FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Chimborazo Elementary School
3000 East Marshall Street
Richmond, VA 23223

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Bill Champion
Program Manager
800.733.0660 x7296234
Bill.Champion@bureauveritas.com

BV PROJECT #:
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DATE OF REPORT:
May 21, 2024

ON SITE DATE:
March 4-5, 2024

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	3000 East Marshall Street, Richmond, VA 23223
Site Developed	1968
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 4-5, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobile: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Diego F. Mora
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager Bill.Champion@bureauveritas.com 800. 733.0660 x7296234
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Chimborazo Elementary School consists of a two-story building constructed in 1968. The school's name is believed to have come from Mount Chimborazo in the Andes Mountains of Ecuador. The building was reported to be fully occupied; with interior spaces being a combination of offices, classrooms, supporting restrooms, administrative offices, library, kitchen, mechanical, gymnasium and utility spaces. Generally, the facility appears to have been constructed within industry standards at the time of construction.

Architectural

The building superstructure is concealed and appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported. Building construction is composed of brick façade with aluminum windows, exterior doors are metal, and the roofs are flat, with built-up roofing membrane, and a new section installed in 2023. The structure appears to be load bearing, masonry exterior walls and load bearing wood-framed interior walls supporting the upper floor. Interior finishes are typical of a school and include mostly vinyl tile floors, suspended acoustical tile ceilings, and painted gypsum/CMU walls. Building materials and finishes were observed aged, original to the building construction. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF portfolio for the building consists of two gas-fired boilers for the central heating system, and a water-cooled chiller for the central cooling system. Heated and cooled air is distributed by air handling units and air distribution is provided to supply air registers by ducts concealed above the suspended ceiling system. Electrical service equipment and systems are original and outdated. A diesel generator was observed on-site, but not functional and decommissioned. The plumbing system is dated and will require updating in the mid-term. The second floor is served by a hydraulic elevator. The lighting system consisted of mostly linear fluorescent fixtures and LED bulbs. The facility is protected with a fire alarm; however, lacks a fire sprinkler system. Most of the MEFP will require replacement during the reserve term, typical lifecycle replacements and ongoing maintenance is budgeted and anticipated.

Site

The asphalt parking lot is located at the back of the property. Sidewalks throughout the property are constructed of cast-in-place concrete and portions of the paved edges have concrete curbing. Site lighting is furnished by building-mounted LED fixtures. The campus has a secure fenced area with chain-link fencing. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. The campus has playgrounds and asphalt paved play-areas. There are landscaped areas interspersed throughout the site mostly consisting of grass lawns, trees, and shrubs.

Recommended Additional Studies

The school building is not protected by fire suppression; due to its construction date, facilities are 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 to be performed. A budgetary cost is included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Chimborazo Elementary School / Main Building(1968)

Replacement Value	*Total SF*	*Cost/SF*
$ 30,148,400	*75,371*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 16,500	**0.1 %**
3-Year	$ 2,295,300	7.6 %
5-Year	$ 4,806,900	15.9 %
10-Year	$ 7,534,200	25.0 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Chimborazo Elementary School / Main Building	4	$16,500
Total	**4**	**$16,500**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7415478	Chimborazo Elementary School / Main Building		Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	$3,000
7415549	Chimborazo Elementary School / Main Building	Throughout	Y1010	ADA Parking, Signage, Pole-Mounted, Install	NA	Accessibility	$1,500
7415483	Chimborazo Elementary School / Main Building	Parking lot	Y1010	ADA Parking, Access Aisle, Striping, Install	NA	Accessibility	$4,500
7441117	Chimborazo Elementary School / Main Building	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (4 items)							**$16,500**

Key Findings

ADA Parking

Designated Stall, Pavement Markings & Signage
Main Building Chimborazo Elementary School

Uniformat Code: Y1010
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $3,000

**$$**$$

Parking lot lacks accessible parking spaces. - AssetCALC ID: 7415478

ADA Parking

Signage, Pole-Mounted
Main Building Chimborazo Elementary School
Throughout

Uniformat Code: Y1010
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,500

**$$**$$

Parking lot lacks accessible parking spaces. - AssetCALC ID: 7415549

ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Chimborazo Elementary School
Throughout building

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

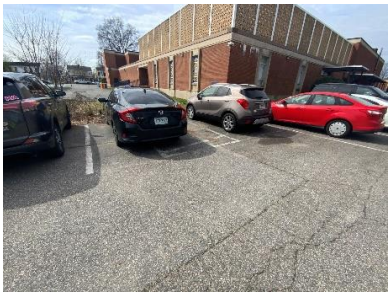
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,500

**$$**$$

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. - AssetCALC ID: 7441117



ADA Parking

Access Aisle, Striping
Main Building Chimborazo Elementary School
Parking lot

Uniformat Code: Y1010
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $4,500

**$$**$$

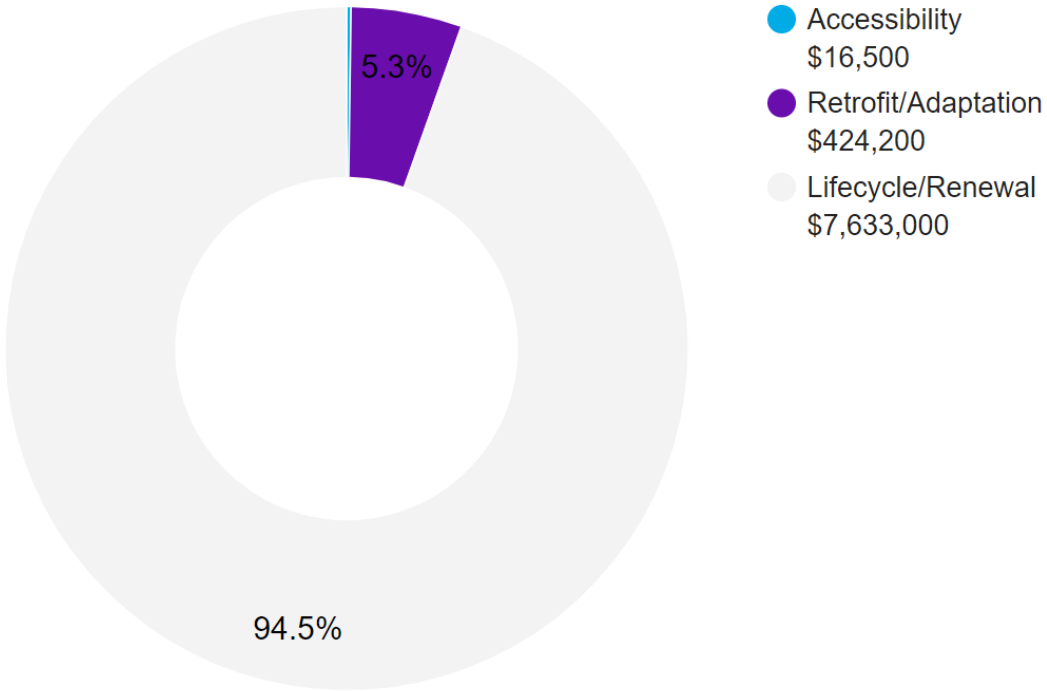
Parking lot lacks accessible parking spaces. - AssetCALC ID: 7415483

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: $8,073,700

2. Main Building

Main Building: Systems Summary		
Address	3000 East Marshall Street, Richmond, VA 23223	
Constructed/Renovated	1968	
Building Area	75,370 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat with modified bitumen	Fair
Interiors	Walls: Painted CMU and gypsum board Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas domestic water heaters with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, cooling tower, air handlers and terminal units	Fair

Main Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	The school building is not protected by fire suppression; Bureau Veritas recommends a retrofit to be performed.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

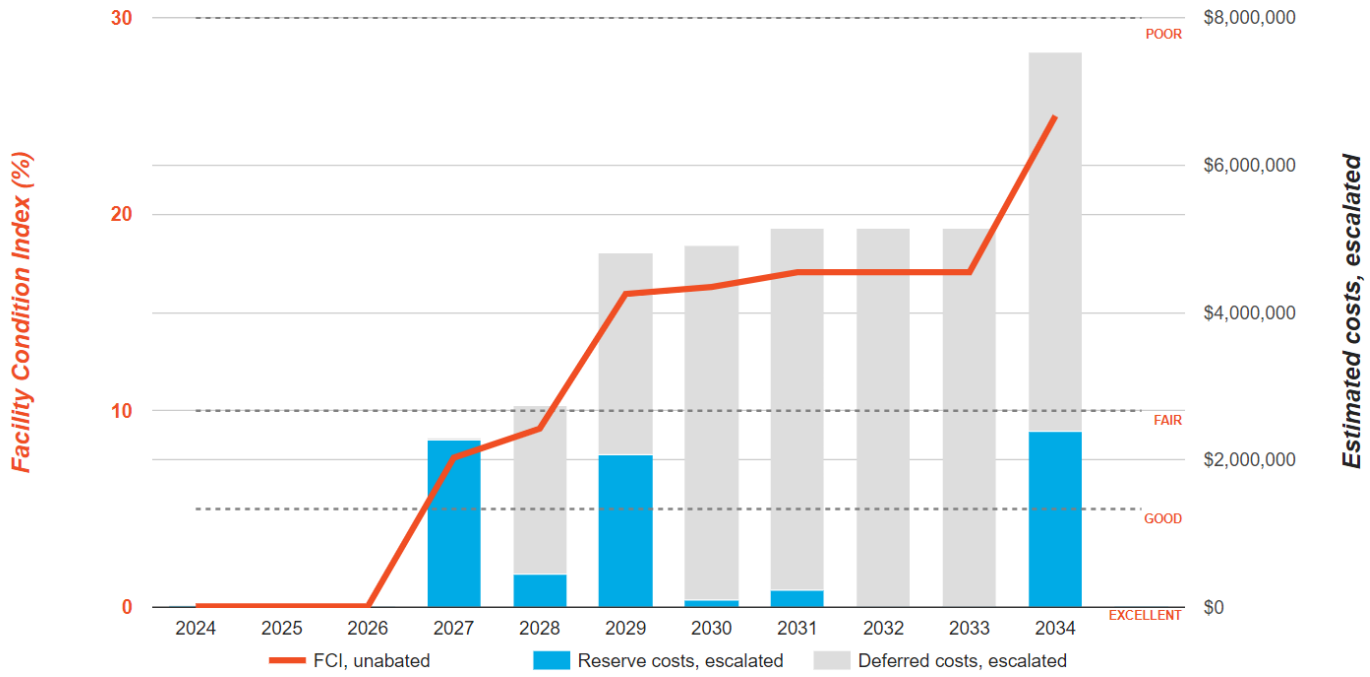
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$7,095,900	$7,095,900
Facade	-	-	-	-	$1,079,200	$1,079,200
Roofing	-	-	$1,216,200	-	$513,800	$1,730,000
Interiors	-	-	$550,900	$242,300	$1,655,000	$2,448,200
Conveying	-	-	$8,700	$73,900	$4,400	$87,100
Plumbing	-	-	$1,352,500	$10,100	$261,100	$1,623,700
HVAC	-	-	$500,900	$1,395,600	$3,614,600	$5,511,100
Fire Protection	-	-	$424,100	-	-	$424,100
Electrical	-	-	$13,400	$506,000	$2,515,300	$3,034,700
Fire Alarm & Electronic Systems	-	-	$235,800	$455,800	$367,400	$1,059,000
Equipment & Furnishings	-	-	$487,900	$32,100	$121,000	$641,000
Site Utilities	-	-	-	$11,500	-	$11,500
Accessibility	$16,500	-	-	-	-	$16,500
TOTALS (3% inflation)	**$16,500**	**-**	**$4,790,400**	**$2,727,300**	**$17,227,800**	**$24,762,000**

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: Chimborazo Elementary School Main Building

Replacement Value: $30,148,400 Inflation Rate: 3.0% Average Needs per Year: $685,000



School Building Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

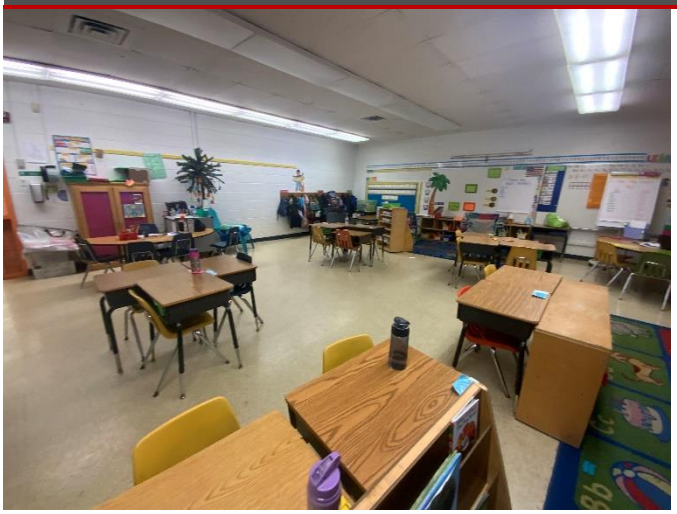
3 - REAR ELEVATION

4 - RIGHT T ELEVATION

5 - ROOF OVERVIEW

6 - ROOF OVERVIEW

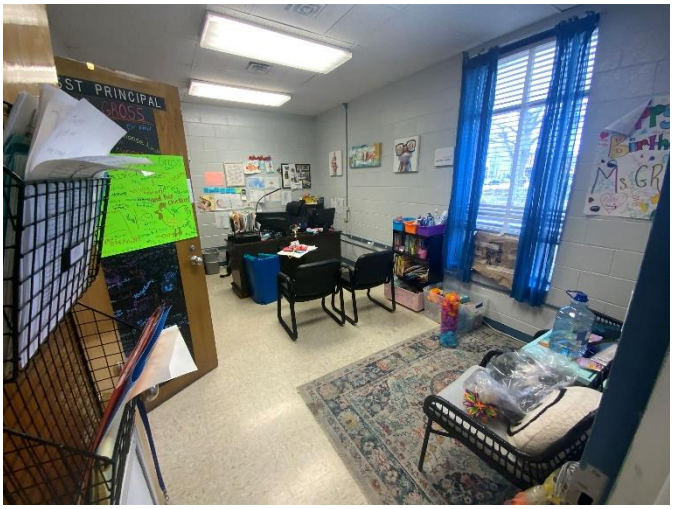
School Building Photographic Overview



7 - CLASSROOM OVERVIEW

8 - LIBRARY / MEDIA CENTER

9 - GYMNASIUM



10 - OFFICE SPACE

11 - MAIN MECHANICAL ROOM

12 - CHILLER

3. Site Summary

Site Information		
Site Area	5.1 acres (estimated)	
Parking Spaces	51 total spaces all in open lots; none of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing. Playgrounds with fencing and building mounted site lights. Limited park benches, picnic tables, trash receptacles.	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes. Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Prefabricated modular building	Fair
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

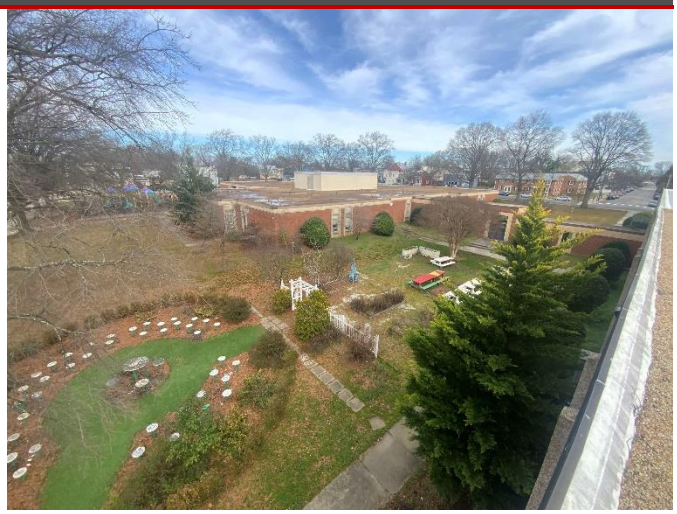
The table below shows the anticipated costs by trade or site system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$49,700	$49,700
Special Construction & Demo	-	-	$217,900	-	-	$217,900
Site Development	-	-	$2,100	$46,300	$380,700	$429,100
Site Utilities	-	-	-	-	$94,800	$94,800
Site Pavement	-	-	$23,300	$249,800	$213,900	$487,000
TOTALS (3% inflation)	**-**	**-**	**$243,300**	**$296,100**	**$739,000**	**$1,278,400**

Site Photographic Overview

1 - LANDSCAPING OVERVIEW



2 - LANDSCAPING OVERVIEW

3 - SITE FENCING

4 - SITE FENCING

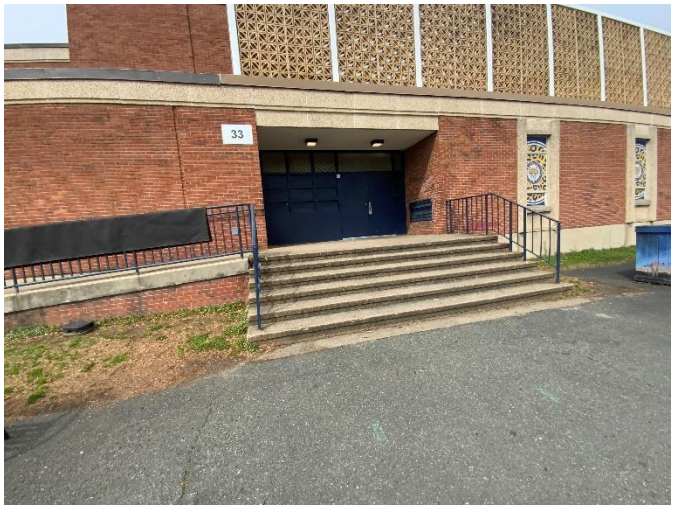
5 - PLAY STRUCTURES

6 - PLAYGROUNDS

Site Photographic Overview

7 - SITE SIGNAGE

8 - SITE SIGNAGE



9 - EXTERIOR STAIRS

10 - SITE FURNISHINGS

11 - WALKWAYS

12 - PARKING LOT OVERVIEW

ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1968	No	Yes
School Building	1968	No	No

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

4. 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.

5. 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.

6. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Chimborazo Elementary School, 3000 East Marshall Street, Richmond, VA 23223, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

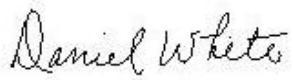
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Diego F. Mora
Project Manager

Reviewed by:



Daniel White,
Technical Report Reviewer for
Bill Champion,
Program Manager
bill.champion@bureauveritas.com
800.733.0660 x7296234

7. Appendices

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

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
166385.24R000-006.468	Chimborazo Elementary School
Source	**On-Site Date**
Google Earth	March 4-5, 2024

BUREAU VERITAS

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Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Chimborazo
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 2/14/2024
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	1968		
2	Building size in SF	75370		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1968	Brick
		Roof		Tar and gravel
		Interiors	1968	CMU, sheetrock, vct, terrazzo, drop ceiling, ceramic tile
		HVAC		Chiller replacement 2010, Boiler replacement 2019
		Electrical	1968	
		Site Pavement		Asphalt
		Accessibility	2007	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Partial roof replacement over the main building, Chiller replacement 2019,
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Chiller rebuild summer 2024 ARP funds. Replace pneumatic controls and upgrade BAS system.
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Pneumatic control leaks

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				Ceiling tiles and pipe insulation
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			Library
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				2007
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: Chimborazo Elementary School

BV Project Number: 166385.24R000-006.468

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

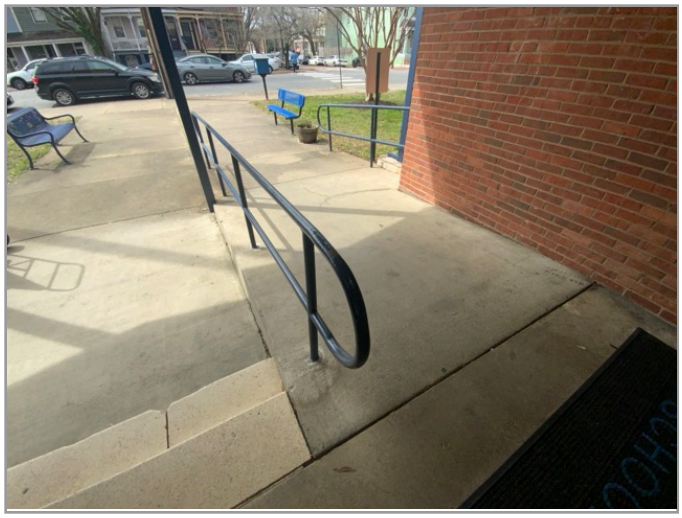
OVERVIEW OF ACCESSIBLE PARKING AREA

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ACCESSIBLE ENTRANCE

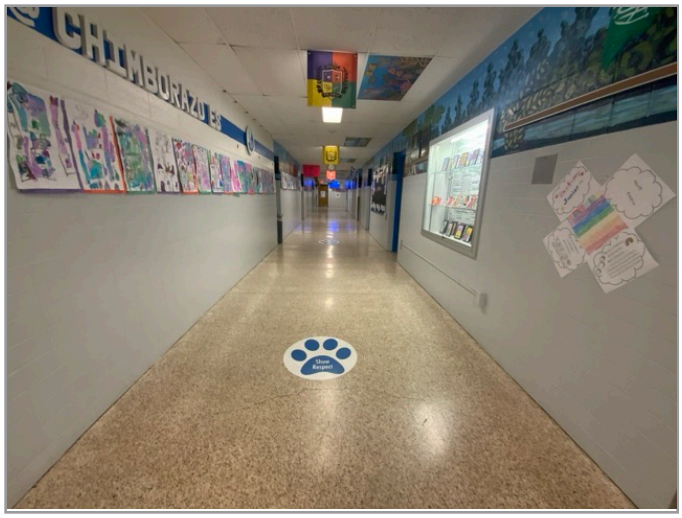
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP



ACCESSIBLE INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB

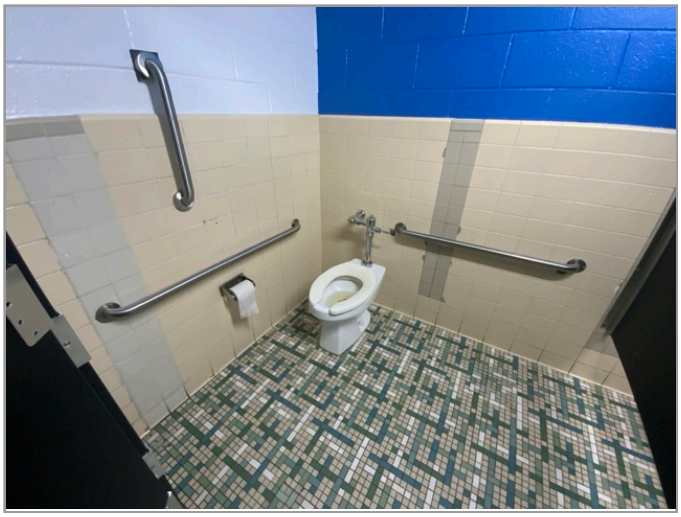
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW

KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Chimborazo Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout	Fair	Foundation System, Concrete/ CMU	75,370 SF	20	7519547
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	75,370 SF	20	7441610
B1080	Throughout building	Fair	Stairs, Metal or Pan-Filled, Interior	200 SF	20	7415545
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	17,040 SF	20	7415523
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	115	15	7415480
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	26	15	7415474
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	14,651 SF	19	7415467
B3010	Roof	Fair	Roofing, Built-Up	39,750 SF	3	7415519
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	177	15	7441441
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	52,759 SF	7	7415495
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	17	6	7415470
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	113,100 SF	5	7415472
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,769 SF	3	7415460
C2030	Gymnasium	Fair	Flooring, Wood, Sports	4,000 SF	3	7441438
C2030	Throughout building	Fair	Flooring, Terrazzo	24,118 SF	20	7415534
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	33,917 SF	5	7415473
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,261 SF	20	7415518
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,260 SF	15	7415516
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	22,611 SF	5	7415450
Conveying						

Component Condition Report | Chimborazo Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7415502
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	10	7415512
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7415499
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	75,370 SF	5	7415532
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	10	7415493
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	12	7415515
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	5	7441442
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	3	15	7441629
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	3	10	7415539
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	5	7415503
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7415517
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	3	7415482
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	44	16	7415508
D2010	Restrooms	Fair	Urinal, Standard	15	16	7415486
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	7415454
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	16	7415497
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	5	7415510
HVAC						
D3020	Boiler room	Fair	Boiler, Dual Fuel, HVAC [Boiler #1]	1	15	7415458
D3020	Boiler room	Fair	Boiler, Dual Fuel, HVAC [Boiler #2]	1	15	7415449
D3020	Boiler room	Fair	Boiler Supplemental Components, Chemical Feed System	1	5	7415477
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 201 to 250 TON	1	11	7415492
D3030	Building Entrance	Fair	Unit Ventilator, approx/nominal 2 Ton	1	5	7415530
D3030	Building Entrance	Fair	Unit Ventilator, approx/nominal 2 Ton	1	5	7415468

Component Condition Report | Chimborazo Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	11	7415543
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7415448
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	10	7415459
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	75,370 SF	10	7415498
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	75,370 SF	10	7415456
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7415496
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7415488
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	11	7415479
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	11	7415514
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	3	7415529
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 28" Damper	1	3	7415538
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	7415457
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	75,370 SF	4	7441698
Electrical						
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7415461
D5020	Main Building	Fair	Secondary Transformer, Dry, Stepdown	1	15	7415485
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	3	7415462
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7415537
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	1	3	7415544
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	75,370 SF	20	7415533
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7415505
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	7415446
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	7415491
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	7415463

Component Condition Report | Chimborazo Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	7415487
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	75,370 SF	10	7415511
D5040		Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	18	15	7441639
Fire Alarm & Electronic Systems						
D6020	Throughout	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines	75,370 SF	10	7441439
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	75,370 SF	10	7415447
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	7415527
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	75,370 SF	5	7609947
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7415528
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7415494
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7415500
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7415548
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	3	7415509
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7415541
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7415466
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7415531
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	7415525
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	3	7415465
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	7415504
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	3	7415484
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7415536
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7415489
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	3	7415476
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	6	7415535

Component Condition Report | Chimborazo 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	5	7415471
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	1,900 LF	3	7441609
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	6	7415453
Accessibility						
Y1010	Parking lot	NA	ADA Parking, Access Aisle, Striping, Install	300 LF	0	7415483
Y1010	Throughout	NA	ADA Parking, Signage, Pole-Mounted, Install	3	0	7415549
Y1010		NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	3	0	7415478
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7441117

Component Condition Report | Chimborazo Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	500 SF	20	7415520
Special Construction & Demo						
F1020		Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	940 SF	5	7415490
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,370 SF	10	7415546
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,370 SF	3	7415481
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	9,000 SF	20	7415469
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	7,080 SF	11	7415506
G2050	Site	Fair	Playfield Surfaces, Artificial Play Turf	500 SF	7	7415547
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	7415464
Sitework						

Component Condition Report | Chimborazo Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Flagpole, Metal	1	15	7415540
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	6	7415526
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	7	7415521
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	3	5	7415451
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,000 LF	20	7415507
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	7	7415513
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	240 SF	20	7415475
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	500 LF	10	7415452
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	10	7415501
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	1	10	7415550
Utilities						
G3030	Site	Fair	Storm Drainage System, Inlets & Underground Piping, All-Inclusive	150 LF	20	7415524

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/21/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Chimborazo Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Chimborazo Elementary School / Main Building	$16,500	$0	$0	$2,278,847	$445,285	$2,066,327	$106,689	$227,104	$0	$0	$2,393,475	$483,928	$17,679	$45,917	$28,406	$4,025,542	$225,301	$0	$69,800	$513,812	$11,817,436	**$24,762,049**
Chimborazo Elementary School / Site	$0	$0	$0	$23,293	$0	$220,030	$3,343	$26,565	$27,003	$0	$239,210	$282,494	$0	$31,304	$0	$3,895	$0	$0	$36,290	$0	$385,063	**$1,278,492**
Grand Total	**$16,500**	**$0**	**$0**	**$2,302,140**	**$445,285**	**$2,286,357**	**$110,032**	**$253,669**	**$27,003**	**$0**	**$2,632,685**	**$766,423**	**$17,679**	**$77,221**	**$28,406**	**$4,029,437**	**$225,301**	**$0**	**$106,090**	**$513,812**	**$12,202,499**	**$26,040,540**

Chimborazo Elementary School

Chimborazo Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
A1010	Throughout	7519547	Foundation System, Concrete/ CMU, Replace	75	55	20	75370	SF	$24.00	$1,808,880																					$1,808,880	**$1,808,880**
B1010	Throughout	7441610	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20	75370	SF	$28.00	$2,110,360																					$2,110,360	**$2,110,360**
B1080	Throughout building	7415545	Stairs, Metal or Pan-Filled, Interior, Replace	50	30	20	200	SF	$48.00	$9,600																					$9,600	**$9,600**
B2010	Building Exterior	7415523	Exterior Walls, Brick Veneer, Replace	50	30	20	17040	SF	$27.00	$460,080																					$460,080	**$460,080**
B2020	Building Exterior	7415480	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	115	EA	$1,250.00	$143,750																$143,750						**$143,750**
B2050	Building Exterior	7415474	Exterior Door, Steel, Standard, Replace	40	25	15	26	EA	$600.00	$15,600																$15,600						**$15,600**
B3010	Roof	7415519	Roofing, Built-Up, Replace	25	22	3	39750	SF	$28.00	$1,113,000				$1,113,000																		**$1,113,000**
B3010	Roof	7415467	Roofing, Modified Bitumen, Replace	20	1	19	14651	SF	$20.00	$293,020																				$293,020		**$293,020**
C1030	Throughout Building	7441441	Interior Door, Wood, Solid-Core, Replace	40	25	15	177	EA	$700.00	$123,900																$123,900						**$123,900**
C1070	Throughout building	7415495	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	52759	SF	$3.50	$184,657								$184,657														**$184,657**
C1090	Restrooms	7415470	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	17	EA	$750.00	$12,750							$12,750															**$12,750**
C2010	Throughout building	7415472	Wall Finishes, any surface, Prep & Paint	10	5	5	113100	SF	$1.50	$169,650						$169,650										$169,650						**$339,300**
C2030	Restrooms	7415516	Flooring, Ceramic Tile, Replace	40	25	15	2260	SF	$18.00	$40,680																$40,680						**$40,680**
C2030	Kitchen	7415518	Flooring, Quarry Tile, Replace	50	30	20	2261	SF	$26.00	$58,786																					$58,786	**$58,786**
C2030	Throughout building	7415473	Flooring, Vinyl Tile (VCT), Replace	15	10	5	33917	SF	$5.00	$169,585						$169,585															$169,585	**$339,170**
C2030	Throughout building	7415534	Flooring, Terrazzo, Replace	50	30	20	24118	SF	$14.00	$337,652																					$337,652	**$337,652**
C2030	Throughout building	7415460	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3769	SF	$7.50	$28,268				$28,268										$28,268								**$56,535**
C2030	Gymnasium	7441438	Flooring, Wood, Sports, Replace	30	27	3	4000	SF	$17.00	$68,000				$68,000																		**$68,000**
C2050	Throughout building	7415450	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	22611	SF	$2.00	$45,222						$45,222										$45,222						**$90,444**
D1010	Elevator	7415502	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	$3,000.00	$3,000				$3,000										$3,000								**$6,000**
D1010	Elevator	7415499	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D1010	Elevator	7415512	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	$55,000.00	$55,000											$55,000											**$55,000**
D2010	Boiler room	7415482	Water Heater, Gas, Commercial (125 MBH), Replace	20	17	3	1	EA	$12,400.00	$12,400				$12,400																		**$12,400**
D2010	Boiler room	7415515	Water Heater, Gas, Commercial (125 MBH), Replace	20	8	12	1	EA	$12,400.00	$12,400													$12,400									**$12,400**
D2010	Boiler room	7415503	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$6,600.00	$6,600						$6,600																**$6,600**
D2010	Throughout building	7415532	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	35	5	75370	SF	$15.00	$1,130,550						$1,130,550																**$1,130,550**
D2010	Throughout	7441442	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	6	EA	$1,200.00	$7,200						$7,200															$7,200	**$14,400**
D2010	Throughout building	7415539	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	3	EA	$800.00	$2,400											$2,400											**$2,400**
D2010	Throughout building	7415493	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	3	EA	$1,700.00	$5,100											$5,100											**$5,100**
D2010	Throughout	7441629	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	15	15	3	EA	$1,100.00	$3,300																$3,300						**$3,300**
D2010	Kitchen	7415454	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	$2,100.00	$2,100																	$2,100					**$2,100**
D2010	Kitchen	7415517	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
D2010	Restrooms	7415508	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	44	EA	$1,500.00	$66,000																	$66,000					**$66,000**
D2010	Restrooms	7415497	Toilet, Commercial Water Closet, Replace	30	14	16	41	EA	$1,300.00	$53,300																	$53,300					**$53,300**
D2010	Restrooms	7415486	Urinal, Standard, Replace	30	14	16	15	EA	$1,100.00	$16,500																	$16,500					**$16,500**
D2060	Boiler room	7415510	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	$10,600.00	$10,600						$10,600																**$10,600**
D3020	Boiler room	7415458	Boiler, Dual Fuel, HVAC, Replace	30	15	15	1	EA	$1,000,000.00	$1,000,000																$1,000,000						**$1,000,000**
D3020	Boiler room	7415449	Boiler, Dual Fuel, HVAC, Replace	30	15	15	1	EA	$1,000,000.00	$1,000,000																$1,000,000						**$1,000,000**
D3020	Boiler room	7415477	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	$11,700.00	$11,700						$11,700															$11,700	**$23,400**
D3030	Roof	7415543	Cooling Tower, (Typical) Open Circuit, Replace	25	14	11	1	EA	$46,700.00	$46,700												$46,700										**$46,700**
D3030	Mechanical room	7415492	Chiller, Water-Cooled, 201 to 250 TON, Replace	25	14	11	1	EA	$250,000.00	$250,000												$250,000										**$250,000**
D3030	Building Entrance	7415530	Unit Ventilator, approx/nominal 2 Ton, Replace	20	15	5	1	EA	$7,400.00	$7,400						$7,400																**$7,400**
D3030	Building Entrance	7415468	Unit Ventilator, approx/nominal 2 Ton, Replace	20	15	5	1	EA	$7,400.00	$7,400						$7,400																**$7,400**
D3050	Throughout building	7415498	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	30	10	75370	SF	$8.00	$602,960											$602,960											**$602,960**

Replacement Reserves Report

5/21/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Mechanical room	7415479	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	14	11	1	EA	$34,700.00	$34,700												$34,700										**$34,700**
D3050	Mechanical room	7415514	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	14	11	1	EA	$13,600.00	$13,600												$13,600										**$13,600**
D3050	Mechanical room	7415496	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$49,000.00	$49,000				$49,000																		**$49,000**
D3050	Mechanical room	7415448	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$320,000.00	$320,000				$320,000																		**$320,000**
D3050	Mechanical room	7415488	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$49,000.00	$49,000				$49,000																		**$49,000**
D3050	Mechanical room	7415459	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	$134,000.00	$134,000											$134,000											**$134,000**
D3050	Throughout building	7415456	HVAC System, Ductwork, Medium Density, Replace	30	20	10	75370	SF	$4.00	$301,480											$301,480											**$301,480**
D3060	Roof	7415529	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	7415538	Exhaust Fan, Roof-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	7415457	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
D4010	Throughout	7441698	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	75370	SF	$5.00	$376,850					$376,850																	**$376,850**
D5020	Main Building	7415485	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$6,700.00	$6,700																$6,700						**$6,700**
D5020	Boiler room	7415505	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$10,000.00	$10,000																$10,000						**$10,000**
D5020	Boiler room	7415537	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$10,000.00	$10,000																$10,000						**$10,000**
D5020	Mechanical room	7415461	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$10,000.00	$10,000																$10,000						**$10,000**
D5020	Mechanical room	7415544	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$5,300.00	$5,300				$5,300																		**$5,300**
D5020	Electrical room	7415462	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D5020	Throughout building	7415533	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	75370	SF	$18.00	$1,356,660																					$1,356,660	**$1,356,660**
D5030	Mechanical room	7415446	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	$7,000.00	$7,000							$7,000															**$7,000**
D5030	Mechanical room	7415491	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	$7,000.00	$7,000							$7,000															**$7,000**
D5030	Mechanical room	7415463	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	$7,000.00	$7,000							$7,000															**$7,000**
D5030	Mechanical room	7415487	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	$21,000.00	$21,000							$21,000															**$21,000**
D5040	Throughout building	7415511	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	75370	SF	$4.50	$339,165											$339,165											**$339,165**
D5040	Main Building	7441639	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	5	15	18	EA	$280.00	$5,040																$5,040						**$5,040**
D6020	Throughout	7441439	Low Voltage System, Facility-Wide, Phone & Data Lines, Replace	20	10	10	75370	SF	$1.50	$113,055											$113,055											**$113,055**
D7050	Utility closet	7415527	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000															$15,000	**$30,000**
D7050	Throughout building	7415447	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	75370	SF	$3.00	$226,110											$226,110											**$226,110**
D8010	Throughout	7609947	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	75370	SF	$2.50	$188,425						$188,425															$188,425	**$376,850**
E1030	Kitchen	7415531	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600																$3,600		**$7,200**
E1030	Kitchen	7415536	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600																$3,600		**$7,200**
E1030	Kitchen	7415476	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	12	3	1	EA	$6,800.00	$6,800				$6,800																$6,800		**$13,600**
E1030	Kitchen	7415509	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	12	3	1	EA	$6,800.00	$6,800				$6,800																$6,800		**$13,600**
E1030	Kitchen	7415465	Foodservice Equipment, Mixer, Freestanding, Replace	25	22	3	1	EA	$14,000.00	$14,000				$14,000																		**$14,000**
E1030	Kitchen	7415494	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																$4,600		**$9,200**
E1030	Kitchen	7415489	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																$4,600		**$9,200**
E1030	Kitchen	7415500	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																$4,600		**$9,200**
E1030	Kitchen	7415525	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	$30,000.00	$30,000				$30,000																		**$30,000**
E1030	Kitchen	7415484	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	12	3	1	EA	$6,400.00	$6,400				$6,400																$6,400		**$12,800**
E1030	Kitchen	7415541	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	7415548	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500							**$21,000**
E1030	Kitchen	7415471	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	7415466	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	7415535	Foodservice Equipment, Walk-In, Freezer, Replace	20	14	6	1	EA	$25,000.00	$25,000							$25,000															**$25,000**
E1030	Kitchen	7415528	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7415504	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E2010	Throughout Building	7441609	Casework, Cabinetry, Economy, Replace	20	17	3	1900	LF	$175.00	$332,500				$332,500																		**$332,500**
G4050	Building exterior	7415453	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	16	EA	$600.00	$9,600							$9,600															**$9,600**
Y1010	Throughout	7415549	ADA Parking, Signage, Pole-Mounted, Install	0	0	0	3	EA	$500.00	$1,500	$1,500																					**$1,500**
Y1010	Main Building	7415478	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	3	EA	$1,000.00	$3,000	$3,000																					**$3,000**
Y1010	Parking lot	7415483	ADA Parking, Access Aisle, Striping, Install	0	0	0	300	LF	$15.00	$4,500	$4,500																					**$4,500**
Y1090	Throughout building	7441117	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$16,500**	**$0**	**$0**	**$2,085,468**	**$395,630**	**$1,782,432**	**$89,350**	**$184,657**	**$0**	**$0**	**$1,780,970**	**$349,600**	**$12,400**	**$31,268**	**$18,780**	**$2,583,842**	**$140,400**	**$0**	**$41,000**	**$293,020**	**$6,543,028**	**$16,348,344**
Totals, Escalated (3.0% inflation, compounded annually)											**$16,500**	**$0**	**$0**	**$2,278,847**	**$445,285**	**$2,066,327**	**$106,689**	**$227,104**	**$0**	**$0**	**$2,393,475**	**$483,928**	**$17,679**	**$45,917**	**$28,406**	**$4,025,542**	**$225,301**	**$0**	**$69,800**	**$513,812**	**$11,817,436**	**$24,762,049**

Replacement Reserves Report

5/21/2024

Chimborazo Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	7415520	Stairs, Concrete, Exterior, Replace	50	30	20	500	SF	$55.00	$27,500																					$27,500	**$27,500**
F1020	Site	7415490	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	30	5	940	SF	$200.00	$188,000						$188,000																	**$188,000**
G2020	Site	7415481	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	47370	SF	$0.45	$21,317				$21,317					$21,317					$21,317					$21,317			**$85,266**
G2020	Site	7415546	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	47370	SF	$3.50	$165,795											$165,795											**$165,795**
G2030	Site	7415469	Sidewalk, Concrete, Large Areas, Replace	50	30	20	9000	SF	$9.00	$81,000																					$81,000	**$81,000**
G2050	Site	7415547	Playfield Surfaces, Artificial Play Turf, Replace	15	8	7	500	SF	$20.00	$10,000								$10,000														**$10,000**
G2050	Site	7415506	Playfield Surfaces, Rubber, Small Areas, Replace	20	9	11	7080	SF	$26.00	$184,080												$184,080										**$184,080**
G2050	Site	7415464	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
G2060	Site	7415451	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	3	EA	$600.00	$1,800						$1,800																**$1,800**
G2060	Site	7415526	Park Bench, Metal Powder-Coated, Replace	20	14	6	4	EA	$700.00	$2,800							$2,800															**$2,800**
G2060	Site	7415513	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	13	7	3	EA	$700.00	$2,100								$2,100														**$2,100**
G2060	Site	7415550	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	1	EA	$800.00	$800											$800											**$800**
G2060	Site	7415452	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	500	LF	$18.00	$9,000											$9,000											**$9,000**
G2060	Site	7415507	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1000	LF	$21.00	$21,000																					$21,000	**$21,000**
G2060	Site	7415521	Signage, Property, Pylon Standard, Replace/Install	20	13	7	1	EA	$9,500.00	$9,500								$9,500														**$9,500**
G2060	Site	7415501	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	16	EA	$150.00	$2,400											$2,400											**$2,400**
G2060	Site	7415540	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G2060	Site	7415475	Retaining Wall, Concrete Cast-in-Place, Replace	50	30	20	240	SF	$130.00	$31,200																					$31,200	**$31,200**
G3030	Site	7415524	Storm Drainage System, Inlets & Underground Piping, All-Inclusive, Replace	40	20	20	150	LF	$350.00	$52,500																					$52,500	**$52,500**
Totals, Unescalated											**$0**	**$0**	**$0**	**$21,317**	**$0**	**$189,800**	**$2,800**	**$21,600**	**$21,317**	**$0**	**$177,995**	**$204,080**	**$0**	**$21,317**	**$0**	**$2,500**	**$0**	**$0**	**$21,317**	**$0**	**$213,200**	**$897,241**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$23,293**	**$0**	**$220,030**	**$3,343**	**$26,565**	**$27,003**	**$0**	**$239,210**	**$282,494**	**$0**	**$31,304**	**$0**	**$3,895**	**$0**	**$0**	**$36,290**	**$0**	**$385,063**	**$1,278,492**

Appendix F:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415499	D1010	**Elevator Controls**	Automatic, 1 Car		Chimborazo Elementary School / Main Building	Elevator				2004		
2	7415512	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Chimborazo Elementary School / Main Building	Elevator	ThyssenKrupp	EP06020	ET6524	2004	3650	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415515	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	Chimborazo Elementary School / Main Building	Boiler room	A. O. Smith	BTR 180 118	1615M000994	2016	3604	
2	7415482	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	Chimborazo Elementary School / Main Building	Boiler room	A. O. Smith	BTR 199 110	MD03-2389412-110	2003	3603	
3	7415503	D2010	**Backflow Preventer**	Domestic Water	4 IN	Chimborazo Elementary School / Main Building	Boiler room						
4	7415510	D2060	**Air Compressor**	Tank-Style	3 HP	Chimborazo Elementary School / Main Building	Boiler room	Curtis	12DN8C	24X68	2009	3607	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415458	D3020	**Boiler** [Boiler #1]	Dual Fuel, HVAC	5238 MBH	Chimborazo Elementary School / Main Building	Boiler room	Peerless Boilers	TCII-17	Not found	2009	3606	
2	7415449	D3020	**Boiler** [Boiler #2]	Dual Fuel, HVAC	5238 MBH	Chimborazo Elementary School / Main Building	Boiler room	Peerless Boilers	TCII-17	Not found	2009	3605	

3	7415477	D3020	**Boiler Supplemental Components**	Chemical Feed System	1	Chimborazo Elementary School / Main Building	Boiler room	Shipco	SHM	56789	2010	3611
4	7415492	D3030	**Chiller**	Water-Cooled, 201 to 250 TON	212 TON	Chimborazo Elementary School / Main Building	Mechanical room	McQuay	C2212BLYY2-A	510E003100	2010	3616
5	7415543	D3030	**Cooling Tower**	(Typical) Open Circuit	112 TON	Chimborazo Elementary School / Main Building	Roof	Evapco	LSTB 10-112	9-360348	2010	3645
6	7415530	D3030	**Unit Ventilator**	approx/nominal 2 Ton	750 CFM	Chimborazo Elementary School / Main Building	Building Entrance	No dataplate	No dataplate	No dataplate	2009	3649
7	7415468	D3030	**Unit Ventilator**	approx/nominal 2 Ton	750 CFM	Chimborazo Elementary School / Main Building	Building Entrance	No dataplate	No dataplate	No dataplate	2009	3648
8	7415479	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	75 HP	Chimborazo Elementary School / Main Building	Mechanical room	FLOFAB	4800-8X5	165120	2010	3623
9	7415514	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	25 HP	Chimborazo Elementary School / Main Building	Mechanical room	Westinghouse	A86AN	JR6069521053	2010	3624
10	7415448	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	65000 CFM	Chimborazo Elementary School / Main Building	Mechanical room	Carrier	278A130.109	68262920	1968	3613
11	7415496	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	10000 CFM	Chimborazo Elementary School / Main Building	Mechanical room	Varicel	6-2424-12	1568325	1968	3619
12	7415488	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8000 CFM	Chimborazo Elementary School / Main Building	Mechanical room	Varicel	6-1224-12	1568326	1968	3618
13	7415459	D3050	**Air Handler** [AHU-1]	Interior AHU, Easy/Moderate Access	32000 CFM	Chimborazo Elementary School / Main Building	Mechanical room	Trane	MCCB050UA0A0UA	K04F84898	2004	3617

14	7415529	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	5000 CFM	Chimborazo Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1999	3644	
15	7415457	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	6000 CFM	Chimborazo Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2009	3646	
16	7415538	D3060	**Exhaust Fan**	Roof-Mounted, 28" Damper	8500 CFM	Chimborazo Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1999	3643	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415461	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Chimborazo Elementary School / Main Building	Mechanical room	Powersmiths	Esaver C3L-75480-208-A	205-002372-100-A00	2009	3622	
2	7415485	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Chimborazo Elementary School / Main Building	Main Building	Powersmiths	Esaver-C3L-30-480-208-A	209-002371-100-A00	2009	3608	
3	7415537	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Chimborazo Elementary School / Main Building	Boiler room	Powersmiths	Esaver C3L-75480-208	209-002372-100-A01	2009	3602	
4	7415505	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Chimborazo Elementary School / Main Building	Boiler room	Powersmiths	Esaver C3L-75480-208-A	205-002372-100-A00	2009	3601	
5	7415462	D5020	**Distribution Panel**	277/480 V	600 AMP	Chimborazo Elementary School / Main Building	Electrical room	General Electric	182-79436	Not found	1968	3612	
6	7415544	D5020	**Distribution Panel**	277/480 V	400 AMP	Chimborazo Elementary School / Main Building	Mechanical room	General Electric	NHB	Not found	1968	3625	
7	7415446	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Chimborazo Elementary School / Main Building	Mechanical room	Honeywell	PA001652H1SSS	11656185	2010	3614	
8	7415491	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Chimborazo Elementary School / Main Building	Mechanical room	Honeywell	PA001652H1SSS	11656182	2010	3621	

9	7415463	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Chimborazo Elementary School / Main Building	Mechanical room	ABB	ACH580-VCR-052A-4F267	2204501357	2010	3620	
10	7415487	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Chimborazo Elementary School / Main Building	Mechanical room	Honeywell	PA007252H0SSS	11687882	2010	3615	
11	7441639	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 400 W		Chimborazo Elementary School / Main Building							18

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415527	D7050	**Fire Alarm Panel**	Fully Addressable		Chimborazo Elementary School / Main Building	Utility closet	Siemens			2014		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415541	E1030	**Foodservice Equipment**	Convection Oven, Double		Chimborazo Elementary School / Main Building	Kitchen	Garland	Master 200	No dataplate	2010	3639	
2	7415531	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Chimborazo Elementary School / Main Building	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate	2009		
3	7415536	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Chimborazo Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y	29309.19703	2009	3626	
4	7415471	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Chimborazo Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		3642	
5	7415528	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Chimborazo Elementary School / Main Building	Kitchen	Metro	C519-HFC-7	C05-206	2019	3638	
6	7415509	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Traulsen	G31310	T55962F07	2010	3635	

7	7415476	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Delfield	GBF3P-S	1120312753	2012	3634
8	7415465	E1030	**Foodservice Equipment**	Mixer, Freestanding		Chimborazo Elementary School / Main Building	Kitchen	Hobart	H-600	1739563		3636
9	7415494	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Traulsen	G200010	T19700H12	2012	3629
10	7415500	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Hobart	Q2	321007395	2010	3640
11	7415466	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	1120340952	2011	3628
12	7415504	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Delfield	GCR2-S	1120209938	2020	3631
13	7415489	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	1120340951	2010	3632
14	7415484	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In		Chimborazo Elementary School / Main Building	Kitchen	Hobart	Q3	321053293	2010	3630
15	7415525	E1030	**Foodservice Equipment**	Steam Kettle		Chimborazo Elementary School / Main Building	Kitchen	Cleveland	KGL-40	WT3310-93L-02	1993	
16	7415548	E1030	**Foodservice Equipment**	Steamer, Freestanding	68200 BTUH	Chimborazo Elementary School / Main Building	Kitchen	Convotherm	WS20002AB2AAUL	WS216041425	2015	3627
17	7415535	E1030	**Foodservice Equipment**	Walk-In, Freezer		Chimborazo Elementary School / Main Building	Kitchen	Kolpak	No dataplate	No dataplate	2010	3633