

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



J.B. Fisher Elementary School
3701 Garden Road
Richmond, VA 23235

PREPARED BY:

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	2
Main Address	3701 Garden Road, Richmond, VA 23235
Site Developed	1966, Renovated 1992
Outside Occupants / Leased Spaces	None
Date of Visit	March 29, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

J.B. Fisher Elementary School was originally constructed in 1966 and the main building has not been significantly renovated since. The annex building, which can be accessed from the main building by a breezeway or from the main parking lot, is thought to have been constructed in 1992 based on received information from a prior roof inspection report. The school primarily serves to facilitate learning for the grades of kindergarten through fifth grade. School spaces include administrative space, general classrooms, specialized subject classrooms, and a cafetorium (cafeteria and auditorium multipurpose).

Architectural

Both buildings appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The roof of the main building consists of an asphalt surface above the cafetorium, as well as a fluid applied coating elsewhere. The fluid applied coating appeared to have severe blisters and ponding issues, despite being installed just five years ago. The asphalt surface is also over twenty years old. The annex building roof has a similar asphalt surface and is also significantly aged. These roofs are recommended for replacement in the short term and have been budgeted accordingly. While the exterior façade of the main building is generally in fair condition, birds were observed to be infiltrating the structure above the cafetorium windows. A budget for repairs is included. Windows on both buildings were observed to be significantly aged with replacement budgeted for the short to near term. The façade of the annex building consists of brick and wood siding. The wood siding appears original, as the wood is severely deteriorating and rotting. Replacement of this finish is recommended and budgeted for the short term. Interior finishes are generally in fair condition but are assumed to be mostly original. Replacements for these finishes have been budgeted for the medium to long term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary cooling in the building is controlled by a chiller and interior air handlers serving fan coil units to most spaces in the buildings. Supplemental components include rooftop packaged units and a split system heat pump. Primary heating comes from electric baseboard heaters throughout the building. Many of the heating and cooling systems, with exception of a few components, have approached their expected useful life. It is recommended that the system and its components be replaced in the near term.

Hot water for plumbing is provided by three electric water heaters in the main building and another in the annex. The plumbing infrastructure is original to the 1966 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included. While the water heaters were observed to be in fair condition, three of four units are approaching or have already reached their estimated end of useful life. Replacement has been budgeted for these units in the near term.

The electrical distribution is controlled by a switchboard in the main electrical room with supplemental distribution panels and transformers throughout the building. The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1966 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. The light fixtures throughout most of the facility utilize older, inefficient linear fluorescent lamps compared to today's now increasingly affordable and more commonplace LED equivalents. During the next lighting retrofit project, replacement with newer LED fixtures is highly recommended to save substantial amounts of energy.

Neither building is protected by fire suppression, with the exception of fire extinguishers in both buildings, and a kitchen hood system in the main building. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed. As part of the major planned short-term renovations, a facility-wide fire suppression retrofit is recommended. A budgetary cost is included. The fire alarm system was observed to be in fair condition.

Site

The site consists of asphalt parking lots with concrete walkways, and a number of athletic surfaces, fields, and playgrounds. The site was observed to have numerous deficiencies, including severe alligator cracking in asphalt surfaces, cracking through concrete walkways creating tripping hazards, depleted playground chip surfaces, transverse cracking in the asphalt basketball court, wide cracking on the site’s tennis court, and nonfunctional property signage. Budgets for replacement from these site deficiencies are included.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility’s overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI’s for each facility:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Annex Building (1992)	\$300	6,973	\$2,091,900	0.0%	12.2%	17.0%	25.0%
Main Building (1966)	\$300	37,249	\$11,174,700	0.0%	23.1%	30.3%	41.7%

Immediate Needs

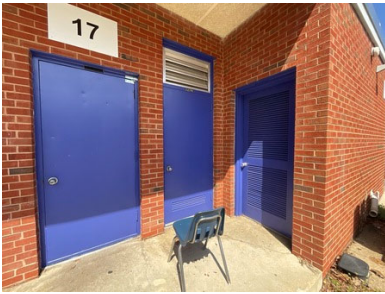
Facility/Building	Total Items	Total Cost
J.B. Fisher Elementary School / Main Building	1	\$1,100
Total	1	\$1,100

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7496564	Main Entrance (Facade at top of Cafetorium)	B2010	Exterior Walls, any type, Repairs per Man-Day, Repair	Poor	Environmental	\$1,100
Total (1 items)						\$1,100



Key Findings



Switchboard in Poor condition.

120/208 V, 1600 AMP
Main Building J.B. Fisher Elementary School
Main Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **96.8**

Plan Type: Safety

Cost Estimate: \$80,000

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No access to main electrical room due to no key at time of assessment. Switchboard is assumed to be Federal Pacific (safety risk) based on original electrical panels located in the building. - AssetCALC ID: 7505434



Sidewalk in Poor condition.

Concrete, Large Areas
Site J.B. Fisher Elementary School Parking lot

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$27,000

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Severe cracking throughout concrete sidewalks around main parking lot. Some cracking is severe enough to have created tripping hazards. - AssetCALC ID: 7496581



Distribution Panel in Poor condition.

120/240 V, Residential Style
Main Building J.B. Fisher Elementary School K-2 Hall Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,100

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496593



Distribution Panel in Poor condition.

120/240 V
Main Building J.B. Fisher Elementary School Cafetorium Hallway

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$2,500

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496591



Distribution Panel in Poor condition.

120/240 V, Residential Style
Main Building J.B. Fisher Elementary School
Hallway Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,100

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496611



Distribution Panel in Poor condition.

120/240 V, Residential Style
Main Building J.B. Fisher Elementary School K-
2 Hall Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,100

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496601



Distribution Panel in Poor condition.

120/240 V, Residential Style
Main Building J.B. Fisher Elementary School
Hallway Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

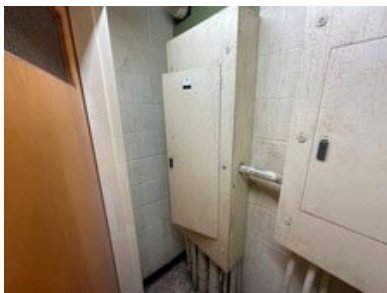
Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,100

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496629



Distribution Panel in Poor condition.

120/240 V, Residential Style
Main Building J.B. Fisher Elementary School K-
2 Hall Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,100

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496588



Distribution Panel in Poor condition.

120/240 V, Residential Style
Main Building J.B. Fisher Elementary School
Hallway Electrical Room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,100

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Replace Federal Pacific panel, poses a safety risk. - AssetCALC ID: 7496704



Exterior Walls in Poor condition.

Wood Siding
Annex Building J.B. Fisher Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,000

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Rotting and deteriorating wood finish throughout exteriors. - AssetCALC ID: 7497038



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Main Building J.B. Fisher Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2026**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Chipping paint on front exterior of building. - AssetCALC ID: 7496682



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Main Building J.B. Fisher Elementary School
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$112,200

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Roof membrane has far exceeded its EUL and show signs of eminent failure. - AssetCALC ID: 7496606



Roofing in Poor condition.

Priority Score: **88.8**

Built-Up
Annex Building J.B. Fisher Elementary School
Roof Annex

Plan Type:
Performance/Integrity

Cost Estimate: \$100,800

Uniformat Code: B3010
Recommendation: **Replace in 2025**

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Exceedingly aged and showing general deterioration. - AssetCALC ID: 7497066



Secondary Transformer in Poor condition.

Priority Score: **87.8**

Dry, Stepdown
Main Building J.B. Fisher Elementary School K-2 Hall Electrical Room

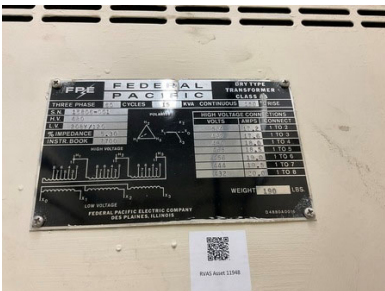
Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

Uniformat Code: D5020
Recommendation: **Replace in 2025**

\$\$\$

Replace Federal Pacific transformer - AssetCALC ID: 7496580



Secondary Transformer in Poor condition.

Priority Score: **87.8**

Dry, Stepdown
Main Building J.B. Fisher Elementary School
Hallway Electrical Room

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

Uniformat Code: D5020
Recommendation: **Replace in 2025**

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Original Federal Pacific transformer - AssetCALC ID: 7496635



Window in Poor condition.

Priority Score: **87.7**

Aluminum Double-Glazed, 16-25 SF
Annex Building J.B. Fisher Elementary School
Building Exterior

Plan Type:
Performance/Integrity

Cost Estimate: \$18,100

Uniformat Code: B2020
Recommendation: **Replace in 2026**

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Significantly aged windows throughout - AssetCALC ID: 7497046



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site J.B. Fisher Elementary School Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Replace small sections of concrete slabs that have cracked elsewhere throughout site. - AssetCALC ID: 7496547



Parking Lots in Poor condition.

Pavement, Asphalt
Site J.B. Fisher Elementary School Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$98,000

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Severe alligator cracking in various areas on asphalt surfaces. - AssetCALC ID: 7496594



Electrical System in Poor condition.

Wiring & Switches, Average or Low Density/Complexity
Main Building J.B. Fisher Elementary School
Throughout building

Uniformat Code: D5030
Recommendation: **Replace in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$93,100

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Electrical is original to the building with outdated components. - AssetCALC ID: 7496657



Playfield Surfaces in Poor condition.

Chips Wood, 3" Depth
Site J.B. Fisher Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,100

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Playground is flooded with vegetation growing above surface. - AssetCALC ID: 7496579



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site J.B. Fisher Elementary School Basketball Court

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,200

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Basketball court transverse cracking needs to be sealed to maintain integrity of pavement system. - AssetCALC ID: 7496662



Playfield Surfaces in Poor condition.

Chips Rubber, 6" Depth
Site J.B. Fisher Elementary School Playground Main

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,200

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Playground surface chips are depleted on main playground. - AssetCALC ID: 7496618



Interior Wall in Poor condition.

Movable Partitions, Fabric 8 to 10' Height
Main Building J.B. Fisher Elementary School Room 101-110

Uniformat Code: C1010
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

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Wall partitions between classrooms are damaged at bottom of wall. - AssetCALC ID: 7496681



Athletic Surfaces & Courts in Poor condition.

Tennis/Volleyball, Rubber-Acrylic w/ Integral Color
Site J.B. Fisher Elementary School Tennis Court

Uniformat Code: G2050
Recommendation: **Resurface in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$55,800

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Severe surface cracking that has allowed vegetation to grow onto surface. Resurface recommended. - AssetCALC ID: 7496694



Signage in Failed condition.

Property, Monument
Site J.B. Fisher Elementary School Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Property signage is nonfunctional and needs to be replaced. - AssetCALC ID: 7496577



Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Main Building J.B. Fisher Elementary School
Main Entrance

Uniformat Code: G4050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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CFL fixtures, replace with LED - AssetCALC ID: 7496644



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Main Building J.B. Fisher Elementary School
Main Entrance (Facade at top of Cafetorium)

Uniformat Code: B2010
Recommendation: **Repair in 2024**

Priority Score: **80.9**

Plan Type: Environmental

Cost Estimate: \$1,100

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Birds appear to be entering structure above windows of cafetorium. Façade repairs required to remedy the issue. - AssetCALC ID: 7496564

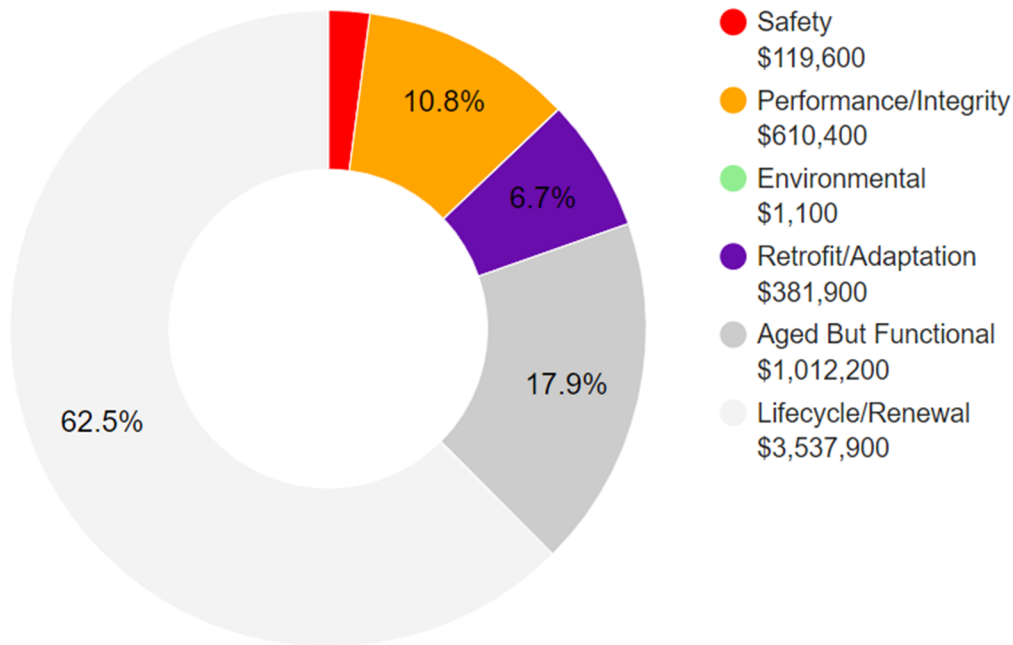
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,663,100

2. Main Building



Main Building: Systems Summary		
Address	3701 Garden Road; Richmond, VA 23235	
Constructed/Renovated	1966	
Building Area	37,249 SF (estimated)	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by wood open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with Modified bitumen and cool reflective coating Secondary: Sloped construction with modified bitumen finish	Poor
Interiors	Walls: Painted gypsum board, painted/glazed CMU, ceramic tile Floors: Carpet, ceramic tile, quarry tile, wood strip, terrazzo, unfinished Ceilings: ACT and hard tile	Fair
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron/PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Chiller, air handlers feeding fan coil terminal units Non-Central System: Packaged units, split-system heat pump Supplemental components: Electric baseboard heaters	Poor
Fire Suppression	Fire extinguishers and kitchen hood system	Poor
Electrical	Source & Distribution: Main switchboard with copper/aluminum wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Main Electrical Room; locked room and no key (switchboard placeholder cost added to AssetCalc) ▪ Exterior Room Beside Chiller; locked room and no key ▪ Exterior Room Beside Kitchen; locked room and no key 	



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$2,708,900	\$2,708,900
Facade	\$1,100	\$3,200	\$586,000	-	\$407,900	\$998,100
Roofing	-	\$650,300	\$1,400	\$9,700	-	\$661,400
Interiors	-	\$4,700	\$428,900	\$742,100	\$174,600	\$1,350,300
Plumbing	-	-	\$480,500	\$15,300	\$149,700	\$645,600
HVAC	-	\$255,400	\$205,200	\$183,200	\$795,500	\$1,439,400
Fire Protection	-	-	\$209,600	\$8,100	-	\$217,700
Electrical	-	\$202,900	\$183,200	\$18,700	\$952,500	\$1,357,300
Fire Alarm & Electronic Systems	-	-	\$86,400	\$225,300	\$155,900	\$467,600
Equipment & Furnishings	-	\$4,800	\$69,800	\$19,900	\$157,300	\$251,900
Special Construction & Demo	-	-	-	\$57,800	-	\$57,800
Site Utilities	-	\$2,500	\$4,600	-	\$3,700	\$10,900
TOTALS (3% inflation)	\$1,100	\$1,123,800	\$2,255,600	\$1,280,200	\$5,506,000	\$10,166,700



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

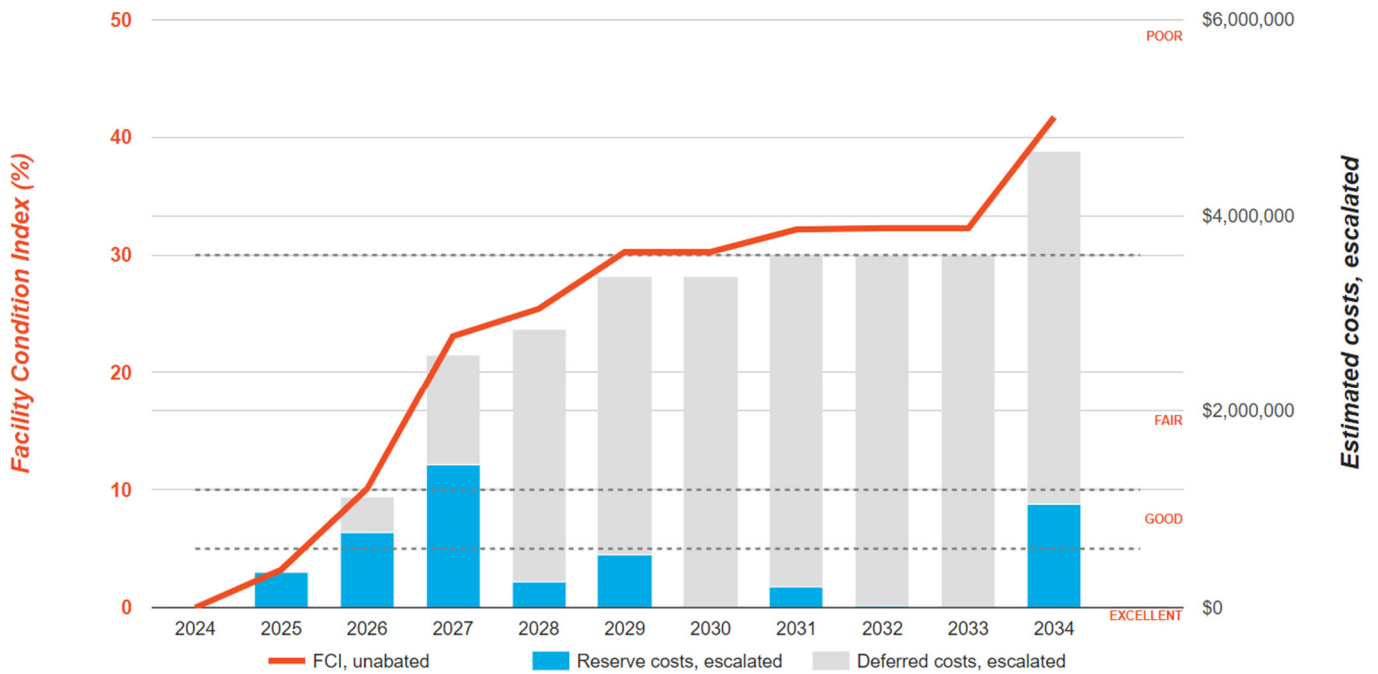
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: J.B. Fisher Elementary School Main Building

Replacement Value: \$11,174,700

Inflation Rate: 3.0%

Average Needs per Year: \$423,800



Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - FLUID APPLIED ROOF OVERVIEW



7 - ADDITIONAL ROOF OVERVIEW



8 - CAFETORIUM ROOF OVERVIEW



9 - LIBRARY



10 - CAFETORIUM



11 - TYPICAL HALLWAY



12 - HALLWAY TO K-2 CLASSROOMS



13 - K-2 CLASSROOM HALLWAY



14 - MAIN OFFICE



15 - PRINCIPAL'S OFFICE



16 - NURSE'S OFFICE



17 - COUNSELOR'S OFFICE



18 - TYPICAL CLASSROOM WITH TERRAZZO



19 - TYPICAL CLASSROOM WITH CARPET



20 - K-2 CLASSROOM



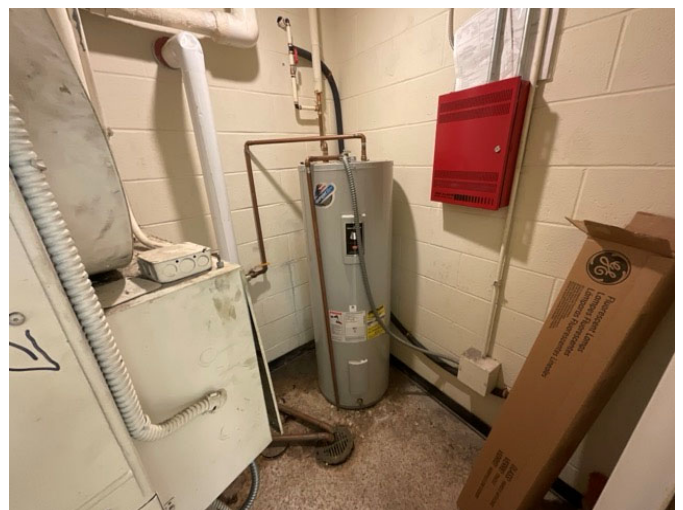
21 - GANG STYLE RESTROOM



22 - CLASSROOM RESTROOM



23 - ACCESSIBLE RESTROOM



24 - SMALL ELECTRIC WATER HEATER



25 - LARGE ELECTRIC WATER HEATER



26 - DOMESTIC PIPING



27 - CHILLER



28 - ROOFTOP PACKAGED UNIT



29 - HEAT PUMP



30 - INTERIOR AIR HANDLING UNIT



31 - CLASSROOM FAN COIL UNIT



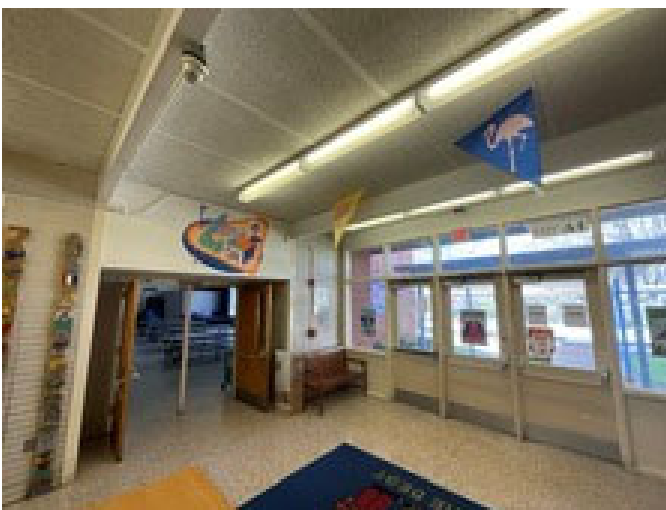
32 - BASEBOARD ELECTRIC HEATER



33 - FEDERAL PACIFIC ELECTRICAL PANELS



34 - FIRE ALARM CONTROL PANEL



35 - FIRE ALARM SYSTEM DEVICES



36 - COMMERCIAL KITCHEN

3. Annex Building



Annex Building: Systems Summary		
Address	3701 Garden Road; Richmond, VA 23235	
Constructed/Renovated	1992	
Building Area	6,973 SF (estimated from prior roof inspection report)	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Aluminum	Poor
Roof	Octagon-shaped construction with asphalt finish	Poor
Interiors	Walls: Painted gypsum board and CMU Floors: VCT Ceilings: ACT	Fair
Elevators	None	--

Annex Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Electric baseboard heaters	Fair
Fire Suppression	Fire extinguishers only	Poor
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Roof; safety concerns/lack of attached ladder (rooftop packaged unit placeholder costs added to AssetCalc) 	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$32,500	-	\$12,100	\$144,300	\$188,900
Roofing	-	\$103,800	-	-	-	\$103,800
Interiors	-	-	\$57,800	-	\$124,400	\$182,200
Plumbing	-	-	\$1,000	\$98,800	\$15,400	\$115,200
HVAC	-	-	\$74,200	-	-	\$74,200
Fire Protection	-	-	\$38,100	-	-	\$38,100
Electrical	-	-	\$47,400	\$24,500	-	\$71,900
Fire Alarm & Electronic Systems	-	-	-	\$32,800	-	\$32,800
Site Utilities	-	-	\$900	-	-	\$900
TOTALS (3% inflation)	-	\$136,400	\$219,400	\$168,200	\$284,100	\$808,100

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.

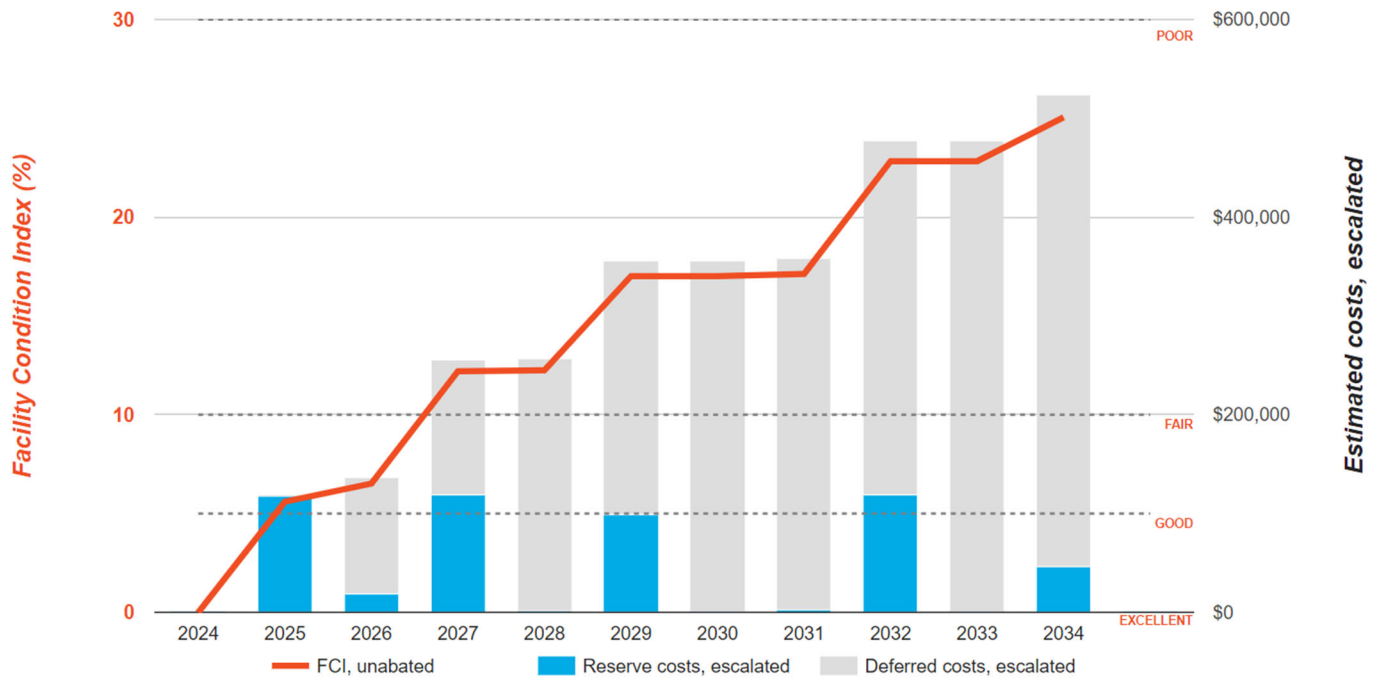
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: J.B. Fisher Elementary School Annex Building

Replacement Value: \$2,091,900

Inflation Rate: 3.0%

Average Needs per Year: \$47,700



Annex Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF OVERVIEW



6 - MAIN HALLWAY



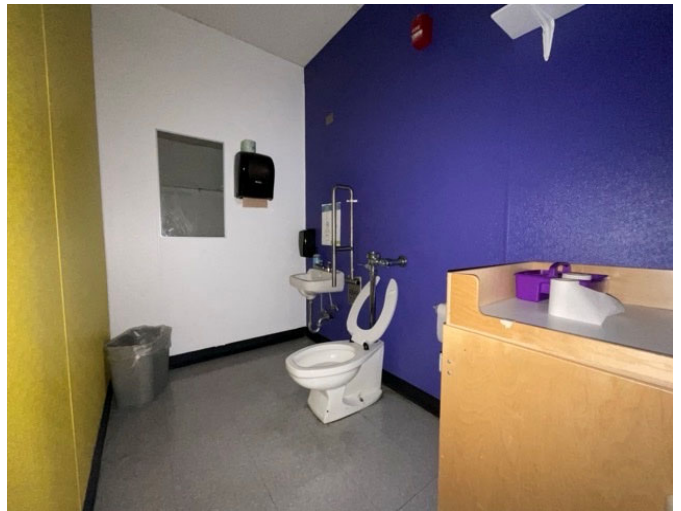
7 - ART CLASSROOM



8 - MUSIC CLASSROOM



9 - PHYSICAL EDUCATION CLASSROOM



10 - TYPICAL RESTROOM



11 - ELECTRIC WATER HEATER



12 - PACKAGED UNITS ON ROOF



13 - CLASSROOM PACKAGED UNIT VENT



14 - ELECTRIC BASEBOARD HEATER



15 - MAIN ELECTRICAL EQUIPMENT



16 - SUPPLEMENTAL DISTRIBUTION PANEL



17 - FIRE ALARM DEVICES



18 - BUILDING MOUNTED CFL FIXTURES

4. Site Summary



Site Information		
Site Area	8.9 acres (estimated)	
Parking Spaces	44 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs and ramps	Poor
Site Development	Property entrance signage; chain link, CMU wall fencing Playgrounds, sports field, and courts with fencing Limited park benches, picnic tables, and trash receptacles	Poor
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	Storage sheds, site pavilion	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site’s overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	\$28,100	-	-	\$28,100
Site Development	-	\$118,000	\$44,400	\$95,200	\$278,900	\$536,500
Site Pavement	-	\$131,900	-	\$60,500	\$7,500	\$199,900
Site Utilities	-	-	-	-	\$21,200	\$21,200
TOTALS (3% inflation)	-	\$249,900	\$72,500	\$155,700	\$307,500	\$785,600



Site: Photographic Overview



1 – MAIN ENTRANCE DRIVEWAY



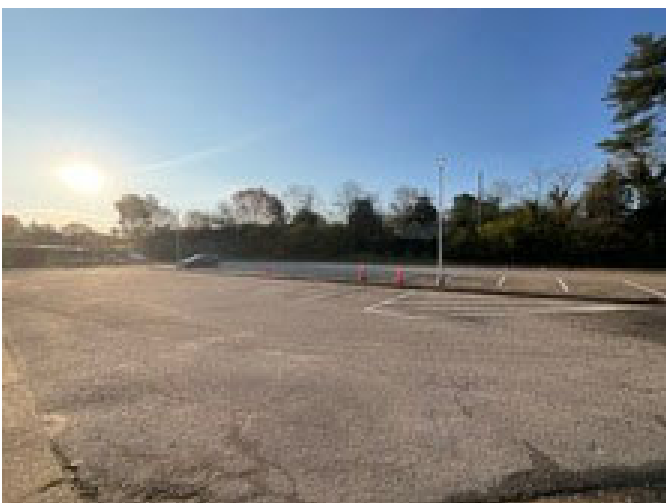
2 – TENNIS COURTS



3 – MAIN PLAYGROUND AREA



4 – SITE PROPERTY SIGNAGE



5 – MAIN PARKING AREA



6 – ANNEX PLAYGROUND



7 – PLAYGROUND SWING SET



8 – PARKING AREA FROM ROOF



9 – ADDITIONAL PLAYGROUND SPACE



10 – MAIN ENTRANCE WALKWAY



11 – SPORTS FIELD



12 – BASKETBALL COURT

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:

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1966	No	No
Main Building	1966	No	No
Annex Building	1992	No	No

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

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

Scope

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

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

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

8. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of J.B. Fisher Elementary School, 3701 Garden Road, Richmond, VA 23235, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

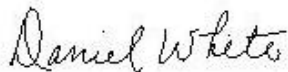
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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Reviewed by:



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9. Appendices

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





Appendix A:

Site Plan

Site Plan



	Project Number	Project Name	
	166385.24R000-009.468	J.B. Fisher Elementary School	
	Source	On-Site Date	
	Google Earth	March 29, 2024	

Appendix B:

Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre- Survey Questionnaire

Building / Facility Name: J.B. Fisher Elementary School
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 3/13/2024
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	1966		
2	Building size in SF	44222		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Single ply, asphalt, built up and fluid applied
		Interiors		CMU, sheetrock, tectum ceiling, drop ceilings,
		HVAC		Electric baseboard
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Roof replacement, solar 131 KW installed 2020. Chiller replaced in 2019.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatic controls, upgrade BAS system.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Building relies on electric baseboard heat.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?			X		
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Hallways
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: J.B. Fisher Elementary School

BV Project Number: 166385.24R000-009.468

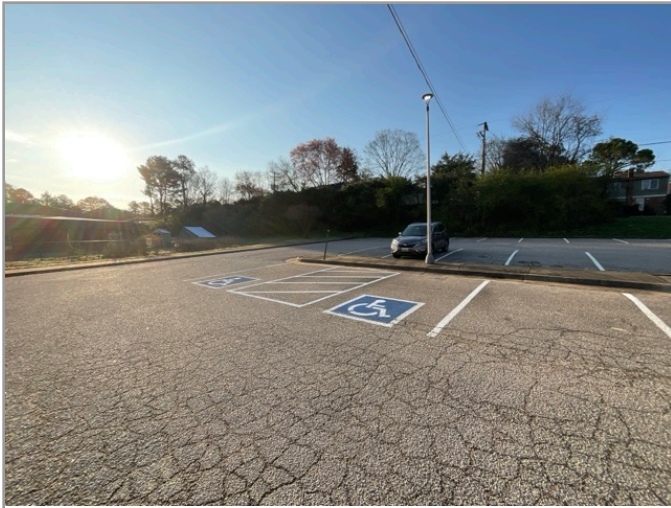
Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Satisfied the 2007 lawsuit requirement
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



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 ?		✗		Missing pole mounted accessible parking signage
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 PATH



2ND PATHWAY

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
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



MAIN ENTRANCE

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

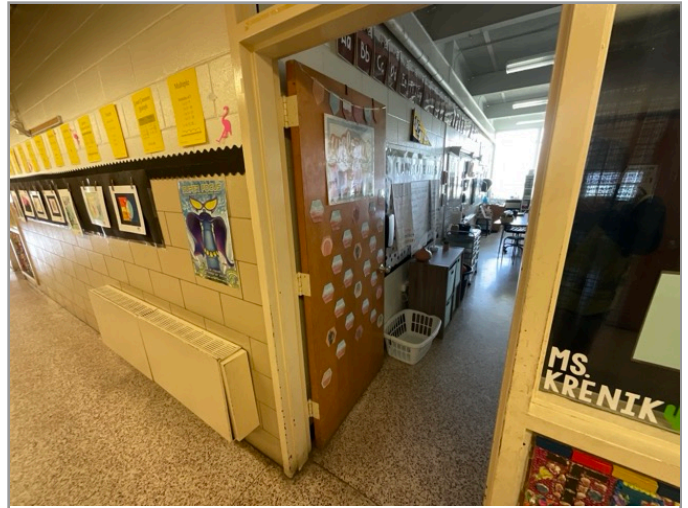
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

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 ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?		X		Main office does not have an accessible counter
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		Door knobs on many doors
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 ?		✗		No lavatory pipe wrap
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			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix D:

Component Condition Report

Component Condition Report | J.B. Fisher Elementary School / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout building	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	6,973 SF	43	7497041
B1020	Throughout building	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	7,200 SF	43	7497042
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	1,300 SF	20	7497050
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	1,000 SF	20	7497051
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	1,300 SF	1	7497038
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	19	2	7497046
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	6	10	7497040
Roofing						
B3010	Roof Annex	Poor	Roofing, Built-Up	7,200 SF	1	7497066
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,973 SF	15	7497064
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	5	7497048
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	6,973 SF	5	7497063
Plumbing						
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	10	7497047
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Laundry	1	15	7497067
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	7497053
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	4	7497060
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7497049
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	7497055
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,973 SF	8	7497045
HVAC						
D3020	Throughout building	Fair	Baseboard Heater, Electric, 6 LF	7	3	7497043
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,973 SF	3	7497054
D3050	Annex roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	5	7497062
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	6,973 SF	3	7497065
Electrical						
D5020	Hallway	Fair	Distribution Panel, 120/208 V [C]	1	7	7497058
D5020	Storage closet	Fair	Distribution Panel, 120/208 V	1	3	7497039
D5020	Storage closet	Fair	Distribution Panel, 120/208 V	1	3	7497057
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,973 SF	8	7497059
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,973 SF	3	7497056
Fire Alarm & Electronic Systems						

Component Condition Report | J.B. Fisher Elementary School / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	6,973 SF	10	7497052
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,973 SF	10	7497044
Sitework						
G4050	Annex Breezeway	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	3	7497061

Component Condition Report | J.B. Fisher Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout building	Fair	Slab-on-Grade, Concrete	37,249 SF	17	7496670
B1010	Throughout building	Fair	Structural Framing, Masonry (CMU) Bearing Walls	37,249 SF	17	7496605
Facade						
B2010	Main Entrance (Facade at top of Cafetorium)	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	1	0	7496564
B2010	Building Exterior	Fair	Exterior Walls, Stucco	1,200 SF	20	7496562
B2010	Building Exterior	Fair	Exterior Walls, Brick	3,250 SF	20	7496634
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,000 SF	2	7496682
B2020	Building Exterior	Fair	Glazing, any type by SF	9,750 SF	3	7496543
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	20	7496659
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	20	7496623
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	36,000 SF	2	7496592
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	6,600 SF	1	7496606
B3060	Roof	Fair	Roof Hatch, Metal	1	3	7496640
B3080	Roof	Fair	Soffit, Wood	500 SF	10	7496575
Interiors						
C1010	Room 101-110	Poor	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	150 LF	2	7496681
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	100	10	7496545
C1070	Cafetorium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	15	7496536
C1070	Restrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	250 SF	5	7496667
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile Tectum	34,100 SF	5	7496630
C1090	Restrooms	Fair	Toilet Partitions, Metal	13	10	7496619
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	60,000 SF	5	7496595
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	10	7496535
C2030	Classroom Restrooms	Fair	Flooring, Ceramic Tile	700 SF	10	7496613
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	700 SF	3	7496684
C2030	Room 112	Good	Flooring, Carpet, Commercial Tile	500 SF	8	7496548
C2030	Cafetorium	Fair	Flooring, Wood, Strip, Refinish	900 SF	3	7496604
C2030	Throughout building	Fair	Flooring, Quarry Tile	3,200 SF	5	7496655

Component Condition Report | J.B. Fisher Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Terrazzo	31,250 SF	10	7496658
Plumbing						
D2010	Roof Access Room	Fair	Water Heater, Electric, Commercial (36 kW)	1	4	7496626
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	7496675
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	37,249 SF	3	7496708
D2010	Restrooms	Fair	Urinal, Standard	6	10	7496680
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	15	7496696
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	26	15	7496701
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	3	5	7496672
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	10	7496616
D2010	K-2 Corridor Mechanical Room	Fair	Water Heater, Electric, Residential	1	3	7496639
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	14	15	7496627
D2010	Incinerator Room	Fair	Water Heater, Electric, Residential	1	11	7496699
D2010	Restrooms	Fair	Toilet, Child-Sized	14	15	7496614
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	7496652
D2060	Roof Access Room	Fair	Air Compressor, Tank-Style	1	4	7496571
HVAC						
D3020	Throughout building	Fair	Baseboard Heater, Electric, 8 LF	75	2	7496695
D3030	Main Office	Good	Split System, Fan Coil Unit, DX	1	12	7496555
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	11	7496653
D3030	Counselor's Room	Fair	Air Conditioner, Window/Thru-Wall	1	2	7496633
D3030	Chiller Yard	Good	Chiller, Air-Cooled	1	20	7496666
D3030	Kitchen	Poor	Air Conditioner, Window/Thru-Wall	1	1	7496544
D3030	Kitchen	Poor	Air Conditioner, Window/Thru-Wall	1	1	7496706
D3050	Room 107	Fair	Fan Coil Unit, Hydronic Terminal [107]	1	3	7496615
D3050	Room 115	Fair	Fan Coil Unit, Hydronic Terminal [115]	1	3	7496597
D3050	Cafetorium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	7496647
D3050	K-2 Classroom Corridor	Fair	Fan Coil Unit, Hydronic Terminal [K-2 CORRIDOR]	1	3	7496636
D3050	Room 108	Fair	Fan Coil Unit, Hydronic Terminal [108]	1	3	7496557
D3050	Speech Therapy Room	Fair	Fan Coil Unit, Hydronic Terminal [SPEECH]	1	3	7496671
D3050	Room 117	Fair	Fan Coil Unit, Hydronic Terminal [117]	1	3	7496537
D3050	K-2 Classroom Corridor	Fair	Fan Coil Unit, Hydronic Terminal [K-2 CORRIDOR]	1	3	7496665
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal [LIBRARY]	1	3	7496641
D3050	Nurse's Office	Fair	Fan Coil Unit, Hydronic Terminal [NURSE]	1	3	7496642
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	3	7496566
D3050	Room 109	Fair	Fan Coil Unit, Hydronic Terminal [109]	1	3	7496702
D3050	K-2 Corridor Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	7496546

Component Condition Report | J.B. Fisher Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Room 119	Fair	Fan Coil Unit, Hydronic Terminal [119]	1	3	7496668
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	37,249 SF	20	7496570
D3050	Nurse's Office	Fair	Fan Coil Unit, Hydronic Terminal [NURSE]	1	3	7496602
D3050	Room 114	Fair	Fan Coil Unit, Hydronic Terminal [114]	1	3	7496551
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	3	7496603
D3050	Room 111	Fair	Fan Coil Unit, Hydronic Terminal [111]	1	3	7496533
D3050	Hallway Storage Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7496646
D3050	Room 112	Fair	Fan Coil Unit, Hydronic Terminal [112]	1	3	7496690
D3050	Room 111	Fair	Fan Coil Unit, Hydronic Terminal [111]	1	3	7496539
D3050	Cafetorium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	7496709
D3050	Library Offices	Fair	Fan Coil Unit, Hydronic Terminal [LIBRARY OFFICE]	1	3	7496663
D3050	Room 118	Fair	Fan Coil Unit, Hydronic Terminal [118]	1	3	7496621
D3050	Room 114	Fair	Fan Coil Unit, Hydronic Terminal [114]	1	3	7496583
D3050	Room 116	Fair	Fan Coil Unit, Hydronic Terminal [116]	1	3	7496700
D3050	Library Offices	Fair	Fan Coil Unit, Hydronic Terminal [LIBRARY OFFICE]	1	3	7496608
D3050	Room 102	Fair	Fan Coil Unit, Hydronic Terminal [102]	1	3	7496625
D3050	Room 104	Fair	Fan Coil Unit, Hydronic Terminal [104]	1	3	7496689
D3050	Hallways	NA	HVAC System, Full System Renovation/Upgrade, Low Complexity, Upgrade	9,300 SF	1	7543288
D3050	Room 105	Fair	Fan Coil Unit, Hydronic Terminal [105]	1	3	7496550
D3050	Room 101	Fair	Fan Coil Unit, Hydronic Terminal [101]	1	3	7496661
D3050	Room 120	Fair	Fan Coil Unit, Hydronic Terminal [120]	1	3	7496679
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	37,249 SF	7	7496707
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal [LIBRARY]	1	3	7496558
D3050	Room 113	Fair	Fan Coil Unit, Hydronic Terminal [113]	1	3	7496568
D3050	Room 103	Fair	Fan Coil Unit, Hydronic Terminal [103]	1	3	7496573
D3050	Room 110	Fair	Fan Coil Unit, Hydronic Terminal [110]	1	3	7496673
D3050	Room 106	Fair	Fan Coil Unit, Hydronic Terminal [106]	1	3	7496674
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	7496649
D3060	Hallway to K-2 Classrooms	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	3	7496677
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7496698
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7496538
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7496686
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7496656
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7496576
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7496715
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7496645
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7496637

Component Condition Report | J.B. Fisher Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EX-8]	1	3	7496688
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EX-2]	1	3	7496596
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7496622
D3060	Hallway to K-2 Classrooms	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	3	7496561
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	7496648
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	37,249 SF	4	7496563
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	15 LF	10	7496650
Electrical						
D5010	Roof	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	324	16	7496651
D5010	Building exterior	Fair	Solar Power, Inverter [INV02]	1	11	7496578
D5010	Building exterior	Fair	Solar Power, Inverter [INV01]	1	11	7496574
D5020	Hallway Electrical Room	Poor	Distribution Panel, 120/240 V, Residential Style [PANEL 2 L]	1	1	7496704
D5020	Hallway Electrical Room	Poor	Secondary Transformer, Dry, Stepdown	1	1	7496635
D5020	K-2 Hall Electrical Room	Poor	Distribution Panel, 120/240 V, Residential Style [PANEL IDP]	1	1	7496588
D5020	K-2 Hall Electrical Room	Poor	Secondary Transformer, Dry, Stepdown	1	1	7496580
D5020	Hallway Electrical Room	Poor	Distribution Panel, 120/240 V, Residential Style	1	1	7496629
D5020	K-2 Hall Electrical Room	Poor	Distribution Panel, 120/240 V, Residential Style [PANEL I R]	1	1	7496601
D5020	Cafetorium	Fair	Secondary Transformer, Dry, Stepdown	1	7	7496703
D5020	K-2 Corridor Storage	Fair	Secondary Transformer, Dry, Stepdown	1	7	7496600
D5020	Hallway Electrical Room	Poor	Distribution Panel, 120/240 V, Residential Style [PANEL 2 R]	1	1	7496611
D5020	Cafetorium Hallway	Poor	Distribution Panel, 120/240 V [PANEL 3 L]	1	1	7496591
D5020	Main Electrical Room	Poor	Switchboard, 120/208 V, 1600 AMP	1	1	7505434
D5020	K-2 Hall Electrical Room	Poor	Distribution Panel, 120/240 V, Residential Style [PANEL I L]	1	1	7496593
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	37,249 SF	2	7496657
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	37,249 SF	3	7496540
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	37,249 SF	10	7496610
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	37,249 SF	5	7496678
D7050	Main Office	Good	Fire Alarm Panel, Fully Addressable	1	12	7496590
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	37,249 SF	10	7496541
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7496534
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7496569
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7496542
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7496587
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7496559

Component Condition Report | J.B. Fisher Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	2	7496638
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	7496586
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7496713
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7496612
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	7496554
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7496711
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	7496553
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7496685
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7496585
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	7496712
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7496628
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	15	7496664
E1040	Main Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7496556

Special Construction & Demo

F1020	Main Entrance	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,721 SF	10	7496643
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Sitework

G4050	Main Entrance	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	2	7496644
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	3	7496584
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	7496632

Component Condition Report | J.B. Fisher Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	150 SF	5	7496669
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	550 SF	5	7496714
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	5	7496582
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	1	7496594
G2030	Parking lot	Poor	Sidewalk, Concrete, Large Areas	3,000 SF	1	7496581
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	150 SF	2	7496547
G2030	Main Entrance Driveway	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	10	7496691
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	125 SF	20	7496617
Athletic, Recreational & Playfield Areas						
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	9,250 SF	10	7496589
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	7496549
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	1,350 SF	5	7496599
G2050	Tennis Court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	2	7496560

Component Condition Report | J.B. Fisher Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	10	7496710
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	5	7496660
G2050	Basketball Court	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	9,250 SF	1	7496662
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	4,500 SF	2	7496552
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	5	7496676
G2050	Site	Good	Play Structure, Swing Set, 4 Seats	1	15	7496607
G2050	Sports Field	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	10	7496692
G2050	Tennis Court	Poor	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	12,400 SF	2	7496694
G2050	Playground Main	Good	Play Structure, Multipurpose, Medium	1	15	7496567
G2050	Playground Main	Poor	Playfield Surfaces, Chips Rubber, 6" Depth	5,450 SF	2	7496618
G2050	Sports Field	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	5	7496572
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 3" Depth	3,100 SF	1	7496579
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	3	15	7496693
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7496654
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	5	7496697
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	8	10	7496687
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	375 LF	20	7496705
G2060	Playground Main	Fair	Park Bench, Precast Concrete	1	10	7496598
G2060	Sports Field	Fair	Park Bench, Metal Powder-Coated	1	10	7496620
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	15	7496631
G2060	Sports Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	10	7496609
G2060	Sports Field	Fair	Fences & Gates, Fence, Chain Link 8'	190 LF	20	7496565
G2060	Site	Failed	Signage, Property, Monument, Replace/Install	1	1	7496577
G2060	Site	Fair	Flagpole, Metal	2	20	7496624
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	2	15	7496683

Appendix E: Replacement Reserves

Replacement Reserves Report



5/11/2024

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	
G2050	Site	7496579	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	2	1	3100	SF	\$1.00	\$3,100	\$3,100			\$3,100			\$3,100			\$3,100			\$3,100			\$3,100			\$3,100		\$21,700	
G2050	Site	7496552	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	4500	SF	\$1.00	\$4,500		\$4,500			\$4,500		\$4,500			\$4,500			\$4,500			\$4,500			\$4,500		\$31,500	
G2050	Playground Main	7496618	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	13	2	5450	SF	\$7.00	\$38,150		\$38,150													\$38,150					\$76,300		
G2050	Site	7496660	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	2	EA	\$2,500.00	\$5,000				\$5,000																\$5,000		
G2050	Site	7496599	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	10	5	1350	SF	\$3.50	\$4,725				\$4,725															\$4,725	\$9,450		
G2050	Site	7496710	Play Structure, Multipurpose, Very Small, Replace	20	10	10	1	EA	\$6,000.00	\$6,000										\$6,000											\$6,000	
G2050	Site	7496549	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000										\$10,000											\$10,000	
G2050	Site	7496607	Play Structure, Swing Set, 4 Seats, Replace	20	5	15	1	EA	\$2,500.00	\$2,500														\$2,500							\$2,500	
G2050	Playground Main	7496567	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$20,000.00	\$20,000														\$20,000							\$20,000	
G2060	Site	7496697	Bike Rack, Portable 6-10 Bikes, Replace	15	10	5	1	EA	\$500.00	\$500				\$500															\$500	\$1,000		
G2060	Site	7496654	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	\$700.00	\$700				\$700																	\$700	
G2060	Site	7496687	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	8	EA	\$600.00	\$4,800										\$4,800											\$4,800	
G2060	Sports Field	7496609	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	1	EA	\$700.00	\$700				\$700						\$700											\$700	
G2060	Playground Main	7496598	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	\$1,000.00	\$1,000										\$1,000											\$1,000	
G2060	Sports Field	7496620	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	\$700.00	\$700										\$700											\$700	
G2060	Site	7496693	Park Bench, Metal Powder-Coated, Replace	20	5	15	3	EA	\$700.00	\$2,100														\$2,100							\$2,100	
G2060	Site	7496631	Park Bench, Metal Powder-Coated, Replace	20	5	15	1	EA	\$700.00	\$700														\$700							\$700	
G2060	Site	7496705	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	375	LF	\$18.00	\$6,750																			\$6,750	\$6,750		
G2060	Sports Field	7496565	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	190	LF	\$25.00	\$4,750																			\$4,750	\$4,750		
G2060	Site	7496577	Signage, Property, Monument, Replace/Install	20	19	1	1	EA	\$3,000.00	\$3,000	\$3,000																				\$3,000	
G2060	Site	7496624	Flagpole, Metal, Replace	30	10	20	2	EA	\$2,500.00	\$5,000																			\$5,000	\$5,000		
G4050	Parking lot	7496683	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	2	EA	\$6,800.00	\$13,600														\$13,600							\$13,600	
Totals, Unescalated											\$0	\$135,263	\$104,250	\$0	\$3,100	\$59,575	\$4,163	\$3,100	\$4,500	\$0	\$105,075	\$8,663	\$55,800	\$3,100	\$4,500	\$38,900	\$7,263	\$42,650	\$0	\$3,100	\$31,250	\$614,250
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$139,320	\$110,599	\$0	\$3,489	\$69,064	\$4,970	\$3,813	\$5,700	\$0	\$141,212	\$11,991	\$79,557	\$4,552	\$6,807	\$60,605	\$11,654	\$70,494	\$0	\$5,436	\$56,441	\$785,705

Appendix F: Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7496626	D2010	Water Heater	Electric, Commercial (36 kW)	120 GAL	J.B. Fisher Elementary School / Main Building	Roof Access Room	A. O. Smith	DVE 120 916	ME040007216	2004	https://rvaschools.gofmx.com/equipment/1586144	
2	7497060	D2010	Water Heater	Electric, Residential	30 GAL	J.B. Fisher Elementary School / Annex Building	Utility closet	A. O. Smith	ECS 30 200	1344A028020	2013	https://rvaschools.gofmx.com/equipment/1586229	
3	7496639	D2010	Water Heater	Electric, Residential	50 GAL	J.B. Fisher Elementary School / Main Building	K-2 Corridor Mechanical Room	Bradford White	M250T6DS5	BH6532973	2005	https://rvaschools.gofmx.com/equipment/1586225	
4	7496699	D2010	Water Heater	Electric, Residential	50 GAL	J.B. Fisher Elementary School / Main Building	Incinerator Room	A. O. Smith	ENT-50 120	2006118094265	2020	https://rvaschools.gofmx.com/equipment/1586140	
5	7496571	D2060	Air Compressor	Tank-Style	2 HP	J.B. Fisher Elementary School / Main Building	Roof Access Room	Dayton	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586156	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7497043	D3020	Baseboard Heater	Electric, 6 LF	1.5 KW	J.B. Fisher Elementary School / Annex Building	Throughout building						7
2	7496695	D3020	Baseboard Heater	Electric, 8 LF	2 KW	J.B. Fisher Elementary School / Main Building	Throughout building				1966		75
3	7496666	D3030	Chiller	Air-Cooled	170 TON	J.B. Fisher Elementary School / Main Building	Chiller Yard	Daikin Industries	AGZ170ETSEMNN00	STNU181000218	2019	https://rvaschools.gofmx.com/equipment/1586133	
4	7496633	D3030	Air Conditioner	Window/Thru-Wall	1 TON	J.B. Fisher Elementary School / Main Building	Counselor's Room	Friedrich	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586182	
5	7496544	D3030	Air Conditioner	Window/Thru-Wall	1 TON	J.B. Fisher Elementary School / Main Building	Kitchen	Friedrich	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586232	
6	7496706	D3030	Air Conditioner	Window/Thru-Wall	1 TON	J.B. Fisher Elementary School / Main Building	Kitchen	Friedrich	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586231	
7	7496653	D3030	Split System	Condensing Unit/Heat Pump	5 TON	J.B. Fisher Elementary School / Main Building	Roof	ComfortMaker	N4H460GLP100	X204485651	2020	https://rvaschools.gofmx.com/equipment/1586152	
8	7496555	D3030	Split System	Fan Coil Unit, DX	5 TON	J.B. Fisher Elementary School / Main Building	Main Office	International Comfort Products	FEM4X60008LO8E	F210513840	2021	https://rvaschools.gofmx.com/equipment/1586226	
9	7496647	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5000 CFM	J.B. Fisher Elementary School / Main Building	Cafetorium	No dataplate	No dataplate	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586191	
10	7496546	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	J.B. Fisher Elementary School / Main Building	K-2 Corridor Mechanical Room	Nesbitt	No dataplate	LP25	1966	https://rvaschools.gofmx.com/equipment/1586221	
11	7496646	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3200 CFM	J.B. Fisher Elementary School / Main Building	Hallway Storage Room	Carrier	39LB1031DB1221-L	2296T82053	1996	https://rvaschools.gofmx.com/equipment/1586197	
12	7496709	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5000 CFM	J.B. Fisher Elementary School / Main Building	Cafetorium	No dataplate	No dataplate	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586192	
13	7496661	D3050	Fan Coil Unit [101]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 101	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586210	
14	7496625	D3050	Fan Coil Unit [102]	Hydronic Terminal	160p CFM	J.B. Fisher Elementary School / Main Building	Room 102	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586211	
15	7496573	D3050	Fan Coil Unit [103]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 103	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586214	
16	7496689	D3050	Fan Coil Unit [104]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 104	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586215	
17	7496550	D3050	Fan Coil Unit [105]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 105	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586217	
18	7496674	D3050	Fan Coil Unit [106]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 106	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586218	
19	7496615	D3050	Fan Coil Unit [107]	Hydronic Terminal	16 CFM	J.B. Fisher Elementary School / Main Building	Room 107	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586219	
20	7496557	D3050	Fan Coil Unit [108]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 108	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586216	
21	7496702	D3050	Fan Coil Unit [109]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 109	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586223	
22	7496673	D3050	Fan Coil Unit [110]	Hydronic Terminal	1600 CFM	J.B. Fisher Elementary School / Main Building	Room 110	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586228	
23	7496533	D3050	Fan Coil Unit [111]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 111	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586137	

24	7496539	D3050	Fan Coil Unit [111]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 111	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586134
25	7496690	D3050	Fan Coil Unit [112]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 112	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586138
26	7496568	D3050	Fan Coil Unit [113]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 113	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586139
27	7496551	D3050	Fan Coil Unit [114]	Hydronic Terminal	800 CFM	J.B. Fisher Elementary School / Main Building	Room 114	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586203
28	7496583	D3050	Fan Coil Unit [114]	Hydronic Terminal	120p CFM	J.B. Fisher Elementary School / Main Building	Room 114	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586204
29	7496597	D3050	Fan Coil Unit [115]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 115	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586193
30	7496700	D3050	Fan Coil Unit [116]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 116	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586188
31	7496537	D3050	Fan Coil Unit [117]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 117	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586187
32	7496621	D3050	Fan Coil Unit [118]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 118	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586186
33	7496668	D3050	Fan Coil Unit [119]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 119	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586185
34	7496679	D3050	Fan Coil Unit [120]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Room 120	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586181
35	7496636	D3050	Fan Coil Unit [K-2 CORRIDOR]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	K-2 Classroom Corridor	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586212
36	7496665	D3050	Fan Coil Unit [K-2 CORRIDOR]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	K-2 Classroom Corridor	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586209
37	7496641	D3050	Fan Coil Unit [LIBRARY]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Library	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586195
38	7496558	D3050	Fan Coil Unit [LIBRARY]	Hydronic Terminal	1200 CFM	J.B. Fisher Elementary School / Main Building	Library	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586194
39	7496663	D3050	Fan Coil Unit [LIBRARY OFFICE]	Hydronic Terminal	400 CFM	J.B. Fisher Elementary School / Main Building	Library Offices	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586196
40	7496608	D3050	Fan Coil Unit [LIBRARY OFFICE]	Hydronic Terminal	400 CFM	J.B. Fisher Elementary School / Main Building	Library Offices	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586200
41	7496642	D3050	Fan Coil Unit [NURSE]	Hydronic Terminal	800 CFM	J.B. Fisher Elementary School / Main Building	Nurse's Office	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586190
42	7496602	D3050	Fan Coil Unit [NURSE]	Hydronic Terminal	800 CFM	J.B. Fisher Elementary School / Main Building	Nurse's Office	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586183
43	7496671	D3050	Fan Coil Unit [SPEECH]	Hydronic Terminal	400 CFM	J.B. Fisher Elementary School / Main Building	Speech Therapy Room	Trane	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1586184
44	7497062	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON		J.B. Fisher Elementary School / Annex Building	Annex roof					4
45	7496603	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof-Mounted	12.5 TON	J.B. Fisher Elementary School / Main Building	Roof	Trane	TCH150C400CA	Z25102008D	2001	https://rvaschools.gofmx.com/equipment/1586151
46	7496566	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof-Mounted	12.5 TON	J.B. Fisher Elementary School / Main Building	Roof	Trane	Illegible	Illegible	2001	https://rvaschools.gofmx.com/equipment/1586145
47	7496648	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	J.B. Fisher Elementary School / Main Building	Roof	PVC	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586149
48	7496677	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	J.B. Fisher Elementary School / Main Building	Hallway to K-2 Classrooms	Inaccessible	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1586201
49	7496561	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	J.B. Fisher Elementary School / Main Building	Hallway to K-2 Classrooms	Inaccessible	Inaccessible	Inaccessible	11970	
50	7496656	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	J.B. Fisher Elementary School / Main Building	Roof	PVC	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586153
51	7496645	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	J.B. Fisher Elementary School / Main Building	Roof	PVC	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586157
52	7496649	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586150
53	7496698	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586146
54	7496637	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586148
55	7496622	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586147

56	7496686	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	J.B. Fisher Elementary School / Main Building	Roof	Greenheck	LB-18-7	96F05875	1996	https://rvaschools.gofmx.com/equipment/1586155	
57	7496538	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586142	
58	7496576	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586141	
59	7496715	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	J.B. Fisher Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586143	
60	7496596	D3060	Exhaust Fan [EX-2]	Roof or Wall-Mounted, 16" Damper	1500 CFM	J.B. Fisher Elementary School / Main Building	Roof	Greenheck	LB-18-7	96F05874	1996	https://rvaschools.gofmx.com/equipment/1586158	
61	7496688	D3060	Exhaust Fan [EX-8]	Roof or Wall-Mounted, 16" Damper	1500 CFM	J.B. Fisher Elementary School / Main Building	Roof	Greenheck	LB-21-15	96F05877	1996	https://rvaschools.gofmx.com/login?referrer=%2Fequipment%2F1586154	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7496650	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		J.B. Fisher Elementary School / Main Building	Kitchen					https://rvaschools.gofmx.com/equipment/1586167	15
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7496574	D5010	Solar Power [INV01]	Inverter	7.5 KW	J.B. Fisher Elementary School / Main Building	Building exterior	Chint Power	CPS SCA50KTL-D0 US-480	1013791847133	2020	https://rvaschools.gofmx.com/equipment/1586135	
2	7496578	D5010	Solar Power [INV02]	Inverter	7.5 KW	J.B. Fisher Elementary School / Main Building	Building exterior	Chint Power	CPS SCA50KTL-D0/US-480	Illegible	2020	https://rvaschools.gofmx.com/equipment/1586136	
3	7496635	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	J.B. Fisher Elementary School / Main Building	Hallway Electrical Room	Federal Pacific Electric	No dataplate	15806-001	1966	https://rvaschools.gofmx.com/equipment/1586180	
4	7496580	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	J.B. Fisher Elementary School / Main Building	K-2 Hall Electrical Room	Federal Pacific Electric	No dataplate	15806-036	1966	https://rvaschools.gofmx.com/login?referrer=%2Fequipment%2F1586205	
5	7496703	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	J.B. Fisher Elementary School / Main Building	Cafetorium	Cutler-Hammer	V48M28T45K	J01K01007	2001	https://rvaschools.gofmx.com/equipment/1586189	
6	7496600	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	J.B. Fisher Elementary School / Main Building	K-2 Corridor Storage	Cutler-Hammer	V48M28T45K	J01K06098	2001	https://rvaschools.gofmx.com/equipment/1586213	
7	7505434	D5020	Switchboard	120/208 V, 1600 AMP	1600 AMP	J.B. Fisher Elementary School / Main Building	Main Electrical Room				1966		
8	7497039	D5020	Distribution Panel	120/208 V	400 AMP	J.B. Fisher Elementary School / Annex Building	Storage closet	General Electric	NLAB	No dataplate	1992	https://rvaschools.gofmx.com/equipment/1586414	
9	7497057	D5020	Distribution Panel	120/208 V	400 AMP	J.B. Fisher Elementary School / Annex Building	Storage closet	General Electric	NLAB	No dataplate	1992	https://rvaschools.gofmx.com/equipment/1586413	
10	7496629	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	J.B. Fisher Elementary School / Main Building	Hallway Electrical Room	Federal Pacific Electric	NHDP	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586179	
11	7497058	D5020	Distribution Panel [C]	120/208 V	225 AMP	J.B. Fisher Elementary School / Annex Building	Hallway	Cutler-Hammer	PRL-1A	-RN557091-1	2001	https://rvaschools.gofmx.com/login?referrer=%2Fequipment%2F1586230	
12	7496704	D5020	Distribution Panel [PANEL 2 L]	120/240 V, Residential Style	100 AMP	J.B. Fisher Elementary School / Main Building	Hallway Electrical Room	Federal Pacific Electric	NHIB	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586178	
13	7496611	D5020	Distribution Panel [PANEL 2 R]	120/240 V, Residential Style	100 AMP	J.B. Fisher Elementary School / Main Building	Hallway Electrical Room	Federal Pacific	NBLP	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586177	
14	7496591	D5020	Distribution Panel [PANEL 3 L]	120/240 V	200 AMP	J.B. Fisher Elementary School / Main Building	Cafetorium Hallway	Federal Pacific Electric	NHDP	No dataplate	1966	https://rvaschools.gofmx.com/login?referrer=%2Fequipment%2F1586415	
15	7496593	D5020	Distribution Panel [PANEL I L]	120/240 V, Residential Style	100 AMP	J.B. Fisher Elementary School / Main Building	K-2 Hall Electrical Room	Federal Pacific	Inaccessible	Inaccessible	1966	https://rvaschools.gofmx.com/equipment/1586207	
16	7496601	D5020	Distribution Panel [PANEL I R]	120/240 V, Residential Style	100 AMP	J.B. Fisher Elementary School / Main Building	K-2 Hall Electrical Room	Federal Pacific	NBLP	No dataplate	1966	https://rvaschools.gofmx.com/login?referrer=%2Fequipment%2F1586208	
17	7496588	D5020	Distribution Panel [PANEL IDP]	120/240 V, Residential Style	100 AMP	J.B. Fisher Elementary School / Main Building	K-2 Hall Electrical Room	Federal Pacific Electric	NHIB	No dataplate	1966	https://rvaschools.gofmx.com/equipment/1586206	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7496590	D7050	Fire Alarm Panel	Fully Addressable		J.B. Fisher Elementary School / Main Building	Main Office	Edwards	iO	No dataplate	2021	https://rvaschools.gofmx.com/equipment/1586227	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7496713	E1030	Foodservice Equipment	Convection Oven, Single		J.B. Fisher Elementary School / Main Building	Kitchen	Garland	SUME-100	1805100103452	2018	https://rvaschools.gofmx.com/equipment/1586169	

2	7496585	E1030	Foodservice Equipment	Convection Oven, Single	J.B. Fisher Elementary School / Main Building	Kitchen	Garland	SUME-100	1805100103453	2018	https://rvaschools.gofmx.com/equipment/1586170
3	7496569	E1030	Foodservice Equipment	Dairy Cooler/Wells	J.B. Fisher Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-S	11300894	2014	https://rvaschools.gofmx.com/equipment/1586176
4	7496559	E1030	Foodservice Equipment	Dairy Cooler/Wells	J.B. Fisher Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y	29310.13103		https://rvaschools.gofmx.com/equipment/1586163
5	7496638	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	J.B. Fisher Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586166
6	7496685	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	J.B. Fisher Elementary School / Main Building	Kitchen	Metro	C519-HFC-U	C5HME028566	2017	https://rvaschools.gofmx.com/equipment/1586168
7	7496554	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	J.B. Fisher Elementary School / Main Building	Kitchen	Low Temp	5E5	No dataplate		https://rvaschools.gofmx.com/equipment/1586171
8	7496553	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	J.B. Fisher Elementary School / Main Building	Kitchen	Low Temp	5E5	No dataplate		https://rvaschools.gofmx.com/equipment/1586172
9	7496534	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Hobart	QF2	321011059		https://rvaschools.gofmx.com/equipment/1586174
10	7496587	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Hobart	QF2	321007287		https://rvaschools.gofmx.com/equipment/1586164
11	7496586	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Manitowoc	GCF2-S	1120194882	2016	https://rvaschools.gofmx.com/equipment/1586175
12	7496628	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Traulsen	G22010	T74187A08	2008	https://rvaschools.gofmx.com/equipment/1586160
13	7496542	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	1120340950	2017	https://rvaschools.gofmx.com/equipment/1586162
14	7496711	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Traulsen	G20010	T48725J13	2013	https://rvaschools.gofmx.com/equipment/1586159
15	7496712	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	J.B. Fisher Elementary School / Main Building	Kitchen	Manitowoc	GCR2-S	1120205843	2016	https://rvaschools.gofmx.com/equipment/1586173
16	7496664	E1030	Foodservice Equipment	Steam Kettle	J.B. Fisher Elementary School / Main Building	Kitchen	Groen	EE 40	No dataplate	2019	https://rvaschools.gofmx.com/equipment/1586161
17	7496612	E1030	Foodservice Equipment	Steamer, Freestanding	J.B. Fisher Elementary School / Main Building	Kitchen	Cleveland Range	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1586165
18	7496556	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	J.B. Fisher Elementary School / Main Building	Main Office					