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Office 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Packaging Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > PM Break Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Receiving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Security Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Server Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Support Office 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Support Office 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Tel Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Trash Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Utility Room(1P1A)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Vestibule	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,554	\$0	\$0	\$4,454	
Maury Street Property (Altria) / Main Building / 1st Floor > Wet Lab 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 1st Floor > Wet Lab 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 2nd Floor	\$0	\$0	\$0	\$0	\$0	\$27,591	\$0	\$0	\$0	\$0	\$140,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,896	
Maury Street Property (Altria) / Main Building / 2nd Floor > 2A1	\$0	\$0	\$0	\$76,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,491	
Maury Street Property (Altria) / Main Building / 2nd Floor > 2A2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 2nd Floor > 2A3 - Electrical Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1	\$0	\$8,858	\$15,914	\$88,511	\$0	\$10,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,981	\$0	\$0	\$0	\$0	\$253,465	
Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	\$0	\$0	\$0	\$0	\$0	\$25,968	\$0	\$0	\$0	\$0	\$130,629	\$112,123	\$0	\$0	\$0	\$0	\$0	\$24,793	\$0	\$0	\$0	\$293,512	
Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	\$44,000	\$0	\$16,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$224,246	\$0	\$0	\$0	\$68,551	\$0	\$50,577	\$0	\$0	\$0	\$403,924	







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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	Building Exterior	7350947	Exterior Walls, any painted surface, Prep & Paint	10	9	1	10400	SF	\$2.42	\$25,168		\$25,168										\$25,168										\$50,336	
B2010	Building Exterior	7350830	Exterior Walls, Metal Siding, Replace	40	37	3	1400	SF	\$7.00	\$9,800				\$9,800																		\$9,800	
B2010	Building exterior	7371725	Exterior Walls, Brick, Replace	50	49	1	2000	SF	\$58.30	\$116,600		\$116,600																				\$116,600	
B2010	Building Exterior	7350909	Exterior Walls, Brick, Replace	50	35	15	70000	SF	\$53.00	\$3,710,000																\$3,710,000						\$3,710,000	
B2020	Building Exterior	7350868	Glazing, any type by SF, Replace	30	29	1	15000	SF	\$55.00	\$825,000		\$825,000																				\$825,000	
B2020	Throughout building	7350833	Glazing, any type by SF, Replace	30	12	18	650	SF	\$55.00	\$35,750																						\$35,750	
B2020	Building Exterior	7350931	Glazing, any type by SF, Replace	30	12	18	3700	SF	\$55.00	\$203,500																						\$203,500	
B2020	Interior	7350849	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	17	3	3	EA	\$1,200.00	\$3,600				\$3,600																		\$3,600	
B2050	Building Exterior	7350841	Exterior Door, Steel, Standard, Replace	40	39	1	2	EA	\$600.00	\$1,200		\$1,200																				\$1,200	
B2050	Building Exterior	7350917	Exterior Door, Steel, Standard, Replace	40	30	10	17	EA	\$600.00	\$10,200												\$10,200										\$10,200	
B2050	Building Exterior	7350856	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	12	18	14	EA	\$1,300.00	\$18,200																						\$18,200	
B2050	Building Exterior	7348832	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	30	0	1	EA	\$3,200.00	\$3,200	\$3,200																						\$3,200
B2050	Loading Dock	7348838	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	30	0	1	EA	\$3,200.00	\$3,200	\$3,200																						\$3,200
B2050	Building Exterior	7348837	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	30	0	1	EA	\$3,200.00	\$3,200	\$3,200																						\$3,200
B2050	Building Exterior	7350837	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	7	EA	\$4,400.00	\$30,800				\$30,800																		\$30,800	
B2050	Interior	7350844	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	15	15	7	EA	\$6,300.00	\$44,100																\$44,100							\$44,100
B2050	Building Exterior	7348885	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	12	18	1	EA	\$3,200.00	\$3,200																						\$3,200	
B2050	Warehouse	7350873	Overhead/Dock Door, Fabric/PVC, 12'x14' (144 SF), Replace	30	12	18	40	EA	\$4,400.00	\$176,000																						\$176,000	
B2050	Building Exterior	7348854	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	10	20	1	EA	\$3,200.00	\$3,200																				\$3,200			\$3,200
B2050	Building Exterior	7348903	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																		\$3,500	
B2050	Building Exterior	7348899	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	8	7	1	EA	\$3,500.00	\$3,500																							\$3,500
B2050	Building Exterior	7348933	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	8	7	1	EA	\$3,500.00	\$3,500																							\$3,500
B2050	Loading Dock	7348861	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	8	7	1	EA	\$3,500.00	\$3,500																							\$3,500
B2050	Building Exterior	7348825	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348921	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348920	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348864	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348915	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348923	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348929	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348910	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Process equipment area	7348824	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348851	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	5	10	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500
B2050	Building Exterior	7348937	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	0	15	1	EA	\$3,500.00	\$3,500																						\$3,500	
B3010	Roof	7350896	Roofing, Metal, Replace	40	25	15	8950	SF	\$13.00	\$116,350																						\$116,350	
B3010	Roof	7350929	Roofing, Built-Up, Replace	25	24	1	8650	SF	\$14.00	\$121,100		\$121,100																					\$121,100
B3010	Roof	7350839	Roofing, Built-Up, Replace	25	24	1	148500	SF	\$14.00	\$2,079,000		\$2,079,000																					\$2,079,000
B3010	Roof	7350927	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	3320	SF	\$17.00	\$56,440																							\$56,440
B3020	Roof	7350889	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	39	1	60	LF	\$90.00	\$5,400		\$5,400																					\$5,400
C1010	Throughout building	7350847	Interior Wall Construction, Gypsum Board/Plaster, Replace	50	49	1	1500	SF	\$3.50	\$5,250		\$5,250																					\$5,250
C1030	Throughout building	7350876	Interior Door, Steel, Standard, Replace	40	37	3	118	EA	\$600.00	\$70,800				\$70,800																			\$70,800
C1030	Throughout building	7350858	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	37	3	5	EA	\$950.00	\$4,750				\$4,750																			\$4,750
C1030	Throughout building	7350924	Door Hardware, Office, per Door, Replace	30	25	5	184	EA	\$350.00	\$64,400																							\$64,400
C1060	Electrical room	7350916	Raised Floors, Access Flooring, w/ Laminate, Replace	30	12	18	200	SF	\$31.00	\$6,200																						\$6,200	
C1070	Interior	7350853	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	59500	SF	\$3.50	\$208,250																							\$208,250
C1090	Restrooms	7350943	Toilet Partitions, Metal, Replace	20	16	4	29	EA	\$850.00	\$24,650				\$24,650																			\$24,650
C1090	Restrooms	7350887	Toilet Partitions, Marble, Replace	20	6	14	3	EA	\$1,700.00	\$5,100																							\$5,100
C1090	Throughout building	7350855	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	36	EA	\$500.00	\$18,000				\$18,000																			\$18,000
C2010	Throughout	7350874	Wall Finishes, Ceramic Tile, Replace	40	37	3	28500	SF	\$18.00	\$513,000				\$513,00																			



Replacement Reserves Report



2/29/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3020	Boiler room	7348907	Steam Boiler, Gas, HVAC, 10043 MBH, Replace	30	29	1	1	EA	\$270,000.00	\$270,000		\$270,000																			\$270,000	
D3020	Boiler room	7348845	Steam Boiler, Gas, HVAC, 10043MBH, Replace	30	29	1	1	EA	\$270,000.00	\$270,000		\$270,000																				\$270,000
D3020	Boiler room	7348858	HVAC Steam Components, Deaerator, Replace	20	13	7	1	EA	\$58,000.00	\$58,000							\$58,000															\$58,000
D3020	Corridor	7348794	Unit Heater, Steam, Replace	20	15	5	1	EA	\$1,100.00	\$1,100					\$1,100																	\$1,100
D3020	Corridor	7348842	Unit Heater, Electric, 15 KW, Replace	20	15	5	1	EA	\$3,600.00	\$3,600					\$3,600																	\$3,600
D3020	Corridor	7348815	Unit Heater, Steam, 13 to 36 MBH, Replace	20	14	6	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700
D3020	Corridor	7348836	Unit Heater, Electric, 15 KW, Replace	20	10	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600
D3020	Corridor	7348919	Unit Heater, Electric, 15 KW, Replace	20	10	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600
D3020	Corridor	7348835	Unit Heater, Electric, 15KW, Replace	20	10	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600
D3020	Corridor	7348936	Unit Heater, Electric, 15 KW, Replace	20	10	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600
D3020	Corridor	7348914	Unit Heater, Electric, 15 KW, Replace	20	5	15	1	EA	\$3,600.00	\$3,600																	\$3,600					\$3,600
D3020	Corridor	7348892	Unit Heater, Electric, 15 KW, Replace	20	5	15	1	EA	\$3,600.00	\$3,600																	\$3,600					\$3,600
D3020	Corridor	7348828	Unit Heater, Electric, 15 KW, Replace	20	5	15	1	EA	\$3,600.00	\$3,600																	\$3,600					\$3,600
D3020	Boiler room	7348831	Boiler Supplemental Components, Chemical Feed System, Replace	15	12	3	1	EA	\$11,700.00	\$11,700				\$11,700															\$11,700			\$23,400
D3020	Boiler room	7348887	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	\$11,700.00	\$11,700						\$11,700														\$11,700		\$23,400
D3020	Boiler room	7348917	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	\$11,700.00	\$11,700						\$11,700														\$11,700		\$23,400
D3030	Roof	7350842	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,100.00	\$7,100				\$7,100															\$7,100			\$14,200
D3030	Throughout building	7348811	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	10	EA	\$7,400.00	\$74,000				\$74,000																		\$74,000
D3030	Roof	7350865	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$21,200.00	\$21,200				\$21,200															\$21,200			\$42,400
D3030	Roof	7350845	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,100.00	\$7,100				\$7,100															\$7,100			\$14,200
D3030	Classroom	7348784	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$12,800.00	\$12,800					\$12,800														\$12,800			\$25,600
D3030	Above offices	7348786	Split System, Condensing Unit/Heat Pump, 6 TON, Replace	15	11	4	1	EA	\$12,800.00	\$12,800					\$12,800														\$12,800			\$25,600
D3030	Roof	7350939	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,000.00	\$4,000						\$4,000														\$4,000		\$8,000
D3030	Data room 102	7348901	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	\$2,100.00	\$2,100							\$2,100															\$2,100
D3030	Corridor	7348879	Split System, Condensing Unit/Heat Pump, 1 TON, Replace	15	5	10	1	EA	\$2,300.00	\$2,300											\$2,300											\$2,300
D3050	Boiler room	7348939	Supplemental Components, Surge Tank, HVAC, 175 GAL, Replace	30	13	17	1	EA	\$6,150.00	\$6,150																		\$6,150				\$6,150
D3050	Corridor	7348918	HVAC Steam Components, Condensate Return Station, 15 GAL, Replace	25	13	12	1	EA	\$8,600.00	\$8,600												\$8,600										\$8,600
D3050	Roof	7350928	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$90,000.00	\$90,000				\$90,000																		\$90,000
D3050	Roof	7350949	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$75,000.00	\$75,000				\$75,000																		\$75,000
D3050	Above offices	7348785	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$22,000.00	\$22,000						\$22,000																\$22,000
D3050	Process equipment area	7348805	Air Handler, Interior AHU, Easy/Moderate Access, 25001 to 30000 CFM, Replace	30	15	15	1	EA	\$100,000.00	\$100,000															\$100,000							\$100,000
D3060	Loading Dock	7348778	Exhaust Fan, Wall-Mounted, 36"Damper, Replace	20	18	2	1	EA	\$5,600.00	\$5,600			\$5,600																			\$5,600
D3060	Roof	7350850	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	1	EA	\$16,500.00	\$16,500				\$16,500																		\$16,500
D3060	Roof	7350921	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	1	EA	\$16,500.00	\$16,500				\$16,500																		\$16,500
D3060	Roof	7350937	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200
D3060	Roof	7350854	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	1	EA	\$16,500.00	\$16,500				\$16,500																		\$16,500
D3060	Roof	7350907	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200
D3060	Roof	7350934	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	1	EA	\$16,500.00	\$16,500				\$16,500																		\$16,500
D3060	2nd floor	7348781	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	16	4	1	EA	\$5,600.00	\$5,600					\$5,600																	\$5,600
D3060	2nd floor	7348860	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600
D3060	2nd floor	7348891	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600
D3060	2nd floor	7348783	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600
D3060	2nd floor	7348890	Exhaust Fan, Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000																\$3,000
D4010	Throughout building	7350852	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	24	1	288000	SF	\$1.07	\$308,160		\$308,160																				\$308,160
D4030	Throughout building	7350864	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	49	EA	\$150.00	\$7,350						\$7,350												\$7,350				\$14,700
D5020	Corridor	7348804	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000
D5020	Process equipment area	7348882	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$7,600.00	\$7,600						\$7,600																\$7,600
D5020	Corridor	7348932	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$16,000.00	\$16,000											\$16,000											\$16,000
D5020	Process equipment area	7348904	Secondary Transformer, Dry, Stepdown, Replace	30	20	10																										

Replacement Reserves Report



2/29/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate				
D5020	Process equipment area	7348886	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600				
D5020	Process equipment area	7348877	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$7,600.00	\$7,600												\$7,600										\$7,600				
D5020	Process equipment area	7348859	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600				
D5020	Electrical room	7348840	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																	\$7,600					\$7,600				
D5020	2nd floor	7348793	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$6,700.00	\$6,700																		\$6,700				\$6,700				
D5020	Boiler room	7348806	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																		\$6,000				\$6,000				
D5020	Corridor	7348930	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$16,000.00	\$16,000																			\$16,000			\$16,000				
D5020	Throughout	7352882	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	37	3	288000	SF	\$18.00	\$5,184,000			\$5,184,000																			\$5,184,000				
D5020	Process equipment area	7348867	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$7,000.00	\$7,000												\$7,000										\$7,000				
D5020	Process equipment area	7348906	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$7,000.00	\$7,000												\$7,000										\$7,000				
D5020	Electrical room	7348875	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$5,300.00	\$5,300																		\$5,300				\$5,300				
D5020	Process equipment area	7348792	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000				
D5020	Process equipment area	7348916	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000				
D5020	Process equipment area	7348818	Distribution Panel, 120/208 V, 400 AMP, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																	\$6,000					\$6,000				
D5020	Process equipment area	7348821	Distribution Panel, 120/208 V, 400 AMP, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																	\$6,000					\$6,000				
D5020	Corridor outside offices	7348908	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$28,000.00	\$28,000																	\$28,000					\$28,000				
D5020	Electrical room	7348924	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000					\$10,000				
D5020	Electrical room	7348773	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000					\$10,000				
D5020	Process equipment area	7348856	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000				
D5020	Corridor	7348841	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000				
D5040	Throughout building	7350900	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	288000	SF	\$5.00	\$1,440,000		\$1,440,000																				\$1,440,000				
D6020	Throughout building	7350910	Low Voltage System, Phone & Data Lines, Replace	20	12	8	288000	SF	\$1.50	\$432,000										\$432,000												\$432,000				
D6060	Throughout building	7350935	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	288000	SF	\$1.65	\$475,200			\$475,200																			\$475,200				
D7030	Throughout building	7350834	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	288000	SF	\$2.00	\$576,000			\$576,000													\$576,000					\$1,152,000					
D7050	Interior	7350904	Fire Alarm Panel, Fully Addressable, Replace	15	14	1	1	EA	\$15,000.00	\$15,000	\$15,000															\$15,000						\$30,000				
D7050	Throughout building	7350903	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	288000	SF	\$3.00	\$864,000			\$864,000																			\$864,000				
D8010	Throughout	7348829	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	5	10	288000	SF	\$2.50	\$720,000											\$720,000											\$720,000				
E1010	Building Exterior	7350861	Loading Dock Equipment, Dock Leveler, Replace	25	20	5	1	EA	\$11,330.00	\$11,330						\$11,330																\$11,330				
E1010	Building Exterior	7350914	Loading Dock Equipment, Dock Leveler, Replace	25	20	5	1	EA	\$11,330.00	\$11,330						\$11,330																\$11,330				
E1010	Building Exterior	7350886	Loading Dock Equipment, Dock Leveler, Replace	25	20	5	1	EA	\$11,330.00	\$11,330						\$11,330																\$11,330				
E1040	Loading Dock	7348813	Vacuum Pump, 40 HP, Replace	15	11	4	1	EA	\$25,000.00	\$25,000				\$25,000												\$25,000						\$50,000				
E1040	Loading Dock	7348780	Vacuum Pump, 40 HP, Replace	15	10	5	1	EA	\$31,250.00	\$31,250						\$31,250											\$31,250					\$62,500				
E1060	Kitchen	7348874	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	5	10	1	EA	\$600.00	\$600											\$600											\$600				
E2010	Restrooms	7350866	Casework, Cabinetry Economy, Replace	20	19	1	25	LF	\$175.00	\$4,375	\$4,375																					\$4,375				
E2010	Restrooms	7350902	Casework, Countertop, Plastic Laminate, Replace	15	14	1	25	LF	\$50.00	\$1,250	\$1,250															\$1,250						\$2,500				
E2010	Restrooms	7350951	Casework, Cabinetry Economy, Replace	20	12	8	32	LF	\$175.00	\$5,600								\$5,600														\$5,600				
E2010	Interior	7350828	Casework, Countertop, Solid Surface, Replace	40	20	20	14	LF	\$110.00	\$1,540																		\$1,540				\$1,540				
G4050	Building exterior	7350930	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	17	EA	\$600.00	\$10,200			\$10,200																			\$10,200				
G4050	Building exterior	7350919	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	12	8	18	EA	\$800.00	\$14,400										\$14,400													\$14,400			
P2030	Basement	7350922	Engineering Study, Environmental, Mold, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000				
<b>Totals, Unescalated</b>											\$132,210	\$4,485,146	\$4,452,030	\$12,714,370	\$99,600	\$319,340	\$235,190	\$70,600	\$517,640	\$0	\$876,000	\$80,911	\$22,600	\$1,342,120	\$23,850	\$4,023,750	\$117,040	\$169,750	\$1,113,200	\$50,600	\$100,090					\$30,946,036
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$132,210	\$4,619,700	\$4,723,159	\$13,893,335	\$112,101	\$370,203	\$280,829	\$86,829	\$655,731	\$0	\$1,177,271	\$111,999	\$32,222	\$1,970,948	\$36,075	\$6,268,871	\$187,815	\$280,571	\$1,895,148	\$88,727	\$180,774					\$37,104,519

Maury Street Property (Altria) / Main Building / 1st Floor

Maury Street Property (Altria) / Main Building / 1st Floor > 1A1 - Packaging Room

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	Storage warehouse	7348928	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	\$25,000.00	\$25,000								\$25,000															\$25,000							
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,747

Maury Street Property (Altria) / Main Building / 1st Floor > 1A2 - Storage



**Replacement Reserves Report**



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Maury Street Property (Altria) / Main Building / 1st Floor > 1A3 - Storage

Maury Street Property (Altria) / Main Building / 1st Floor > 1P1A

Maury Street Property (Altria) / Main Building / 1st Floor > 1P1B

Maury Street Property (Altria) / Main Building / 1st Floor > 1P2

Maury Street Property (Altria) / Main Building / 1st Floor > 1P2 - Support Office 1

Maury Street Property (Altria) / Main Building / 1st Floor > 1P2 - Support Office 2

Maury Street Property (Altria) / Main Building / 1st Floor > 1P3

Maury Street Property (Altria) / Main Building / 1st Floor > Break Room

Maury Street Property (Altria) / Main Building / 1st Floor > Canopy 1

Maury Street Property (Altria) / Main Building / 1st Floor > Canopy 2

Maury Street Property (Altria) / Main Building / 1st Floor > Clean Room

Maury Street Property (Altria) / Main Building / 1st Floor > Computer Room

Maury Street Property (Altria) / Main Building / 1st Floor > Conference Room

Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Room

Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Shop

Maury Street Property (Altria) / Main Building / 1st Floor > Elevator Machine Room

Maury Street Property (Altria) / Main Building / 1st Floor > Generator Room

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate									
D5010	Generator room	7348868	Generator, Diesel, 50 KW, Replace	25	16	9	1	EA	\$40,000.00	\$40,000										\$40,000													\$40,000									
D5010	Generator room	7348844	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	\$8,500.00	\$8,500													\$8,500										\$8,500									
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$8,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,500			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,191	\$0	\$0	\$12,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,310

Maury Street Property (Altria) / Main Building / 1st Floor > Gowning Room

Maury Street Property (Altria) / Main Building / 1st Floor > Lab(1P1A)

Maury Street Property (Altria) / Main Building / 1st Floor > Lab(1P2)

Maury Street Property (Altria) / Main Building / 1st Floor > Loading Dock

Maury Street Property (Altria) / Main Building / 1st Floor > Main Office Area

Maury Street Property (Altria) / Main Building / 1st Floor > Maury Street Elevator

Maury Street Property (Altria) / Main Building / 1st Floor > Office 1



Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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															
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$76,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,491

Maury Street Property (Altria) / Main Building / 2nd Floor > 2A2

Maury Street Property (Altria) / Main Building / 2nd Floor > 2A3 - Electrical Storage

Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate																
D3050	2nd floor	7348776	HVAC Steam Components, Condensate Return Station, 18 GPM, Replace	25	24	1	1	EA	\$8,600.00	\$8,600	\$8,600																									\$8,600												
D3050	2nd floor	7348849	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$81,000.00	\$81,000			\$81,000																							\$81,000												
D3050	2nd floor	7348940	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	14	16	1	EA	\$81,000.00	\$81,000																										\$81,000												
D5020	2nd floor	7348855	Motor Control Center, w/ Main Breaker, Replace	30	28	2	1	EA	\$15,000.00	\$15,000		\$15,000																								\$15,000												
D5030	2nd floor	7348772	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	\$8,800.00	\$8,800					\$8,800																					\$8,800												
<b>Totals, Unescalated</b>											\$0	\$8,600	\$15,000	\$81,000	\$0	\$8,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194,400			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$8,858	\$15,914	\$88,511	\$0	\$10,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253,465

Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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																
D2060	2nd floor	7348790	Supplemental Components, Air Dryer, Process Support, 600 CFM, Replace	20	15	5	1	EA	\$22,400.00	\$22,400						\$22,400																				\$22,400												
D2060	2nd floor	7348925	Air Compressor, Rotary Screw, 50 HP, Replace	20	10	10	1	EA	\$91,600.00	\$91,600											\$91,600															\$91,600												
D2060	2nd floor	7348802	Supplemental Components, Air Dryer, Process Support, Replace	20	10	10	1	EA	\$5,600.00	\$5,600											\$5,600															\$5,600												
D3050	2nd floor	7348848	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	19	11	1	EA	\$81,000.00	\$81,000												\$81,000														\$81,000												
D5020	2nd floor	7348839	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$15,000.00	\$15,000																										\$15,000												
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$22,400	\$0	\$0	\$0	\$0	\$97,200	\$81,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,600		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$25,968	\$0	\$0	\$0	\$0	\$130,629	\$112,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293,512

Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate																						
D3030	2nd floor	7348878	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	1	EA	\$7,100.00	\$7,100	\$7,100													\$7,100													\$14,200																	
D3030	2nd floor	7348888	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	1	EA	\$7,100.00	\$7,100	\$7,100														\$7,100													\$14,200																
D3030	2nd floor	7348803	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	1	EA	\$7,100.00	\$7,100	\$7,100														\$7,100												\$14,200																	
D3030	2nd floor	7348801	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	1	EA	\$7,100.00	\$7,100	\$7,100														\$7,100												\$14,200																	
D3030	2nd floor	7348927	Split System, Condensing Unit/Heat Pump, Replace	15	17	0	1	EA	\$5,200.00	\$5,200	\$5,200														\$5,200												\$10,400																	
D3030	2nd floor	7348881	Split System, Condensing Unit/Heat Pump, Replace	15	17	0	1	EA	\$5,200.00	\$5,200	\$5,200														\$5,200												\$10,400																	
D3030	2nd floor	7348934	Split System, Condensing Unit/Heat Pump, Replace	15	17	0	1	EA	\$5,200.00	\$5,200	\$5,200														\$5,200												\$10,400																	
D3030	2nd floor	7348809	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$5,200		\$5,200															\$5,200									\$10,400																		
D3030	2nd floor	7348905	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$5,200		\$5,200															\$5,200									\$10,400																		
D3030	2nd floor	7348789	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$5,200		\$5,200															\$5,200									\$10,400																		
D3050	2nd floor	7348771	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	19	11	1	EA	\$81,000.00	\$81,000												\$81,000														\$81,000																		
D3050	2nd floor	7348931	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	19	11	1	EA	\$81,000.00	\$81,000												\$81,000														\$81,000																		
D5020	2nd floor	7348870	Motor Control Center, w/ Main Breaker, Replace	30	13	17	1	EA	\$15,000.00	\$15,000																		\$15,000								\$15,000																		
<b>Totals, Unescalated</b>											\$44,000	\$0	\$15,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,000			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$44,000	\$0	\$16,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,000

Maury Street Property (Altria) / Main Building / 2nd Floor > Belt Room

Maury Street Property (Altria) / Main Building / Basement

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate																														
D3030	Basement	7348791	Heat Pump, 5 TON, Replace	15	10	5	1	EA	\$7,100.00	\$7,100					\$7,100																					\$7,100	\$14,200																									
D5020	Basement	7350888	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000			\$7,000																									\$7,000																								
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$7,000	\$0	\$7,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,100	\$21,200											
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$7,649	\$0	\$8,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,649	\$28,703



Replacement Reserves Report

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Maury Street Property (Altria) / Main Building / Basement > Break Room

Maury Street Property (Altria) / Main Building / Basement > Locker Room

Maury Street Property (Altria) / Main Building / Basement > Machine Shop

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate												
D3030	Basement	7348866	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$12,800.00	\$12,800				\$12,800																		\$25,600													
D3030	Basement	7348827	Heat Pump, Water Source, 5 Ton, Replace	20	17	3	1	EA	\$8,210.01	\$8,210				\$8,210																		\$8,210													
D5020	Basement	7348798	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$10,000.00	\$10,000					\$10,000																	\$10,000													
D5020	Basement	7348812	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$10,000.00	\$10,000					\$10,000																	\$10,000													
<b>Totals, Unescalated</b>												\$0	\$0	\$12,800	\$8,210	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,810		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$13,580	\$8,971	\$22,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,217

Maury Street Property (Altria) / Main Building / Basement > Machine Shop Office

Maury Street Property (Altria) / Main Building / Basement > Welding Shop

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate												
D1010	Basement	7348850	Elevator Controls, Hydraulic, Automatic, 1 Car, Replace	20	12	8	1	EA	\$5,000.00	\$5,000										\$5,000													\$5,000												
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,334

Maury Street Property (Altria) / Site

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D3030	Building exterior	7348810	Chiller, Air-Cooled, 14 TON, Replace	25	20	5	1	EA	\$28,300.00	\$28,300										\$28,300													\$28,300		
D3030	Building exterior	7348817	Chiller, Air-Cooled, 45 TON, Replace	25	20	5	1	EA	\$60,500.00	\$60,500										\$60,500													\$60,500		
D3030	Building exterior	7348872	Split System, Condensing Unit/Heat Pump, 7.5 TON, Replace	15	13	2	1	EA	\$12,800.00	\$12,800				\$12,800																		\$12,800	\$25,600		
D3030	Building exterior	7348779	Split System, Condensing Unit/Heat Pump, 34 TON, Replace	15	11	4	1	EA	\$60,000.00	\$60,000										\$60,000												\$60,000	\$120,000		
D3030	Building exterior	7348800	Split System, Condensing Unit/Heat Pump, 50 TON, Replace	15	11	4	1	EA	\$60,000.00	\$60,000										\$60,000												\$60,000	\$120,000		
D3030	Building exterior	7348938	Split System, Condensing Unit/Heat Pump, 28 TON, Replace	15	11	4	1	EA	\$45,000.00	\$45,000										\$45,000												\$45,000	\$90,000		
D3030	Building exterior	7348902	Split System, Condensing Unit/Heat Pump, 35 TON, Replace	15	11	4	1	EA	\$60,000.00	\$60,000										\$60,000												\$60,000	\$120,000		
D3030	Building exterior	7348862	Split System, Condensing Unit/Heat Pump, 21 to 30 TON, Replace	15	11	4	1	EA	\$45,000.00	\$45,000										\$45,000												\$45,000	\$90,000		
G2010	Site	7350915	Roadways, Pavement, Concrete, Replace	50	49	1	20000	SF	\$9.00	\$180,000			\$180,000																				\$180,000		
G2010	Site	7350895	Roadways, Pavement, Asphalt, Seal & Stripe	5	2	3	66500	SF	\$0.45	\$29,925				\$29,925						\$29,925				\$29,925							\$29,925	\$119,700			
G2020	Site	7350825	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	38500	SF	\$0.45	\$17,325				\$17,325						\$17,325				\$17,325							\$17,325	\$69,300			
G2020	Site	7350869	Vehicular Access Devices, Operator, Large Gate, Replace	15	12	3	1	EA	\$9,400.00	\$9,400				\$9,400																	\$9,400	\$18,800			
G2030	Site	7350946	Sidewalk, Concrete, Large Areas, Replace	50	34	16	2100	SF	\$9.00	\$18,900																		\$18,900				\$18,900			
G2060	Site	7350932	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	4	EA	\$600.00	\$2,400				\$2,400																		\$2,400			
G2060	Site	7350945	Bike Rack, Portable 6-10 Bikes, Replace	15	12	3	1	EA	\$500.00	\$500				\$500																\$500	\$1,000				
G2060	Site	7350898	Picnic Table, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	\$600.00	\$600				\$600																		\$600			
G2060	Site	7350890	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	12	8	1	EA	\$7,500.00	\$7,500										\$7,500												\$7,500			
G2060	Site	7350918	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500			
G4050	Site	7350906	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																		\$4,000			
G4050	Site	7350871	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace	20	17	3	12	EA	\$7,000.00	\$84,000				\$84,000																		\$84,000			
<b>Totals, Unescalated</b>												\$0	\$180,000	\$12,800	\$150,650	\$270,000	\$88,800	\$0	\$0	\$54,750	\$0	\$0	\$0	\$0	\$0	\$0	\$47,250	\$0	\$0	\$18,900	\$12,800	\$57,150	\$270,000	\$0	\$1,163,100
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$185,400	\$13,580	\$164,619	\$303,887	\$102,944	\$0	\$0	\$69,356	\$0	\$0	\$0	\$0	\$0	\$0	\$69,388	\$0	\$0	\$30,329	\$21,156	\$97,294	\$473,447	\$0	\$1,531,400



## Appendix F: Equipment Inventory List

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**B20 OTHER**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7348825	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554470">https://rvaschools.gofmx.com/equipment/1554470</a>	
2	7348921	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554504">https://rvaschools.gofmx.com/equipment/1554504</a>	
3	7348920	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554496">https://rvaschools.gofmx.com/equipment/1554496</a>	
4	7348923	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554491">https://rvaschools.gofmx.com/equipment/1554491</a>	
5	7348864	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554506">https://rvaschools.gofmx.com/equipment/1554506</a>	
6	7348915	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554484">https://rvaschools.gofmx.com/equipment/1554484</a>	
7	7348861	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Maury Street Property (Altria) / Main Building	Loading Dock	Apple Door Systems	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554516">https://rvaschools.gofmx.com/equipment/1554516</a>	

8	7348929	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554481">https://rvaschools.gofmx.com/equipment/1554481</a>
9	7348910	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Apple door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554510">https://rvaschools.gofmx.com/equipment/1554510</a>
10	7348933	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554464">https://rvaschools.gofmx.com/equipment/1554464</a>
11	7348903	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Automatic Door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554463">https://rvaschools.gofmx.com/equipment/1554463</a>
12	7348851	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554459">https://rvaschools.gofmx.com/equipment/1554459</a>
13	7348899	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554572">https://rvaschools.gofmx.com/equipment/1554572</a>
14	7348824	B2050	<b>Automatic Door Opener</b> [LPF-LP1-L1-FSH-53-D-21]	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Process equipment area	Apple Door systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554411">https://rvaschools.gofmx.com/equipment/1554411</a>
15	7348937	B2050	<b>Automatic Door Opener</b> [LPF-LP1-L1-FSH-53-D-30]	Commercial Overhead/Dock Door	Maury Street Property (Altria) / Main Building	Building Exterior	Apple Door Systems	NA	NA	<a href="https://rvaschools.gofmx.com/equipment/1554518">https://rvaschools.gofmx.com/equipment/1554518</a>

**D10 Conveying**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7348850	D1010	<b>Elevator Controls, Hydraulic</b>	Automatic, 1 Car		Maury Street Property (Altria) / Main Building / Basement > Welding Shop	Basement	Dover	US-225-167-40-460	1141955		<a href="https://rvaschools.gofmx.com/equipment/1554577">https://rvaschools.gofmx.com/equipment/1554577</a>	
2	7350857	D1010	<b>Elevator Controls, Hydraulic</b>	Automatic, 1 Car		Maury Street Property (Altria) / Main Building	Elevator	Kone			2006	<a href="https://rvaschools.gofmx.com/equipment/1554420">https://rvaschools.gofmx.com/equipment/1554420</a>	
3	7350863	D1010	<b>Freight Elevator</b>	Overhead Traction, 2-5 Floors	6000 LB	Maury Street Property (Altria) / Main Building	Elevator	Salem	No dataplate	779		<a href="https://rvaschools.gofmx.com/equipment/1554394">https://rvaschools.gofmx.com/equipment/1554394</a>	
4	7350880	D1010	<b>Freight Elevator</b>	Overhead Traction, 2-5 Floors	6000 LB	Maury Street Property (Altria) / Main Building	Elevator	Inaccessible	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554436">https://rvaschools.gofmx.com/equipment/1554436</a>	
5	7350878	D1010	<b>Freight Elevator</b>	Overhead Traction, 2-5 Floors	6000 LB	Maury Street Property (Altria) / Main Building	Elevator	Inaccessible	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554432">https://rvaschools.gofmx.com/equipment/1554432</a>	

**D20 Plumbing**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7348869	D2010	<b>Pump</b>	Circulation Domestic Water, 25 HP	25 HP	Maury Street Property (Altria) / Main Building	Corridor	Bell & Gossett	4AC 5-5/8BF	1-524686		<a href="https://rvaschools.gofmx.com/equipment/1554574">https://rvaschools.gofmx.com/equipment/1554574</a>	



2	7348823	D2010	<b>Pump</b>	Circulation, Domestic Water, 25 HP	25 HP	Maury Street Property (Altria) / Main Building	Corridor	Bell & Gossett	4AC 5-5/8BF		1524687		<a href="https://rvaschools.gofmx.com/equipment/1554548">https://rvaschools.gofmx.com/equipment/1554548</a>
3	7348863	D2010	<b>Water Heater</b>	Electric, Commercial ( 12 kW)	30 GAL	Maury Street Property (Altria) / Main Building	Above offices	No dataplate	No dataplate		No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554469">https://rvaschools.gofmx.com/equipment/1554469</a>
4	7348808	D2010	<b>Water Heater</b>	Electric, Commercial ( 12 kW)	50 GAL	Maury Street Property (Altria) / Main Building	Corridor	General Electric	SE50M12AAH		0307B00588	2007	<a href="https://rvaschools.gofmx.com/equipment/1554474">https://rvaschools.gofmx.com/equipment/1554474</a>
5	7348876	D2010	<b>Water Heater</b>	Electric, Commercial (120 kW)	250 GAL	Maury Street Property (Altria) / Main Building	Process equipment area	Durawatt	550 P 250A-E		1003111442	2010	<a href="https://rvaschools.gofmx.com/equipment/1554498">https://rvaschools.gofmx.com/equipment/1554498</a>
6	7348816	D2010	<b>Water Heater</b>	Electric, Commercial (120 kW)	250 GAL	Maury Street Property (Altria) / Main Building	Process equipment area	Durawatt	550 P 250A-E		1003111443	2010	<a href="https://rvaschools.gofmx.com/equipment/1554487">https://rvaschools.gofmx.com/equipment/1554487</a>
7	7350892	D2010	<b>Water Heater</b>	Electric, Residential	80 GAL	Maury Street Property (Altria) / Main Building	Interior	State	ES680DORT		L07A019513	2007	<a href="https://rvaschools.gofmx.com/equipment/1554435">https://rvaschools.gofmx.com/equipment/1554435</a>
8	7348909	D2010	<b>Water Heater</b> [LPF-LP1-BS- WHE-61-2]	Electric, Commercial ( 12 kW)	50 GAL	Maury Street Property (Altria) / Main Building	Corridor	General Electric	SE50M12AAH		0307B00587	2007	<a href="https://rvaschools.gofmx.com/equipment/1554478">https://rvaschools.gofmx.com/equipment/1554478</a>
9	7348880	D2010	<b>Water Heater</b> [LPF-LP1-L1- WHE-61-8]	Electric, Commercial ( 12 kW)	50 GAL	Maury Street Property (Altria) / Main Building	Air compressor room	General Electric	3WA71		VG0505B36080	2005	<a href="https://rvaschools.gofmx.com/equipment/1554486">https://rvaschools.gofmx.com/equipment/1554486</a>

10	7348852	D2010	<b>Water Heater</b> [LPF-LP1-L1-WHE-61-9]	Electric, Commercial ( 12 kW)	66 GAL	Maury Street Property (Altria) / Main Building	Process equipment area	The Experts Choice	PCE662ORTA	1031M002960	2010	<a href="https://rvaschools.gofmx.com/equipment/1554492">https://rvaschools.gofmx.com/equipment/1554492</a>	
11	7348898	D2010	<b>Water Softener</b>	Domestic Water, 10 GPM		Maury Street Property (Altria) / Main Building	Boiler room	The real mcco	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554458">https://rvaschools.gofmx.com/equipment/1554458</a>	2
12	7348775	D2010	<b>Water Softener</b>	Domestic Water, 10 GPM		Maury Street Property (Altria) / Main Building	Boiler room	The real mcco	NA	NA		<a href="https://rvaschools.gofmx.com/equipment/1554453">https://rvaschools.gofmx.com/equipment/1554453</a>	2
13	7348774	D2010	<b>Water Softener</b>	Domestic Water, 10 GPM		Maury Street Property (Altria) / Main Building	Process equipment area	US Filter	NA	0422061		<a href="https://rvaschools.gofmx.com/equipment/1554497">https://rvaschools.gofmx.com/equipment/1554497</a>	
14	7348853	D2010	<b>Water Softener</b> [BR-120-WS1]	Domestic Water, 100 GPM		Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	No dataplate	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554567">https://rvaschools.gofmx.com/equipment/1554567</a>	
15	7348896	D2010	<b>Water Softener</b> [BR-120-WS3]	Domestic Water, 100 GPM		Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	No dataplate	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554568">https://rvaschools.gofmx.com/equipment/1554568</a>	
16	7348922	D2010	<b>Backflow Preventer</b>	Domestic Water	1 IN	Maury Street Property (Altria) / Main Building	Boiler room	Watts	LFU009	12073		<a href="https://rvaschools.gofmx.com/equipment/1554465">https://rvaschools.gofmx.com/equipment/1554465</a>	
17	7348911	D2010	<b>Backflow Preventer</b>	Domestic Water	10 IN	Maury Street Property (Altria) / Main Building	Corridor	Watts	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554552">https://rvaschools.gofmx.com/equipment/1554552</a>	

18	7348925	D2060	<b>Air Compressor</b>	Rotary Screw, 50 HP	50 HP	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	2nd floor	Ingersoll Rand	N37		NA			<a href="https://rvaschools.gofmx.com/equipment/1554533">https://rvaschools.gofmx.com/equipment/1554533</a>
19	7348889	D2060	<b>Air Compressor</b>	Rotary Screw, 50 HP	50 HP	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Ingersoll Rand	N37		NA			<a href="https://rvaschools.gofmx.com/equipment/1554527">https://rvaschools.gofmx.com/equipment/1554527</a>
20	7348788	D2060	<b>Air Compressor</b>	Tank-Style	15 HP	Maury Street Property (Altria) / Main Building	Air compressor room	Ingersoll Rand	NA					<a href="https://rvaschools.gofmx.com/equipment/1554482">https://rvaschools.gofmx.com/equipment/1554482</a>
21	7348846	D2060	<b>Air Compressor</b> [LPF-LP1-L1-AIR-71-3]	Tank-Style	15 HP	Maury Street Property (Altria) / Main Building	Air compressor room	Ingersoll Rand	NA		0412220002	2004		<a href="https://rvaschools.gofmx.com/equipment/1554495">https://rvaschools.gofmx.com/equipment/1554495</a>
22	7348790	D2060	<b>Supplemental Components</b>	Air Dryer, Process Support, 600 CFM	600 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	2nd floor	Ingersoll Rand	NVC600A400		305206			<a href="https://rvaschools.gofmx.com/equipment/1554529">https://rvaschools.gofmx.com/equipment/1554529</a>
23	7348802	D2060	<b>Supplemental Components</b> [LPF-LP1-L2-DRY-73-4]	Air Dryer, Process Support	203 PSI	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	2nd floor	Ingersoll Rand	TMS0200		42534503			<a href="https://rvaschools.gofmx.com/equipment/1554532">https://rvaschools.gofmx.com/equipment/1554532</a>

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	7348894	D3020	<b>Heat Exchanger</b>	Shell & Tube, HVAC	6 - 10 GPM	Maury Street Property (Altria) / Main Building	Process equipment area	Inaccessible	T56-MFG	30112-54065	2010	<a href="https://rvaschools.gofmx.com/equipment/1554489">https://rvaschools.gofmx.com/equipment/1554489</a>
2	7348858	D3020	<b>HVAC Steam Components</b> [Deaerator]	Deaerator	50 PSI	Maury Street Property (Altria) / Main Building	Boiler room	Precision Boilers	SP20M-125T	12679	2011	<a href="https://rvaschools.gofmx.com/equipment/1554455">https://rvaschools.gofmx.com/equipment/1554455</a>
3	7348907	D3020	<b>Steam Boiler</b> [Boiler #1]	Gas, HVAC, 10043 MBH	10043 MBH	Maury Street Property (Altria) / Main Building	Boiler room	Kewanee	H3S-300-G	Illegible	2004	<a href="https://rvaschools.gofmx.com/equipment/1554454">https://rvaschools.gofmx.com/equipment/1554454</a>
4	7348845	D3020	<b>Steam Boiler</b> [Boiler #2]	Gas, HVAC, 10043MBH	10043 MBH	Maury Street Property (Altria) / Main Building	Boiler room	Kewanee	H3S-300-G	12004	2004	<a href="https://rvaschools.gofmx.com/equipment/1554447">https://rvaschools.gofmx.com/equipment/1554447</a>
5	7348914	D3020	<b>Unit Heater</b>	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Dayton	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554505">https://rvaschools.gofmx.com/equipment/1554505</a>
6	7348936	D3020	<b>Unit Heater</b>	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Dayton	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554515">https://rvaschools.gofmx.com/equipment/1554515</a>
7	7348892	D3020	<b>Unit Heater</b>	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Dayton	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554404">https://rvaschools.gofmx.com/equipment/1554404</a>
8	7348842	D3020	<b>Unit Heater</b>	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Dayton	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554500">https://rvaschools.gofmx.com/equipment/1554500</a>



9	7348919	D3020	Unit Heater	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Dayton	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554480">https://rvaschools.gofmx.com/equipment/1554480</a>
10	7348833	D3020	Unit Heater	Steam, 13 to 36 MBH	15 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554547">https://rvaschools.gofmx.com/equipment/1554547</a>
11	7348883	D3020	Unit Heater	Steam, 13 to 36 MBH	15 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554557">https://rvaschools.gofmx.com/equipment/1554557</a>
12	7348770	D3020	Unit Heater	Steam, 13 to 36 MBH	15 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554551">https://rvaschools.gofmx.com/equipment/1554551</a>
13	7348819	D3020	Unit Heater	Steam, 37 to 85 MBH	37 to 85 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554520">https://rvaschools.gofmx.com/equipment/1554520</a>
14	7348807	D3020	Unit Heater	Steam, 37 to 85 MBH	37 to 85 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554542">https://rvaschools.gofmx.com/equipment/1554542</a>
15	7348871	D3020	Unit Heater	Steam, 37 to 85 MBH	37 to 85 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554540">https://rvaschools.gofmx.com/equipment/1554540</a>

16	7348893	D3020	<b>Unit Heater</b>	Steam, 8 to 12 MBH		Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554556">https://rvaschools.gofmx.com/equipment/1554556</a>	17
17	7348847	D3020	<b>Unit Heater</b> [LPF-BLH-L1-UHT-36-1]	Steam, 37 to 85 MBH	37 to 85 MBH	Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	Modine Manufacturing	NA		NA	<a href="https://rvaschools.gofmx.com/equipment/1554402">https://rvaschools.gofmx.com/equipment/1554402</a>	
18	7348836	D3020	<b>Unit Heater</b> [LPF-LP1-L1-UHE-34-4]	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Inaccessible	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554503">https://rvaschools.gofmx.com/equipment/1554503</a>	
19	7348835	D3020	<b>Unit Heater</b> [LPF-LP1-L1-UHE-34-1]	Electric, 15KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Inaccessible	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554485">https://rvaschools.gofmx.com/equipment/1554485</a>	
20	7348828	D3020	<b>Unit Heater</b> [LPF-LP1-L1-UHE-34-2]	Electric, 15 KW	15 KW	Maury Street Property (Altria) / Main Building	Corridor	Dayton	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554409">https://rvaschools.gofmx.com/equipment/1554409</a>	
21	7348815	D3020	<b>Unit Heater</b> [LPF-LP1-L1-UHT-36-5]	Steam, 13 to 36 MBH		Maury Street Property (Altria) / Main Building	Corridor	Inaccessible	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554413">https://rvaschools.gofmx.com/equipment/1554413</a>	
22	7348794	D3020	<b>Unit Heater</b> [LPF-LP1-L1-UHT-36-6]	Steam	10 MBH	Maury Street Property (Altria) / Main Building	Corridor	Inaccessible	Inaccessible		Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554408">https://rvaschools.gofmx.com/equipment/1554408</a>	

23	7348814	D3020	<b>Unit Heater</b> [LPF-LP1-L2-UHT-36-3]	Steam, 37 to 85 MBH	76 - 125 MBH	Maury Street Property (Altria) / Main Building / 2nd Floor	2nd floor	Modine Manufacturing	Inaccessible		Inaccessible			<a href="https://rvaschools.gofmx.com/equipment/1554537">https://rvaschools.gofmx.com/equipment/1554537</a>
24	7348831	D3020	<b>Boiler Supplemental Components</b>	Chemical Feed System	140 GAL	Maury Street Property (Altria) / Main Building	Boiler room	ChemTreat	BL-8631		NA			<a href="https://rvaschools.gofmx.com/equipment/1554457">https://rvaschools.gofmx.com/equipment/1554457</a>
25	7348887	D3020	<b>Boiler Supplemental Components</b>	Chemical Feed System	140 GAL	Maury Street Property (Altria) / Main Building	Boiler room	ChemTreat	BL-1253		NA			<a href="https://rvaschools.gofmx.com/equipment/1554451">https://rvaschools.gofmx.com/equipment/1554451</a>
26	7348917	D3020	<b>Boiler Supplemental Components</b>	Chemical Feed System	60 GAL	Maury Street Property (Altria) / Main Building	Boiler room	ChemTreat	BL1541		NA			<a href="https://rvaschools.gofmx.com/equipment/1554448">https://rvaschools.gofmx.com/equipment/1554448</a>
27	7348820	D3020	<b>Boiler Supplemental Components</b> [Receiver-1]	Expansion Tank, 176 to 250 GAL		Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	2nd floor	No dataplate	No dataplate		No dataplate	2008		<a href="https://rvaschools.gofmx.com/equipment/1554531">https://rvaschools.gofmx.com/equipment/1554531</a>
28	7348810	D3030	<b>Chiller</b> [LPF-LP1-YD-CHL-24-5]	Air-Cooled, 14 TON	14 TON	Maury Street Property (Altria) / Site	Building exterior	York	YCAL0014EC46XCASDTXLXX	REPM011220				<a href="https://rvaschools.gofmx.com/equipment/1554560">https://rvaschools.gofmx.com/equipment/1554560</a>
29	7348817	D3030	<b>Chiller</b> [LPF-LP1-YD-CHL-24-8]	Air-Cooled, 45 TON	45 TON	Maury Street Property (Altria) / Site	Building exterior	Carrier	30RAN045E615KD	4104Q00438		2004		<a href="https://rvaschools.gofmx.com/equipment/1554414">https://rvaschools.gofmx.com/equipment/1554414</a>
30	7348791	D3030	<b>Heat Pump</b>	5 TON		Maury Street Property (Altria) / Main Building / Basement	Basement	Carrier	40QB060300	3888H01741		1988		<a href="https://rvaschools.gofmx.com/equipment/1554566">https://rvaschools.gofmx.com/equipment/1554566</a>

31	7350845	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	5 TON	Maury Street Property (Altria) / Main Building	Roof	York	YCJD60S41S2A	W1N4362375	2004	<a href="https://m.upgnet.com/SN/W1N4362375">https://m.upgnet.com/SN/W1N4362375</a>
32	7350939	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	Maury Street Property (Altria) / Main Building	Roof	Thermal Zone	TZPA-360-DA757	W171401504	2014	<a href="https://rvaschools.gofmx.com/equipment/1554389">https://rvaschools.gofmx.com/equipment/1554389</a>
33	7350842	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	5 TON	Maury Street Property (Altria) / Main Building	Roof	York	YHJD60S44S5B	W1F5759989		<a href="https://rvaschools.gofmx.com/equipment/1554438">https://rvaschools.gofmx.com/equipment/1554438</a>
34	7348786	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 6 TON	6 TON	Maury Street Property (Altria) / Main Building	Above offices	Trane	TWE060A300EL	8435RGYBD		<a href="https://rvaschools.gofmx.com/equipment/1554549">https://rvaschools.gofmx.com/equipment/1554549</a>
35	7348901	D3030	<b>Split System</b>	Fan Coil Unit, DX	0.75 TON	Maury Street Property (Altria) / Main Building	Data room 102	Mr. Slim	MS-A09-WA	900412	2000	<a href="https://rvaschools.gofmx.com/equipment/1554460">https://rvaschools.gofmx.com/equipment/1554460</a>
36	7348881	D3030	<b>Split System</b> [Condenser #2]	Condensing Unit/Heat Pump	4 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BHN050H2D	T07M04528	2007	<a href="https://rvaschools.gofmx.com/equipment/1554522">https://rvaschools.gofmx.com/equipment/1554522</a>
37	7348905	D3030	<b>Split System</b> [Condenser #3]	Condensing Unit/Heat Pump	4 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BHN050H2D	T07M04529	2007	<a href="https://rvaschools.gofmx.com/equipment/1554511">https://rvaschools.gofmx.com/equipment/1554511</a>



38	7348927	D3030	<b>Split System</b> [Condenser #4]	Condensing Unit/Heat Pump	4 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BHN050H2D	T07M04530	2007	<a href="https://rvaschools.gofmx.com/equipment/1554513">https://rvaschools.gofmx.com/equipment/1554513</a>
39	7348801	D3030	<b>Split System</b> [Condenser #5]	Condensing Unit/Heat Pump	5 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BZN060M6D	T08A03811	2008	<a href="https://rvaschools.gofmx.com/equipment/1554530">https://rvaschools.gofmx.com/equipment/1554530</a>
40	7348803	D3030	<b>Split System</b> [Condenser #6]	Condensing Unit/Heat Pump	5 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BZN060M6D	T08A03810	2008	<a href="https://rvaschools.gofmx.com/equipment/1554525">https://rvaschools.gofmx.com/equipment/1554525</a>
41	7348888	D3030	<b>Split System</b> [Condenser #7]	Condensing Unit/Heat Pump	5 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BZN060M6D	T08A03809	2008	<a href="https://rvaschools.gofmx.com/equipment/1554534">https://rvaschools.gofmx.com/equipment/1554534</a>
42	7348878	D3030	<b>Split System</b> [Condenser #8]	Condensing Unit/Heat Pump	5 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BZN060M6D	T08A03812	2008	<a href="https://rvaschools.gofmx.com/equipment/1554519">https://rvaschools.gofmx.com/equipment/1554519</a>
43	7348809	D3030	<b>Split System</b> [Condenser 1]	Condensing Unit/Heat Pump	4 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BHN050H2D	T07M0427	2007	<a href="https://rvaschools.gofmx.com/equipment/1554521">https://rvaschools.gofmx.com/equipment/1554521</a>

44	7348789	D3030	<b>Split System</b> [Condenser 1A]	Condensing Unit/Heat Pump	4 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BHN050H2D	T08H05321	2007	<a href="https://rvaschools.gofmx.com/equipment/1554526">https://rvaschools.gofmx.com/equipment/1554526</a>
45	7348934	D3030	<b>Split System</b> [Condenser 3A]	Condensing Unit/Heat Pump	4 TON	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Heatcraft	BHN050H2D	T08H05320	2007	<a href="https://rvaschools.gofmx.com/equipment/1554512">https://rvaschools.gofmx.com/equipment/1554512</a>
46	7348866	D3030	<b>Split System</b> [LPF-LP1-BS- ACU-21-1]	Condensing Unit/Heat Pump	7.5 TON	Maury Street Property (Altria) / Main Building / Basement > Machine Shop	Basement	American Standard Inc.	TWE090A300EL	7341MMPBD	2007	<a href="https://rvaschools.gofmx.com/equipment/1554576">https://rvaschools.gofmx.com/equipment/1554576</a>
47	7348879	D3030	<b>Split System</b> [LPF-LP1- L1ACU213]	Condensing Unit/Heat Pump, 1 TON	1 TON	Maury Street Property (Altria) / Main Building	Corridor	Mitsubishi Electric	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554467">https://rvaschools.gofmx.com/equipment/1554467</a>
48	7348784	D3030	<b>Split System</b> [LPF-LP1-L1- ACU-21-8]	Condensing Unit/Heat Pump	7.5 TON	Maury Street Property (Altria) / Main Building	Classroom	American Standard Inc.	TWE090A300EL	7312N5MBD	2007	<a href="https://rvaschools.gofmx.com/equipment/1554471">https://rvaschools.gofmx.com/equipment/1554471</a>
49	7350865	D3030	<b>Split System</b> [LPF-LP1-RF- CDU-21-1]	Condensing Unit/Heat Pump	12 TON	Maury Street Property (Altria) / Main Building	Roof	Carrier	38AQS012	Illegible	1996	<a href="https://rvaschools.gofmx.com/equipment/1554385">https://rvaschools.gofmx.com/equipment/1554385</a>
50	7348872	D3030	<b>Split System</b> [LPF-LP1-YD- CDU-21-1]	Condensing Unit/Heat Pump, 7.5 TON	7.5 TON	Maury Street Property (Altria) / Site	Building exterior	Trane	TWA090A400FB	74843SNAD	2007	<a href="https://rvaschools.gofmx.com/equipment/1554417">https://rvaschools.gofmx.com/equipment/1554417</a>

51	7348862	D3030	<b>Split System</b> [LPF-LP1-YD- CDU-21-2]	Condensing Unit/Heat Pump, 21 to 30 TON	28 TON	Maury Street Property (Altria) / Site	Building exterior	Carrier	38AKS028601	1107Q06296	2007	<a href="https://rvaschools.gofmx.com/equipment/1554561">https://rvaschools.gofmx.com/equipment/1554561</a>
52	7348779	D3030	<b>Split System</b> [LPF-LP1-YD- CDU-21-3]	Condensing Unit/Heat Pump, 34 TON	34 TON	Maury Street Property (Altria) / Site	Building exterior	Carrier	38AKS034601	3405Q02765		<a href="https://rvaschools.gofmx.com/equipment/1554571">https://rvaschools.gofmx.com/equipment/1554571</a>
53	7348938	D3030	<b>Split System</b> [LPF-LP1-YD- CDU-21-4]	Condensing Unit/Heat Pump, 28 TON	28 TON	Maury Street Property (Altria) / Site	Building exterior	Carrier	38AKS034601	3405Q02760	2005	<a href="https://rvaschools.gofmx.com/equipment/1554559">https://rvaschools.gofmx.com/equipment/1554559</a>
54	7348902	D3030	<b>Split System</b> [LPF-LP1-YD- CDU-21-6]	Condensing Unit/Heat Pump, 35 TON	35 TON	Maury Street Property (Altria) / Site	Building exterior	Carrier	38AH044601	3405Q06390	2005	<a href="https://rvaschools.gofmx.com/equipment/1554565">https://rvaschools.gofmx.com/equipment/1554565</a>
55	7348800	D3030	<b>Split System</b> [LPF-LP1-YD- CDU-21-7]	Condensing Unit/Heat Pump, 50 TON	50 TON	Maury Street Property (Altria) / Site	Building exterior	Trane	RAUB05004BB01B	J82K60222	2005	<a href="https://rvaschools.gofmx.com/equipment/1554418">https://rvaschools.gofmx.com/equipment/1554418</a>
56	7348811	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Maury Street Property (Altria) / Main Building	Throughout building	No dataplate	No dataplate	No dataplate	1970	<a href="https://rvaschools.gofmx.com/equipment/1554553">https://rvaschools.gofmx.com/equipment/1554553</a> 10
57	7348939	D3050	<b>Supplemental Components</b> [Surge tank]	Surge Tank, HVAC, 175 GAL		Maury Street Property (Altria) / Main Building	Boiler room	Precision Boilers	S450D	NC1004	2011	<a href="https://rvaschools.gofmx.com/equipment/1554452">https://rvaschools.gofmx.com/equipment/1554452</a>
58	7348918	D3050	<b>HVAC Steam Components</b> [LPF-LP1-L1-L1- CRU-31-4]	Condensate Return Station, 15 GAL		Maury Street Property (Altria) / Main Building	Corridor	No dataplate	No dataplate	No dataplate	2011	<a href="https://rvaschools.gofmx.com/equipment/1554462">https://rvaschools.gofmx.com/equipment/1554462</a>
59	7348776	D3050	<b>HVAC Steam Components</b> [LPF-LP1-L2- CRU-31-6]	Condensate Return Station, 18 GPM	18 GPM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1	2nd floor	Hoffman	WCD-12-20-B	160032		<a href="https://rvaschools.gofmx.com/equipment/1554550">https://rvaschools.gofmx.com/equipment/1554550</a>

60	7348771	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	20000 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Carrier	39MN40B0059VE34XXS	3305U03637	2005	<a href="https://rvaschools.gofmx.com/equipment/1554508">https://rvaschools.gofmx.com/equipment/1554508</a>
61	7348931	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	15000 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Carrier	39MN30B0059VE33XXS	3305U03542	2005	<a href="https://rvaschools.gofmx.com/equipment/1554523">https://rvaschools.gofmx.com/equipment/1554523</a>
62	7348805	D3050	<b>Air Handler</b> [LPF-LP1-L1-AHU-11-10]	Interior AHU, Easy/Moderate Access, 25001 to 30000 CFM	30000 CFM	Maury Street Property (Altria) / Main Building	Process equipment area	No dataplate	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554483">https://rvaschools.gofmx.com/equipment/1554483</a>
63	7348884	D3050	<b>Air Handler</b> [LPF-LP1-L2-ACU-21-2]	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	11000 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2A1	2nd floor	Carrier	39MN21CO104BP33XFS	1807U12629	2009	<a href="https://rvaschools.gofmx.com/equipment/1554555">https://rvaschools.gofmx.com/equipment/1554555</a>
64	7348849	D3050	<b>Air Handler</b> [LPF-LP1-L2-ACU-21-3]	Interior AHU, Easy/Moderate Access	15000 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1	2nd floor	Trane	BRCB-5008-0C	L83B09682	2009	<a href="https://rvaschools.gofmx.com/equipment/1554543">https://rvaschools.gofmx.com/equipment/1554543</a>
65	7348940	D3050	<b>Air Handler</b> [LPF-LP1-L2-ACU-21-4]	Interior AHU, Easy/Moderate Access	15000 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1	2nd floor	Buffalo Air Handling	BB2GI-DPFHCTHOND	100101-01		<a href="https://rvaschools.gofmx.com/equipment/1554558">https://rvaschools.gofmx.com/equipment/1554558</a>

66	7348848	D3050	<b>Air Handler</b> [LPF-LP1-L2-ACU-21-5]	Interior AHU, Easy/Moderate Access	15000 CFM	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	2nd floor	Carrier	39MN30B0059VE33XXS	3305U03534	2005	<a href="https://rvaschools.gofmx.com/equipment/1554524">https://rvaschools.gofmx.com/equipment/1554524</a>
67	7348785	D3050	<b>Air Handler</b> [LPF-LP1-L2-ACU-21-7]	Interior AHU, Easy/Moderate Access		Maury Street Property (Altria) / Main Building	Above offices	Inaccessible	Inaccessible	Inaccessible	2009	<a href="https://rvaschools.gofmx.com/equipment/1554403">https://rvaschools.gofmx.com/equipment/1554403</a>
68	7350928	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	54 TON	Maury Street Property (Altria) / Main Building	Roof	Johnson Controls	J20ZFE54T4CZZ30001A	N1L4186869		<a href="https://rvaschools.gofmx.com/equipment/1554391">https://rvaschools.gofmx.com/equipment/1554391</a>
69	7350949	D3050	<b>Packaged Unit</b> [LPF-LP1-RF- PKY-21-8]	RTU, Pad or Roof-Mounted	27.5 TON	Maury Street Property (Altria) / Main Building	Roof	Carrier	48TJD028	3599F46440	1999	<a href="https://rvaschools.gofmx.com/equipment/1554383">https://rvaschools.gofmx.com/equipment/1554383</a>
70	7350907	D3060	<b>Exhaust Fan</b>	Roof or Wall- Mounted, 10" Damper	500 CFM	Maury Street Property (Altria) / Main Building	Roof	Illegible	Illegible	Illegible		<a href="https://rvaschools.gofmx.com/equipment/1554386">https://rvaschools.gofmx.com/equipment/1554386</a>
71	7350937	D3060	<b>Exhaust Fan</b>	Roof or Wall- Mounted, 10" Damper	500 CFM	Maury Street Property (Altria) / Main Building	Roof	No dataplate	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554390">https://rvaschools.gofmx.com/equipment/1554390</a>
72	7348895	D3060	<b>Exhaust Fan</b>	Roof or Wall- Mounted, 24" Damper	2001 - 5000 CFM	Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	Illegible	Illegible	Illegible		<a href="https://rvaschools.gofmx.com/equipment/1554415">https://rvaschools.gofmx.com/equipment/1554415</a>



73	7348891	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 36"Damper	8501 - 15000 CFM	Maury Street Property (Altria) / Main Building	2nd floor	No dataplate	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554535">https://rvaschools.gofmx.com/equipment/1554535</a>
74	7350934	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	30000 CFM	Maury Street Property (Altria) / Main Building	Roof	Aerovent	D53	32925	<a href="https://rvaschools.gofmx.com/equipment/1554384">https://rvaschools.gofmx.com/equipment/1554384</a>
75	7350854	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	30000 CFM	Maury Street Property (Altria) / Main Building	Roof	SkyMaster	ECH60P	Illegible	<a href="https://rvaschools.gofmx.com/equipment/1554397">https://rvaschools.gofmx.com/equipment/1554397</a>
76	7350921	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	30000 CFM	Maury Street Property (Altria) / Main Building	Roof	SkyMaster	ECH60P	SND611901	<a href="https://rvaschools.gofmx.com/equipment/1554398">https://rvaschools.gofmx.com/equipment/1554398</a>
77	7350850	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	30000 CFM	Maury Street Property (Altria) / Main Building	Roof	SkyMaster	ECW60P	SND611901	<a href="https://rvaschools.gofmx.com/equipment/1554393">https://rvaschools.gofmx.com/equipment/1554393</a>
78	7348778	D3060	<b>Exhaust Fan</b>	Wall-Mounted, 36"Damper	8501 - 15000 CFM	Maury Street Property (Altria) / Main Building	Loading Dock	Inaccessible	Inaccessible	Inaccessible	<a href="https://rvaschools.gofmx.com/equipment/1554507">https://rvaschools.gofmx.com/equipment/1554507</a>
79	7348783	D3060	<b>Exhaust Fan</b> [LPF-LP1-L2-EXF-12-10]	Roof or Wall-Mounted, 36"Damper	8501 - 15000 CFM	Maury Street Property (Altria) / Main Building	2nd floor	No dataplate	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554538">https://rvaschools.gofmx.com/equipment/1554538</a>
80	7348890	D3060	<b>Exhaust Fan</b> [LPF-LP1-L2-EXF-12-4]	Wall-Mounted, 24" Damper, 2001 to 5000 CFM	8501 - 15000 CFM	Maury Street Property (Altria) / Main Building	2nd floor	No dataplate	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554545">https://rvaschools.gofmx.com/equipment/1554545</a>

81	7348860	D3060	<b>Exhaust Fan</b> [LPF-LP1-L2-EXF-12-7]	Roof or Wall-Mounted, 36"Damper	8501 - 15000 CFM	Maury Street Property (Altria) / Main Building	2nd floor	No dataplate	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554546">https://rvaschools.gofmx.com/equipment/1554546</a>
82	7348781	D3060	<b>Exhaust Fan</b> [LPF-LP1-L2-EXF-12-8]	Roof or Wall-Mounted, 36"Damper	8501 - 15000 CFM	Maury Street Property (Altria) / Main Building	2nd floor	No dataplate	No dataplate	No dataplate	<a href="https://rvaschools.gofmx.com/equipment/1554541">https://rvaschools.gofmx.com/equipment/1554541</a>

### D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7348826	D4010	<b>Pump</b> [LPF-BLH-L1-FPA-52]	Fire Suppression	50 HP	Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	U.S. Electrical Motors	G219A	NA		<a href="https://rvaschools.gofmx.com/equipment/1554563">https://rvaschools.gofmx.com/equipment/1554563</a>	
2	7348865	D4010	<b>Supplemental Components</b> [BR-200-FP]	Fire Pump Controller		Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	Metron	M300-50-240C	NE-9663180-01		<a href="https://rvaschools.gofmx.com/equipment/1554564">https://rvaschools.gofmx.com/equipment/1554564</a>	
3	7350864	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Maury Street Property (Altria) / Main Building	Throughout building						49

### D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7348868	D5010	<b>Generator</b> [LP-BG-UT-GN]	Diesel, 50 KW	50 KW	Maury Street Property (Altria) / Main Building / 1st Floor > Generator Room	Generator room	Generac	050/2240-1	0806180	2008	<a href="https://rvaschools.gofmx.com/equipment/1554446">https://rvaschools.gofmx.com/equipment/1554446</a>	

2	7348857	D5010	<b>Automatic Transfer Switch</b>	ATS	100 AMP	Maury Street Property (Altria) / Fire Pump Building	Fire Pump Building	Automatic Transfer Switch Companye	906141C	C5648			<a href="https://rvaschools.gofmx.com/equipment/1554401">https://rvaschools.gofmx.com/equipment/1554401</a>
3	7348844	D5010	<b>Automatic Transfer Switch</b>	ATS	100 AMP	Maury Street Property (Altria) / Main Building / 1st Floor > Generator Room	Generator room	Generac	0126-1		0003129	2011	<a href="https://rvaschools.gofmx.com/equipment/1554445">https://rvaschools.gofmx.com/equipment/1554445</a>
4	7348886	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	Inaccessible		Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554514">https://rvaschools.gofmx.com/equipment/1554514</a>
5	7348930	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	100 KVA	Maury Street Property (Altria) / Main Building	Corridor	Square D	Inaccessible		Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554473">https://rvaschools.gofmx.com/equipment/1554473</a>
6	7348822	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	Inaccessible		Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554499">https://rvaschools.gofmx.com/equipment/1554499</a>
7	7348795	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	45T3H		NA		<a href="https://rvaschools.gofmx.com/equipment/1554501">https://rvaschools.gofmx.com/equipment/1554501</a>
8	7348877	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	45T3H		NA	2005	<a href="https://rvaschools.gofmx.com/equipment/1554502">https://rvaschools.gofmx.com/equipment/1554502</a>

9	7348882	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	Inaccessible		Inaccessible			<a href="https://rvaschools.gofmx.com/equipment/1554410">https://rvaschools.gofmx.com/equipment/1554410</a>
10	7348804	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Maury Street Property (Altria) / Main Building	Corridor	Inaccessible	Inaccessible		Inaccessible			<a href="https://rvaschools.gofmx.com/equipment/1554468">https://rvaschools.gofmx.com/equipment/1554468</a>
11	7348830	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	15 KVA	Maury Street Property (Altria) / Main Building	Corridor	Inaccessible	Inaccessible		Inaccessible			<a href="https://rvaschools.gofmx.com/equipment/1554475">https://rvaschools.gofmx.com/equipment/1554475</a>
12	7348859	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	EE45T151HCT		NA	2009		<a href="https://rvaschools.gofmx.com/equipment/1554488">https://rvaschools.gofmx.com/equipment/1554488</a>
13	7348793	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Maury Street Property (Altria) / Main Building	2nd floor	General Electric	9T23B3872		1475A382CBG012	2011		<a href="https://rvaschools.gofmx.com/equipment/1554544">https://rvaschools.gofmx.com/equipment/1554544</a>
14	7348932	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	100 KVA	Maury Street Property (Altria) / Main Building	Corridor	Square D	100S3HNV		204500			<a href="https://rvaschools.gofmx.com/equipment/1554477">https://rvaschools.gofmx.com/equipment/1554477</a>
15	7348904	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	45T3HCU		NA	2004		<a href="https://rvaschools.gofmx.com/equipment/1554416">https://rvaschools.gofmx.com/equipment/1554416</a>
16	7348840	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Maury Street Property (Altria) / Main Building	Electrical room	Square D	45T3H		N/A	2011		<a href="https://rvaschools.gofmx.com/equipment/1554443">https://rvaschools.gofmx.com/equipment/1554443</a>

17	7348926	D5020	<b>Secondary Transformer</b>	Dry, Stepdown, 45 KVA		Maury Street Property (Altria) / Main Building	Corridor	Square D	Inaccessible		Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1554490">https://rvaschools.gofmx.com/equipment/1554490</a>
18	7348812	D5020	<b>Secondary Transformer</b> [Basement Transformer A]	Dry, Stepdown	75 KVA	Maury Street Property (Altria) / Main Building / Basement > Machine Shop	Basement	Square D	75T3H		NA	1998	<a href="https://rvaschools.gofmx.com/equipment/1554575">https://rvaschools.gofmx.com/equipment/1554575</a>
19	7348798	D5020	<b>Secondary Transformer</b> [Basement Transformer B]	Dry, Stepdown	75 KVA	Maury Street Property (Altria) / Main Building / Basement > Machine Shop	Basement	General Electric	9T2393874		881027		<a href="https://rvaschools.gofmx.com/equipment/1554573">https://rvaschools.gofmx.com/equipment/1554573</a>
20	7348806	D5020	<b>Secondary Transformer</b> [Panel LBP]	Dry, Stepdown	15 KVA	Maury Street Property (Altria) / Main Building	Boiler room	Eaton	P48G28T15CUB		J11M1102	2011	<a href="https://rvaschools.gofmx.com/equipment/1554456">https://rvaschools.gofmx.com/equipment/1554456</a>
21	7348843	D5020	<b>Switchboard</b> [Switchboard #1]	120/208 V	1200 AMP	Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Room	Electrical room	Square D	G-348095		N/A	2011	<a href="https://rvaschools.gofmx.com/equipment/1554449">https://rvaschools.gofmx.com/equipment/1554449</a>
22	7348797	D5020	<b>Switchboard</b> [Switchboard #2]	277/480V	1200 AMP	Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Room	Electrical room	Square D	G-348096		30370832-002	2011	<a href="https://rvaschools.gofmx.com/equipment/1554442">https://rvaschools.gofmx.com/equipment/1554442</a>



23	7348777	D5020	<b>Switchboard</b> [Switchboard #4]	277/480 V	4000 AMP	Maury Street Property (Altria) / Main Building / 1st Floor > Electrical Room	Electrical room	Square D	43-0238775A	N/A	2011	<a href="https://rvaschools.gofmx.com/equipment/1554444">https://rvaschools.gofmx.com/equipment/1554444</a>
24	7348818	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP		Maury Street Property (Altria) / Main Building	Process equipment area	Square D	12235257660040001	NA		<a href="https://rvaschools.gofmx.com/equipment/1554569">https://rvaschools.gofmx.com/equipment/1554569</a>
25	7348821	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP		Maury Street Property (Altria) / Main Building	Process equipment area	Square D	12235257660020001	NA	2011	<a href="https://rvaschools.gofmx.com/equipment/1554562">https://rvaschools.gofmx.com/equipment/1554562</a>
26	7348773	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	Maury Street Property (Altria) / Main Building	Electrical room	Square D	44-94385-10	N/A	2011	<a href="https://rvaschools.gofmx.com/equipment/1554441">https://rvaschools.gofmx.com/equipment/1554441</a>
27	7348924	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	Maury Street Property (Altria) / Main Building	Electrical room	Square D	QM-08514-1A	N/A	2011	<a href="https://rvaschools.gofmx.com/equipment/1554440">https://rvaschools.gofmx.com/equipment/1554440</a>
28	7350888	D5020	<b>Distribution Panel</b>	277/480 V	600 AMP	Maury Street Property (Altria) / Main Building / Basement	Basement	Square D	5074-6	NA		<a href="https://rvaschools.gofmx.com/equipment/1554433">https://rvaschools.gofmx.com/equipment/1554433</a>
29	7348875	D5020	<b>Distribution Panel</b> [Panel DP-2]	277/480 V	400 AMP	Maury Street Property (Altria) / Main Building	Electrical room	Square D	HCM-08514-2C	N/A	2011	<a href="https://rvaschools.gofmx.com/equipment/1554439">https://rvaschools.gofmx.com/equipment/1554439</a>

30	7348867	D5020	<b>Distribution Panel [PDP-1]</b>	120/208 V	600 AMP	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	19688194006001	NA	2006	<a href="https://rvaschools.gofmx.com/equipment/1554405">https://rvaschools.gofmx.com/equipment/1554405</a>
31	7348906	D5020	<b>Distribution Panel [PDP-2]</b>	120/208 V	600 AMP	Maury Street Property (Altria) / Main Building	Process equipment area	Square D	196881940070001	NA	2006	<a href="https://rvaschools.gofmx.com/equipment/1554406">https://rvaschools.gofmx.com/equipment/1554406</a>
32	7348870	D5020	<b>Motor Control Center</b>	w/ Main Breaker	800 AMP	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P3	2nd floor	Centerline	BUL.2100	939310/1	2011	<a href="https://rvaschools.gofmx.com/equipment/1554536">https://rvaschools.gofmx.com/equipment/1554536</a>
33	7348841	D5020	<b>Motor Control Center [Kitchen MCC]</b>	w/ Main Breaker	690 AMP	Maury Street Property (Altria) / Main Building	Corridor	Allen Bradley	BUL.2100	896914/1	2011	<a href="https://rvaschools.gofmx.com/equipment/1554476">https://rvaschools.gofmx.com/equipment/1554476</a>
34	7348916	D5020	<b>Motor Control Center [MCC 02]</b>	w/ Main Breaker	600 AMP	Maury Street Property (Altria) / Main Building	Process equipment area	Centerline	BUL.2100	792062/1	2011	<a href="https://rvaschools.gofmx.com/equipment/1554493">https://rvaschools.gofmx.com/equipment/1554493</a>
35	7348839	D5020	<b>Motor Control Center [MCC 03]</b>	w/ Main Breaker	600 AMP	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P2	2nd floor	Centerline	BUL.2100	739910/1	2011	<a href="https://rvaschools.gofmx.com/equipment/1554528">https://rvaschools.gofmx.com/equipment/1554528</a>
36	7348792	D5020	<b>Motor Control Center [MCC 30]</b>	w/ Main Breaker	800 AMP	Maury Street Property (Altria) / Main Building	Process equipment area	Centerline	BUL.2100	834226/1	2011	<a href="https://rvaschools.gofmx.com/equipment/1554494">https://rvaschools.gofmx.com/equipment/1554494</a>

37	7348856	D5020	<b>Motor Control Center [MCC 30A]</b>	w/ Main Breaker	800 AMP	Maury Street Property (Altria) / Main Building	Process equipment area	Centerline	BUL.2100	649805/1	2011	<a href="https://rvaschools.gofmx.com/equipment/1554479">https://rvaschools.gofmx.com/equipment/1554479</a>
38	7348855	D5020	<b>Motor Control Center [MCC B1]</b>	w/ Main Breaker	600 AMP	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1	2nd floor	Centerline	BUL.2100	834226/6	2011	<a href="https://rvaschools.gofmx.com/equipment/1554539">https://rvaschools.gofmx.com/equipment/1554539</a>
39	7348908	D5020	<b>Motor Control Center [MCC MOHR]</b>	w/ Main Breaker	1200 AMP	Maury Street Property (Altria) / Main Building	Corridor outside offices	Cenerline	BUL. 1200	816841/2	2011	<a href="https://rvaschools.gofmx.com/equipment/1554461">https://rvaschools.gofmx.com/equipment/1554461</a>
40	7348772	D5030	<b>Variable Frequency Drive [FLO-15]</b>	VFD, by HP of Motor	10 HP	Maury Street Property (Altria) / Main Building / 2nd Floor > 2P1	2nd floor	Allen Bradley	PowerFlex	NA		<a href="https://rvaschools.gofmx.com/equipment/1554554">https://rvaschools.gofmx.com/equipment/1554554</a>

**D70 Electronic Safety & Security**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7350904	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Maury Street Property (Altria) / Main Building	Interior	Notifier	NCM-W	51533:A1	2003	<a href="https://rvaschools.gofmx.com/equipment/1554419">https://rvaschools.gofmx.com/equipment/1554419</a>	

**E10 Equipment**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7350886	E1010	<b>Loading Dock Equipment</b>	Dock Leveler		Maury Street Property (Altria) / Main Building	Building Exterior	Nordock	ATL-500	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554381">https://rvaschools.gofmx.com/equipment/1554381</a>	

2	7350861	E1010	<b>Loading Dock Equipment</b>	Dock Leveler		Maury Street Property (Altria) / Main Building	Building Exterior	Nordock	ATL-500		No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554379">https://rvaschools.gofmx.com/equipment/1554379</a>
3	7350914	E1010	<b>Loading Dock Equipment</b>	Dock Leveler		Maury Street Property (Altria) / Main Building	Building Exterior	Nordock	ATL-500		No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1554380">https://rvaschools.gofmx.com/equipment/1554380</a>
4	7348928	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Maury Street Property (Altria) / Main Building / 1st Floor > 1A1 - Packaging Room	Storage warehouse	Kolpak	90913040404P		NA	2011	<a href="https://rvaschools.gofmx.com/equipment/1554466">https://rvaschools.gofmx.com/equipment/1554466</a>
5	7348935	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Maury Street Property (Altria) / Main Building / 1st Floor > Vestibule	Reception						<a href="https://rvaschools.gofmx.com/equipment/1554399">https://rvaschools.gofmx.com/equipment/1554399</a>
6	7348813	E1040	<b>Vacuum Pump</b>	40 HP		Maury Street Property (Altria) / Main Building	Loading Dock	Invincible	75141RB		58K737		<a href="https://rvaschools.gofmx.com/equipment/1554517">https://rvaschools.gofmx.com/equipment/1554517</a>
7	7348780	E1040	<b>Vacuum Pump</b>	40 HP		Maury Street Property (Altria) / Main Building	Loading Dock	Invincible	75141RB		56K737		<a href="https://rvaschools.gofmx.com/equipment/1554509">https://rvaschools.gofmx.com/equipment/1554509</a>

**G20 OTHER**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	7350869	G2020	<b>Vehicular Access Devices</b> [LPF- BLH-YD-GTE- 01-1]	Operator, Large Gate	Maury Street Property (Altria) / Site	Site	Chamberlain	SL580-100-43-63	A45 - A5-24212 G	2005	<a href="https://rvaschools.gofmx.com/equipment/1554382">https://rvaschools.gofmx.com/equipment/1554382</a>
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