

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Frances W. McClenney Elementary School  
3817 Chamberlayne Avenue  
Richmond, VA 23227

**PREPARED BY:**

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

**BV CONTACT:**

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

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*February 29, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	3817 Chamberlayne Avenue, Richmond, VA 23227
<b>Site Developed</b>	1915 Renovated 1930, 1948, 1988
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 29, 2024
<b>Management Point of Contact</b>	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 <a href="mailto:daniel.alu@gofmx.com">daniel.alu@gofmx.com</a>
<b>On-site Point of Contact (POC)</b>	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: <a href="mailto:Rhathawa@rvaschools.net">Rhathawa@rvaschools.net</a>
<b>Assessment &amp; Report Prepared By</b>	Jesse Azaret
<b>Reviewed By</b>	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 <a href="mailto:Bill.Champion@bureauveritas.com">Bill.Champion@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Frances W. McClenney Elementary School, formerly Ginter Park Elementary School began construction in 1915, opening in time for the 1916-17 school session. The first expansion occurred in 1930 where the original auditorium was converted into another wing consisting of eight classrooms, a new auditorium and cafeteria sectional was attached perpendicularly to the rear of the school. In 1948, overcrowding issues resulted in another expansion with the creation of basement classrooms adjacent to the library. There have been no major building-level renovations since.

### Architectural

Short-term recommendations include replacement of the original single-pane wood-framed windows. The auditorium has original wood seating from the 1930 renovation, which is due for replacement. The roof consists of hip-style Spanish clay tile and flat modified bitumen sections. There are many reported roof leaks and soft spots present on the flat section of the roof. Most of the interior furnishings are antiquated to include casework, interior doors, flooring, and painted surfaces. For the rest of the architectural assets, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The facility utilizes a 4-pipe HVAC central system. The heating system water boilers and air-cooled chiller were replaced in 2015 and 2020 respectively. The dual-temperature system struggles to provide adequate comfort, especially on mild days where heating and cooling needs may both be required simultaneously. The pneumatic controls should be replaced by an upgraded building automation system, thereby improving efficiency and performance. The hallways also lack any sort of air conditioning, which strains the current system on hot days. Domestic hot water comes from a tankless water heater for the kitchen, a gas tank model for the first floor, and an electric tank model for the second. Electric infrastructure is reported to be adequate with no issues. The building lacks a fire sprinkler system. Both the public address and security systems are woefully antiquated and should be upgraded promptly. Lifecycle replacement of the majority of the MEPF is anticipated.

### Site

The site consists of both paved and unpaved parking areas. There are areas of concrete sidewalk that have large cracks which pose as tripping hazards. The rubber surfaces surrounding the play structures have significantly deteriorated and require immediate replacement. Exterior building-mounted lighting has been mostly changed to LED.

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

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

FCI Analysis   Frances W. McClenney Elementary School / Main Building(1915)			
Replacement Value	Total SF	Cost/SF	
\$ 24,148,400	60,371	\$ 400	
	Est Reserve Cost		FCI
<b>Current</b>	\$ 0		<b>0.0 %</b>
3-Year	\$ 2,662,700		11.0 %
5-Year	\$ 3,523,200		14.6 %
10-Year	\$ 5,954,100		24.7 %

## Immediate Needs

Facility/Building	Total Items	Total Cost
Frances W. McClenney Elementary School / Site	1	\$4,000
<b>Total</b>	<b>1</b>	<b>\$4,000</b>

## Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7424952	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Safety	\$4,000
<b>Total (1 items)</b>						<b>\$4,000</b>

## Key Findings



### Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)  
 Site Frances W. McClenney Elementary School Site

Uniformat Code: G2030  
 Recommendation: **Repair in 2024**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$4,000

\$\$\$\$

Trip hazards are present on walkways and require resurfacing - AssetCALC ID: 7424952



### Exterior Walls in Poor condition.

any painted surface  
 Main Building Frances W. McClenney Elementary School Building Exterior

Uniformat Code: B2010  
 Recommendation: **Prep & Paint in 2025**

Priority Score: **89.7**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$68,400

\$\$\$\$

Faded and chipped - AssetCALC ID: 7424936



### Roofing in Poor condition.

Modified Bitumen  
 Main Building Frances W. McClenney Elementary School Roof

Uniformat Code: B3010  
 Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$95,600

\$\$\$\$

Multiple leaks reported, some soft spots - AssetCALC ID: 7424904



### Glazing in Poor condition.

any type by SF  
 Main Building Frances W. McClenney Elementary School Building Exterior

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

Priority Score: **87.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$676,500

\$\$\$\$

Leaking, many panes have been replaced to plexiglass. - AssetCALC ID: 7424888



**Sink/Lavatory in Poor condition.**

Service Sink, Floor  
Main Building Frances W. McClenney  
Elementary School Utility closet

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Drain has massive amount of buildup - AssetCALC ID: 7424883



**Playfield Surfaces in Poor condition.**

Chips Wood, 6" Depth  
Site Frances W. McClenney Elementary School  
Playground

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

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Woodchip areas need to be refilled - AssetCALC ID: 7424871



**Playfield Surfaces in Poor condition.**

Rubber, Small Areas  
Site Frances W. McClenney Elementary School  
Playground

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

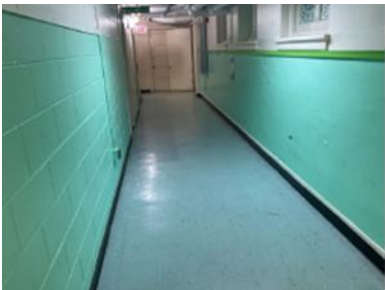
Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$52,000

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Erosion and broken sections - AssetCALC ID: 7424914



**HVAC System**

Full System Renovation/Upgrade, Low  
Complexity  
Main Building Frances W. McClenney  
Elementary School Hallways

Uniformat Code: D3050  
Recommendation: **Upgrade in 2025**

Priority Score: **54.8**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$211,400

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According to management, the hallways are not air conditioned and dual temperature system creates challenges on mild days. - AssetCALC ID: 7541225



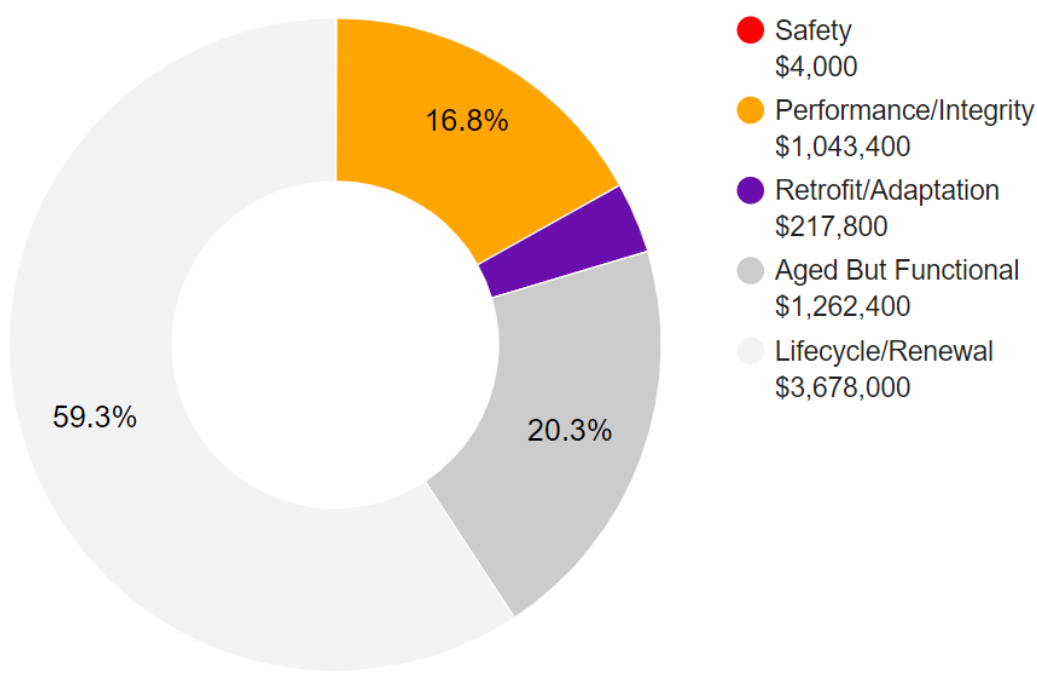
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$6,205,600**



## 2. Building Information



Building Systems Summary		
<b>Address</b>	3817 Chamberlayne Avenue, Richmond, VA 23227	
<b>Constructed/Renovated</b>	1915	
<b>Building Area</b>	60,371 SF	
<b>Number of Stories</b>	2 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
<b>Roof</b>	Primary: Hip construction with Spanish clay tiles Secondary: Flat construction with modified bitumen built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board and glazed CMU Floors: Carpet, VCT, wood strip, terrazzo, painted concrete Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors except the above auditorium and stage areas Portable wheelchair lift serving auditorium stage area.	Fair

<b>Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: 1 Gas & 1 Electric water heaters with integral tanks & 1 tankless water heater Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Central System: Boilers and chiller feeding fan coil units and air handlers Supplemental components: Split-system heat pump, suspended unit heater, and window AC units Building Automation System (BAS)	Fair
<b>Fire Suppression</b>	Fire extinguishers and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent and CFL Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Auditorium south mechanical closet; locked room and no key</li> </ul>	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	\$5,539,100	\$5,539,100
Facade	-	\$767,200	\$7,600	-	\$94,700	\$869,600
Roofing	-	\$202,800	\$9,900	-	\$1,034,100	\$1,246,800
Interiors	-	\$41,200	\$535,300	\$230,100	\$1,000,700	\$1,807,300
Conveying	-	-	\$10,400	\$6,100	\$174,500	\$191,100
Plumbing	-	\$55,000	\$7,600	\$829,800	\$123,200	\$1,015,600
HVAC	-	\$330,400	\$467,000	\$620,500	\$1,313,900	\$2,731,900
Fire Protection	-	-	-	\$5,400	-	\$5,400
Electrical	-	-	\$22,900	\$557,300	\$31,200	\$611,400
Fire Alarm & Electronic Systems	-	\$128,100	\$651,100	\$162,300	\$880,900	\$1,822,400
Equipment & Furnishings	-	-	\$286,500	\$19,400	\$106,200	\$412,100
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$1,524,800</b>	<b>\$1,998,400</b>	<b>\$2,430,900</b>	<b>\$10,298,500</b>	<b>\$16,252,600</b>

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

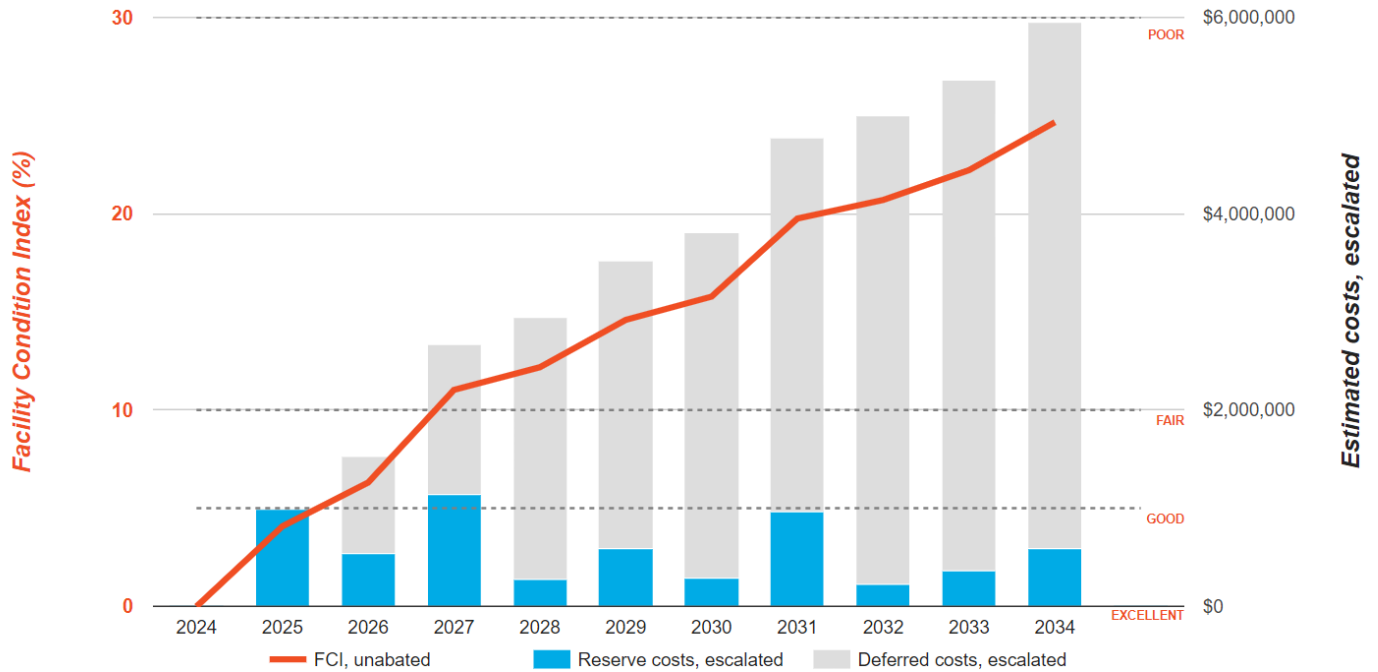
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Frances W. McClenney Elementary School Main Building

Replacement Value: \$24,148,400

Inflation Rate: 3.0%

Average Needs per Year: \$541,300



## Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - SPANISH TILE ROOF



5 MODIFIED BITUMEN ROOF



6 TYPICAL CLASSROOMS



7 HEATING WATER DISTRIBUTION PUMP



8 - DOMESTIC TANKLESS WATER HEATER



9 - MECHANICAL ROOM - HVAC BOILER



10 - MECHANICAL ROOM - AHU



11 - HYDRAULIC ELEVATOR



12 - ELEVATOR FINISHES



13 - BUILDING AUTOMATION SYSTEM CONTROLS



14 - FAN COIL UNIT



15 - WINDOW AC UNIT



16 - COMMERCIAL KITCHEN EQUIPMENT



17 - INTERCOM SYSTEM



18 - SECURITY SYSTEM



### 3. Site Summary



Site Information		
<b>Site Area</b>	5.4 acres (estimated)	
<b>Parking Spaces</b>	37 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited picnic tables	Fair
<b>Landscaping and Topography</b>	Significant landscaping features include lawns, trees, bushes, and planters. Irrigation not present Flat topography	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Not present	--
<b>Ancillary Structures</b>	None	--

Site Information	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Exterior Chiller Enclosure; locked area and no key</li> </ul>

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
Site Development	-	\$57,700	\$15,200	\$20,800	\$189,500	\$283,200
Site Pavement	\$4,000	-	\$14,400	\$139,200	\$41,800	\$199,400
Site Utilities	-	-	-	-	\$11,600	\$11,600
<b>TOTALS (3% inflation)</b>	<b>\$4,000</b>	<b>\$57,700</b>	<b>\$29,600</b>	<b>\$160,000</b>	<b>\$242,900</b>	<b>\$494,200</b>

Site: Photographic Overview



1 - MAIN PARKING AREA



2 - SWING SET ON WOOD CHIP SURFACE



3 - PLAY STRUCTURE



4 - AIR-COOLED CHILLER



5 - BASKETBALL COURT



6 - CHAIN-LINK FENCING

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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



## 7. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Frances W. McClenney Elementary School, 3817 Chamberlayne Avenue, Richmond, VA 23227, 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:** Jesse Azaret,  
Project Manager

**Reviewed by:**



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

## 8. Appendices

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- 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)

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

166385.24R000-012.468

## Source

Google

## Project Name

Frances W. McClenney  
Elementary School

## On-Site Date

February 29, 2024



## Appendix B:

### Pre-Survey Questionnaire(s)

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

**Building / Facility Name:** Frances W. McClenney 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:** February 26, 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	1915		
2	Building size in SF	60371		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stucco
		Roof		Spanish tile, asphalt roll roofing
		Interiors		CMU. Sheetrock, plaster, wood flooring, terrazzo, ceramic
		HVAC		Boilers, chiller
		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).	Chiller replaced 2020, pneumatic controls partially eliminated.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Finish pneumatic control upgrade BAS system		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No conditioning in the hallways, HVAC is a dual temperature system, challenges heating and cooling the building on mild days. Regular roof leaks, the roof needs to be replaced.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				Ceiling tiles caused by roof leaks or condensation
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				No conditioning in the hallways, HVAC is a dual temperature system, challenges heating and cooling the building on mild days.
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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Frances W. McClenney Elementary School

BV Project Number: 166385.24R000-012.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

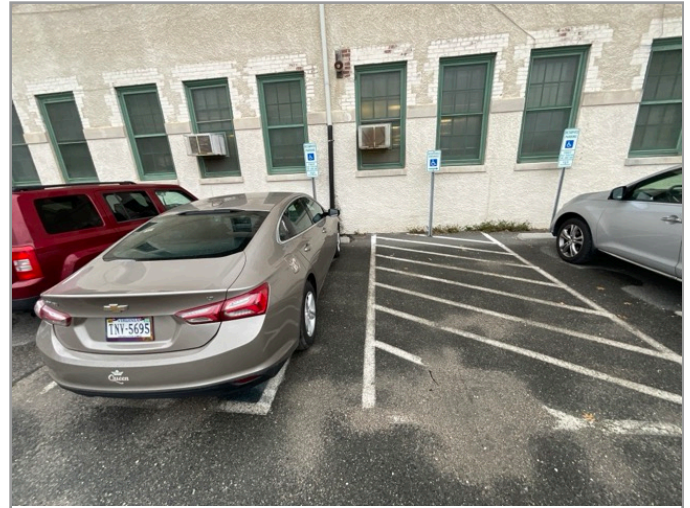
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2007
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Yes, up to code in 2007
3	Has building management reported any accessibility-based complaints or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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE 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



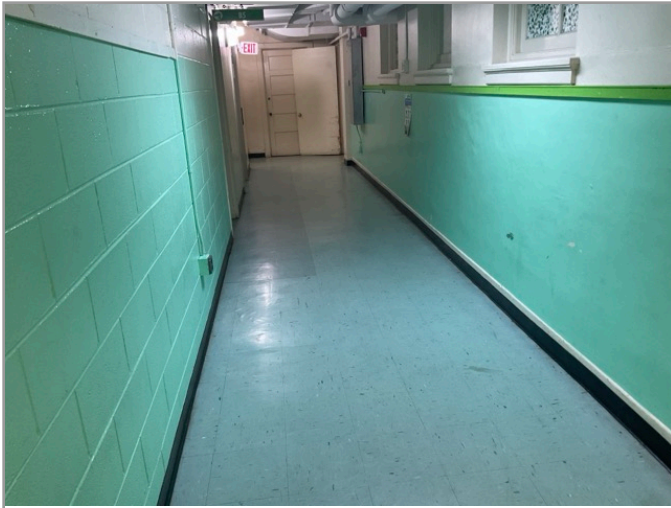
SIGNAGE

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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



## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CAB



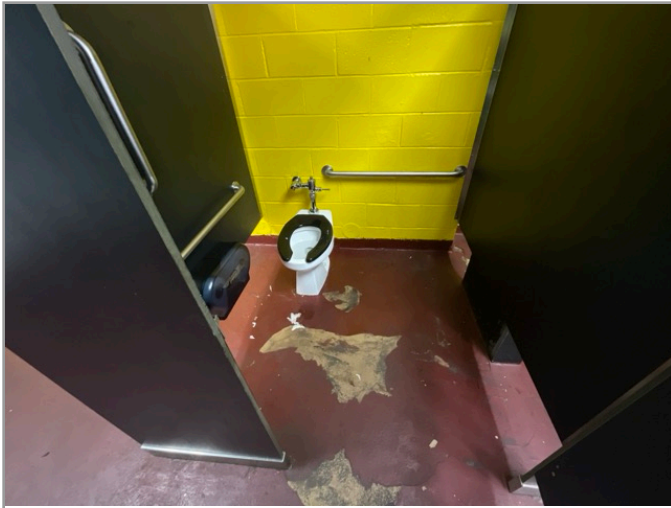
IN-CAB CONTROLS

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

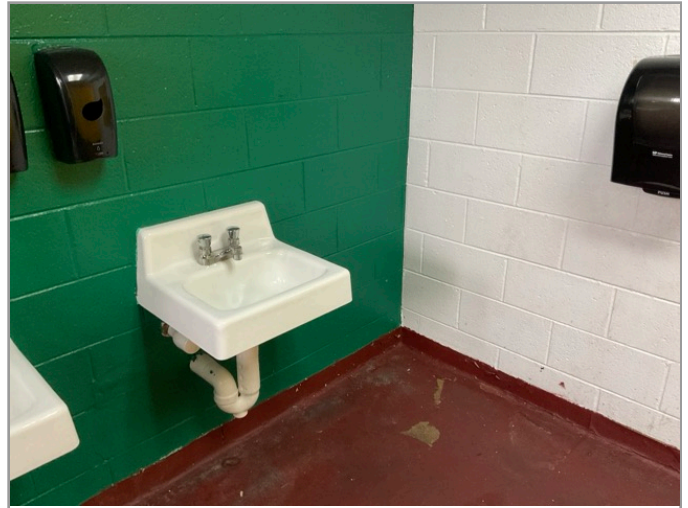
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

# 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 ?	✗			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

## Appendix D:

### Component Condition Report

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## Component Condition Report | Frances W. McClenney Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	2,450 LF	20	7456110
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	60,371 SF	20	7456109
B1020	Roof	Fair	Roof Structure, Pitched, Steel Medium/Heavy Gauge Steel Beams	26,400 SF	20	7424940
<b>Facade</b>						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	22,800 SF	1	7424936
B2020	Building Exterior	Poor	Glazing, any type by SF	12,300 SF	1	7424888
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	10	3	7424922
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Modified Bitumen	9,560 SF	2	7424904
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	16,840 SF	20	7424951
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	975 LF	4	7424939
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	104	3	7424865
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	5	7424924
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	51,900 SF	8	7424893
C1090	Restrooms	Fair	Toilet Partitions, Wood	22	13	7424877
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	120,700 SF	4	7424926
C2030	Throughout building	Fair	Flooring, Terrazzo	15,100 SF	11	7424919
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	9,700 SF	2	7424912
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	13,300 SF	3	7424890
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	22,300 SF	3	7424916
C2050	Auditorium	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,500 SF	5	7424861
<b>Conveying</b>						

## Component Condition Report | Frances W. McClenney Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Auditorium	Good	Vertical Lift, Wheelchair, 5' Rise	1	18	7424948
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	17	7424899
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	7424934
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	7	7424918
<b>Plumbing</b>						
D2010	Utility closet	Poor	Sink/Lavatory, Service Sink, Floor	1	1	7424883
D2010	Restrooms	Fair	Urinal, Standard	9	15	7424869
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	12	7424949
D2010	Utility closet	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	11	7424932
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	3	7424941
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	13	7424886
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	60,371 SF	7	7424892
D2010	Mechanical room	Fair	Water Heater, Gas, Tankless	1	9	7424931
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	29	13	7424880
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	27	2	7424950
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	18	7424887
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	9	7424868
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	12	7424910
D2060	Mechanical room	Good	Supplemental Components, Compressed Air Dryer, Process Support	1	16	7424921
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	2	7424944
<b>HVAC</b>						
D3020	Boiler room	Fair	Unit Heater, Hydronic	1	7	7424928
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	20	7424955
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	20	7424873
D3030	Classrooms	Fair	Air Conditioner, Window/Thru-Wall	8	4	7424930



## Component Condition Report | Frances W. McClenney Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Chiller Enclosurer	Fair	Split System, Condensing Unit/Heat Pump	1	7	7424876
D3030	Chiller Enclosurer	Good	Chiller, Air-Cooled	1	21	7424925
D3050	Hallways	NA	HVAC System, Full System Renovation/Upgrade, Low Complexity, Upgrade	15,100 SF	1	7541225
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	17	7424946
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7424889
D3050	Cafeteria	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7424911
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	60,371 SF	3	7424938
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	60,371 SF	15	7424900
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	2	7424884
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	2	7424891
D3050	Auditorium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7424954
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7424867
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	17	7424933
D3050	Cafeteria	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7424959
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	61	6	7424902
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	11	7424897
D3050	Auditorium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7424957
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	40	2	7424894
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7424906
<b>Electrical</b>						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	3	7424903
D5020	Boiler room	Fair	Motor Control Center, w/ Main Breaker	1	3	7424943
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	7424862
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	60,371 SF	10	7424913

## Component Condition Report | Frances W. McClenney Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	60,371 SF	9	7424879
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	60,371 SF	5	7424945
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	60,371 SF	3	7424953
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	60,371 SF	2	7424942
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	60,371 SF	10	7424960
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7424863
D8010	Mechanical room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	60,371 SF	5	7424864
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7424895
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	7424866
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	7424909
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7424901
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7424937
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7424907
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7424881
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	4	7424875
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7424961
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7424929
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7424878
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7424920
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	3	7424915
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7424885
E1030	Kitchen	Fair	Foodservice Equipment, Broiler	1	7	7424958
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	7424917

## Component Condition Report | Frances W. McClenney Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7424898
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	450	3	7424927

## Component Condition Report | Frances W. McClenney Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,300 SF	6	7424882
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,300 SF	3	7424872
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	4	0	7424952
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Playground	Fair	Play Structure, Multipurpose, Very Small	10	12	7424896
G2050	Playground	Poor	Playfield Surfaces, Rubber, Small Areas	2,000 SF	1	7424914
G2050	Playground	Poor	Playfield Surfaces, Chips Wood, 6" Depth	2,000 SF	1	7424871
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	1	13	7424870
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	1	9	7424923
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	7424947
G2050	Playground	Fair	Play Structure, Multipurpose, Large	1	13	7424935
<b>Sitework</b>						
G2060	Site	Fair	Flagpole, Metal	1	15	7424956
G2060	Playground	Fair	Picnic Table, Wood/Composite/Fiberglass	9	10	7424874
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,050 LF	30	7424908
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	16	7424905

## Appendix E: Replacement Reserves

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Replacement Reserves Report



5/22/2024

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	
Frances W. McClenney Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Frances W. McClenney Elementary School / Main Building	\$0	\$985,813	\$538,982	\$1,137,885	\$277,691	\$582,863	\$286,501	\$959,032	\$230,109	\$367,515	\$587,788	\$413,471	\$212,866	\$233,835	\$324,829	\$827,854	\$8,986	\$512,287	\$282,604	\$16,132	\$7,465,666	\$16,252,708	
Frances W. McClenney Elementary School / Site	\$4,000	\$57,680	\$0	\$14,408	\$15,194	\$0	\$122,450	\$4,919	\$16,702	\$3,262	\$12,633	\$0	\$85,546	\$106,006	\$0	\$3,895	\$17,973	\$0	\$22,447	\$7,014	\$0	\$494,129	
<b>Grand Total</b>	<b>\$4,000</b>	<b>\$1,043,493</b>	<b>\$538,982</b>	<b>\$1,152,293</b>	<b>\$292,886</b>	<b>\$582,863</b>	<b>\$408,951</b>	<b>\$963,952</b>	<b>\$246,811</b>	<b>\$370,777</b>	<b>\$600,421</b>	<b>\$413,471</b>	<b>\$298,412</b>	<b>\$339,841</b>	<b>\$324,829</b>	<b>\$831,749</b>	<b>\$26,959</b>	<b>\$512,287</b>	<b>\$305,050</b>	<b>\$23,146</b>	<b>\$7,465,666</b>	<b>\$16,746,836</b>	

Frances W. McClenney Elementary School

Frances W. McClenney 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	7456110	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Replace	75	55	20	2450	LF	\$140.00	\$343,000																				\$343,000	\$343,000	
B1010	Throughout	7456109	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20	60371	SF	\$32.00	\$1,931,872																				\$1,931,872	\$1,931,872	
B1020	Roof	7424940	Roof Structure, Pitched, Steel Medium/Heavy Gauge Steel Beams, Replace	75	55	20	26400	SF	\$30.00	\$792,000																				\$792,000	\$792,000	
B2010	Building Exterior	7424936	Exterior Walls, any painted surface, Prep & Paint	10	9	1	22800	SF	\$3.00	\$68,400		\$68,400													\$68,400						\$136,800	
B2020	Building Exterior	7424888	Glazing, any type by SF, Replace	30	29	1	12300	SF	\$55.00	\$676,500		\$676,500																			\$676,500	
B2050	Building Exterior	7424922	Exterior Door, Wood, Solid-Core, Replace	25	22	3	10	EA	\$700.00	\$7,000				\$7,000																	\$7,000	
B3010	Roof	7424951	Roofing, Clay/Concrete Tile, Replace	50	30	20	16840	SF	\$34.00	\$572,560																				\$572,560	\$572,560	
B3010	Roof	7424904	Roofing, Modified Bitumen, Replace	20	18	2	9560	SF	\$20.00	\$191,200		\$191,200																			\$191,200	
B3020	Roof	7424939	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	975	LF	\$9.00	\$8,775				\$8,775																	\$8,775	
C1030	Throughout building	7424865	Interior Door, Wood, Solid-Core, Replace	40	37	3	104	EA	\$700.00	\$72,800				\$72,800																	\$72,800	
C1030	Throughout building	7424924	Interior Door, Steel, Standard, Replace	40	35	5	2	EA	\$600.00	\$1,200						\$1,200															\$1,200	
C1070	Throughout building	7424893	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	51900	SF	\$3.50	\$181,650									\$181,650												\$181,650	
C1090	Restrooms	7424877	Toilet Partitions, Wood, Replace	20	7	13	22	EA	\$500.00	\$11,000															\$11,000						\$11,000	
C2010	Throughout building	7424926	Wall Finishes, any surface, Prep & Paint	10	6	4	120700	SF	\$1.50	\$181,050				\$181,050												\$181,050					\$362,100	
C2030	Auditorium	7424912	Flooring, Wood, Strip, Refinish	10	8	2	9700	SF	\$4.00	\$38,800		\$38,800														\$38,800					\$77,600	
C2030	Throughout building	7424916	Flooring, Vinyl Tile (VCT), Replace	15	12	3	22300	SF	\$5.00	\$111,500				\$111,500													\$111,500				\$223,000	
C2030	Throughout building	7424919	Flooring, Terrazzo, Replace	50	39	11	15100	SF	\$14.00	\$211,400												\$211,400									\$211,400	
C2030	Throughout building	7424890	Flooring, Carpet, Commercial Standard, Replace	10	7	3	13300	SF	\$7.50	\$99,750				\$99,750											\$99,750						\$199,500	
C2050	Auditorium	7424861	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8500	SF	\$2.00	\$17,000						\$17,000										\$17,000					\$34,000	
D1010	Elevator	7424934	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000													\$9,000		\$18,000	
D1010	Elevator	7424918	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	\$5,000.00	\$5,000								\$5,000													\$5,000	
D1010	Elevator	7424899	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	13	17	1	EA	\$70,000.00	\$70,000																	\$70,000				\$70,000	
D1010	Auditorium	7424948	Vertical Lift, Wheelchair, 5' Rise, Replace	25	7	18	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000	
D2010	Mechanical room	7424931	Water Heater, Gas, Tankless, Replace	15	6	9	1	EA	\$1,600.00	\$1,600										\$1,600											\$1,600	
D2010	Utility closet	7424932	Water Heater, Electric, Commercial ( 12 kW), Replace	20	9	11	1	EA	\$12,400.00	\$12,400																\$12,400					\$12,400	
D2010	Mechanical room	7424910	Water Heater, Gas, Commercial (125 MBH), Replace	20	8	12	1	EA	\$12,400.00	\$12,400																\$12,400					\$12,400	
D2010	Throughout building	7424892	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	60371	SF	\$11.00	\$664,081																					\$664,081	
D2010	Mechanical room	7424887	Backflow Preventer, Domestic Water, Replace	30	12	18	1	EA	\$1,100.00	\$1,100																		\$1,100			\$1,100	
D2010	Utility closet	7424883	Sink/Lavatory, Service Sink, Floor, Replace	35	34	1	1	EA	\$800.00	\$800		\$800																			\$800	
D2010	Restrooms	7424950	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	27	EA	\$1,500.00	\$40,500			\$40,500																		\$40,500	
D2010	Throughout building	7424941	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	5	EA	\$1,400.00	\$7,000				\$7,000																	\$7,000	
D2010	Throughout building	7424868	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	7	EA	\$1,200.00	\$8,400										\$8,400											\$8,400	
D2010	Kitchen	7424949	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	18	12	1	EA	\$2,100.00	\$2,100																	\$2,100				\$2,100	
D2010	Kitchen	7424886	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	17	13	1	EA	\$2,500.00	\$2,500																	\$2,500				\$2,500	
D2010	Restrooms	7424880	Toilet, Commercial Water Closet, Replace	30	17	13	29	EA	\$1,300.00	\$37,700																	\$37,700				\$37,700	
D2010	Restrooms	7424869	Urinal, Standard, Replace	30	15	15	9	EA	\$1,100.00	\$9,900																		\$9,900			\$9,900	
D2060	Mechanical room	7424944	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$10,600.00	\$10,600			\$10,600																		\$10,600	
D2060	Mechanical room	7424921	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	4	16	1	EA	\$5,600.00	\$5,600																		\$5,600			\$5,600	
D3020	Boiler room	7424873	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$50,800.00	\$50,800																			\$50,800	\$50,800		
D3020	Boiler room	7424955	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$50,800.00	\$50,800																			\$50,800	\$50,800		
D3020	Boiler room	7424928	Unit Heater, Hydronic, Replace	20	13	7	1	EA	\$1,100.00	\$1,100																	\$1,100				\$1,100	
D3030	Classrooms	7424930	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	8	EA	\$2,900.00	\$23,200				\$23,200													\$23,200				\$46,400	

Replacement Reserves Report



5/22/2024

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	
D3030	Chiller Enclosure	7424876	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$5,200.00	\$5,200								\$5,200														\$5,200	
D3050	Mechanical room	7424884	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	13	2	1	EA	\$5,100.00	\$5,100			\$5,100														\$5,100					\$10,200	
D3050	Mechanical room	7424891	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	13	2	1	EA	\$5,100.00	\$5,100			\$5,100														\$5,100					\$10,200	
D3050	Mechanical room	7424897	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	14	11	1	EA	\$6,500.00	\$6,500												\$6,500										\$6,500	
D3050	Throughout building	7424900	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	25	15	60371	SF	\$8.00	\$482,968															\$482,968							\$482,968	
D3050	Boiler room	7424946	Pump, Distribution, HVAC Heating Water, Replace	25	8	17	1	EA	\$6,500.00	\$6,500																	\$6,500					\$6,500	
D3050	Boiler room	7424933	Pump, Distribution, HVAC Heating Water, Replace	25	8	17	1	EA	\$6,500.00	\$6,500																	\$6,500					\$6,500	
D3050	Hallways	7541225	HVAC System, Full System Renovation/Upgrade, Low Complexity, Upgrade	40	39	1	15100	SF	\$14.00	\$211,400	\$211,400																					\$211,400	
D3050	Mechanical room	7424889	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$81,000.00	\$81,000				\$81,000																		\$81,000	
D3050	Throughout building	7424938	HVAC System, Ductwork, Medium Density, Replace	30	27	3	60371	SF	\$4.00	\$241,484				\$241,484																		\$241,484	
D3050	Mechanical room	7424867	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$81,000.00	\$81,000				\$81,000																		\$81,000	
D3050	Throughout building	7424902	Fan Coil Unit, Hydronic Terminal, Replace	20	14	6	61	EA	\$3,840.00	\$234,240						\$234,240																	\$234,240
D3050	Cafeteria	7424911	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$40,000.00	\$40,000											\$40,000											\$40,000	
D3050	Auditorium	7424954	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$40,000.00	\$40,000											\$40,000											\$40,000	
D3050	Cafeteria	7424959	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$40,000.00	\$40,000											\$40,000											\$40,000	
D3050	Auditorium	7424957	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$40,000.00	\$40,000											\$40,000											\$40,000	
D3060	Throughout building	7424894	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	40	EA	\$2,400.00	\$96,000		\$96,000					\$96,000					\$96,000					\$96,000					\$384,000	
D4010	Kitchen	7424906	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	\$400.00	\$4,000											\$4,000											\$4,000	
D5020	Mechanical room	7424862	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$20,000.00	\$20,000															\$20,000							\$20,000	
D5020	Mechanical room	7424903	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$6,000.00	\$6,000				\$6,000																		\$6,000	
D5020	Boiler room	7424943	Motor Control Center, w/ Main Breaker, Replace	30	27	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000	
D5030	Throughout building	7424913	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	60371	SF	\$2.50	\$150,928											\$150,928												\$150,928
D5040	Throughout building	7424879	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	60371	SF	\$4.50	\$271,670									\$271,670													\$271,670	
D6020	Throughout building	7424945	Low Voltage System, Phone & Data Lines, Replace	20	15	5	60371	SF	\$1.50	\$90,557					\$90,557																	\$90,557	
D6060	Throughout building	7424953	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	60371	SF	\$1.65	\$99,612				\$99,612																		\$99,612	
D7030	Throughout building	7424942	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	60371	SF	\$2.00	\$120,742		\$120,742															\$120,742					\$241,484	
D7050	Office	7424863	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	7424960	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	60371	SF	\$2.00	\$120,742											\$120,742											\$120,742	
D8010	Mechanical room	7424864	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	10	5	60371	SF	\$6.00	\$362,226					\$362,226														\$362,226			\$724,452	
E1030	Kitchen	7424895	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	7424901	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600														\$3,600				\$7,200	
E1030	Kitchen	7424937	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280								\$8,280										\$16,560	
E1030	Kitchen	7424961	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																		\$25,000	
E1030	Kitchen	7424929	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	7424878	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	7424917	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200	
E1030	Kitchen	7424915	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	7424907	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	\$10,500.00	\$10,500				\$10,500									\$10,500									\$21,000	
E1030	Kitchen	7424875	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	1	EA	\$14,000.00	\$14,000				\$14,000																		\$14,000	
E1030	Kitchen	7424920	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200	
E1030	Kitchen	7424885	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200	
E1030	Building exterior	7424909	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$6,300					\$6,300															\$6,300		\$12,600	
E1030	Kitchen	7424866	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	\$5,700.00	\$5,700						\$5,700																\$5,700	
E1030	Kitchen	7424958	Foodservice Equipment, Broiler, Replace	15	8	7	1	EA	\$8,400.00	\$8,400							\$8,400															\$8,400	
E1030	Kitchen	7424881	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700								\$1,700														\$1,700	
E1040	Office	7424898	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500					\$1,500										\$1,500							\$3,000	
E2010	Auditorium	7424927	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	17	3	450	EA	\$350.00	\$157,500				\$157,500																		\$157,500	
<b>Totals, Unescalated</b>												\$957,100	\$508,042	\$1,041,326	\$246,725	\$502,783	\$239,940	\$779,781	\$181,650	\$281,670	\$437,370	\$298,700	\$149,300	\$159,230	\$214,750	\$531,368	\$5,600	\$309,942	\$166,000	\$9,200	\$4,133,55		



## Appendix F: Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424918	D1010	<b>Elevator Controls</b>	Automatic, 1 Car	2500	Frances W. McClenney Elementary School / Main Building	Elevator	Schindler Elevator Corporation	330A	G1642-01	2011	3304	
2	7424899	D1010	<b>Passenger Elevator</b>	Hydraulic, 3 Floors	2500 LB	Frances W. McClenney Elementary School / Main Building	Elevator	Schindler Elevator Corporation	T013	7271CZ7G02	2011	3303	
3	7424948	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		Frances W. McClenney Elementary School / Main Building	Auditorium				2017		

**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424932	D2010	<b>Water Heater</b>	Electric, Commercial (12 kW)	40 GAL	Frances W. McClenney Elementary School / Main Building	Utility closet	State Industries, Inc.	ES640D0RS	1449A024730	2015	3335	
2	7424910	D2010	<b>Water Heater</b>	Gas, Commercial (125 MBH)	75 GAL	Frances W. McClenney Elementary School / Main Building	Mechanical room	State Industries, Inc.	SBS7576NE 300	1616M001767	2016	3370	
3	7424931	D2010	<b>Water Heater</b>	Gas, Tankless	3.9 GPM	Frances W. McClenney Elementary School / Main Building	Mechanical room	Noritz	NCC199CDV	2018. 04-001796	2018	3372	
4	7424887	D2010	<b>Backflow Preventer</b>	Domestic Water	.75 IN	Frances W. McClenney Elementary School / Main Building	Mechanical room	Watts Regulator	LF009M3QT	372792		3374	

5	7424944	D2060	<b>Air Compressor</b>	Tank-Style	5 HP	Frances W. McClenney Elementary School / Main Building	Mechanical room	Landis & gyr	VM604	349287		3371	
6	7424921	D2060	<b>Supplemental Components</b>	Compressed Air Dryer, Process Support	100 CFM	Frances W. McClenney Elementary School / Main Building	Mechanical room	Hankison	HPR5-10	H510A1151312130		3367	
<b>D30 HVAC</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424955	D3020	<b>Boiler</b>	Gas, HVAC	1500 MBH	Frances W. McClenney Elementary School / Main Building	Boiler room	Patterson-Kelley	N-1500	CY38-14-38045	2014	3365	
2	7424873	D3020	<b>Boiler</b>	Gas, HVAC	1500 MBH	Frances W. McClenney Elementary School / Main Building	Boiler room	Patterson-Kelley	N-1500	CY38-14-38043	2014	3369	
3	7424928	D3020	<b>Unit Heater</b>	Hydronic	10 MBH	Frances W. McClenney Elementary School / Main Building	Boiler room	Modine Manufacturing	H318301	33010989		3308	
4	7424925	D3030	<b>Chiller</b>	Air-Cooled	115 TON	Frances W. McClenney Elementary School / Main Building	Chiller Enclosurer	Daikin Industries	Inaccessible	Inaccessible	2020		
5	7424930	D3030	<b>Air Conditioner</b>	Window/Thru-Wall	2 TON	Frances W. McClenney Elementary School / Main Building	Classrooms	Friedrich					8
6	7424876	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	4 TON	Frances W. McClenney Elementary School / Main Building	Chiller Enclosurer	Trane	Inaccessible	Inaccessible			

7	7424884	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	3 HP	Frances W. McClenney Elementary School / Main Building	Mechanical room	Taco	FM2507	Illegible	1993	3380
8	7424891	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	3 HP	Frances W. McClenney Elementary School / Main Building	Mechanical room	Taco	FM2507	Illegible	1993	3376
9	7424897	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Frances W. McClenney Elementary School / Main Building	Mechanical room	Bell & Gossett	1510	CS6777-01 G40		3379
10	7424946	D3050	<b>Pump</b>	Distribution, HVAC Heating Water	7.5 HP	Frances W. McClenney Elementary School / Main Building	Boiler room	Armstrong Air	4030 BF	160832	2016	3316
11	7424933	D3050	<b>Pump</b>	Distribution, HVAC Heating Water	7.5 HP	Frances W. McClenney Elementary School / Main Building	Boiler room	Armstrong Air	4030 BF	160833	2016	3312
12	7424889	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	18000 CFM	Frances W. McClenney Elementary School / Main Building	Mechanical room	No dataplate	No dataplate	No dataplate	1915	3375
13	7424911	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	8000 CFM	Frances W. McClenney Elementary School / Main Building	Cafeteria	Ventrol	Inaccessible	Inaccessible		3332
14	7424954	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	8000 CFM	Frances W. McClenney Elementary School / Main Building	Auditorium	Ventrol	Inaccessible	Inaccessible		Not tagged
15	7424867	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	17000 CFM	Frances W. McClenney Elementary School / Main Building	Mechanical room	No dataplate	No dataplate	No dataplate	1915	3361

16	7424959	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	8000 CFM	Frances W. McClenney Elementary School / Main Building	Cafeteria	Ventrol	Inaccessible	Inaccessible		3328	
17	7424957	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	8000 CFM	Frances W. McClenney Elementary School / Main Building	Auditorium	Ventrol	Inaccessible	Inaccessible		3327	
18	7424902	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	1800 CFM	Frances W. McClenney Elementary School / Main Building	Throughout building	McQuay					61
19	7424894	D3060	<b>Supplemental Components</b>	Air Purifier, Electrostatic	600 CFM	Frances W. McClenney Elementary School / Main Building	Throughout building	Carrier	FN1AAF006		2021		40

#### D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424906	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		Frances W. McClenney Elementary School / Main Building	Kitchen	Ansul				3311	10

#### D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424862	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	150 KVA	Frances W. McClenney Elementary School / Main Building	Mechanical room	Powersmiths	Esaver-C3L-150-480-208-A	31649	2009	3366	
2	7424903	D5020	<b>Distribution Panel</b>	120/208 V	400 AMP	Frances W. McClenney Elementary School / Main Building	Mechanical room	Siemens	S3030J2400FBS	79-30359-D00	1993	3373	
3	7424943	D5020	<b>Motor Control Center</b>	w/ Main Breaker	400 AMP	Frances W. McClenney Elementary School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate		3377	

**D70 Electronic Safety & Security**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424863	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Frances W. McClenney Elementary School / Main Building	Office	General Electric	NA	NA		3331	

**E10 Equipment**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7424958	E1030	<b>Foodservice Equipment</b>	Broiler		Frances W. McClenney Elementary School / Main Building	Kitchen	Manitowoc	C4eT 6.20 GS	WS216041416		3307	
2	7424937	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Frances W. McClenney Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate		3315	
3	7424901	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Frances W. McClenney Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	12404372	2012	3319	
4	7424881	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Frances W. McClenney Elementary School / Main Building	Kitchen	Metro	NA	35HME034484	2019	3336	
5	7424866	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Frances W. McClenney Elementary School / Main Building	Kitchen	Delfield	SH-4-NU	1508150002486	2015		
6	7424875	E1030	<b>Foodservice Equipment</b>	Mixer, Freestanding		Frances W. McClenney Elementary School / Main Building	Kitchen	Hobart	Inaccessible	Inaccessible		3306	
7	7424895	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		Frances W. McClenney Elementary School / Main Building	Kitchen	Traulsen	G20010	T07963J05	2006	3301	

8	7424929	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Frances W. McClenney Elementary School / Main Building	Kitchen	Traulsen	G20010	T08302J05	2006	3302
9	7424878	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Frances W. McClenney Elementary School / Main Building	Kitchen	Traulsen	G20010	T19696H12	2012	3320
10	7424920	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Frances W. McClenney Elementary School / Main Building	Kitchen	Delfield	GBR2-S	1120110921	2011	3313
11	7424885	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In	Frances W. McClenney Elementary School / Main Building	Kitchen	Delfield	GCR2-S	1120064983	2011	3305
12	7424915	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Frances W. McClenney Elementary School / Main Building	Kitchen	Traulsen	G30010	T168399H11	2011	3317
13	7424907	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Frances W. McClenney Elementary School / Main Building	Kitchen	Cleveland	22CGT6.1	180323051396		3310
14	7424909	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Frances W. McClenney Elementary School / Main Building	Building exterior	Heatcraft	Illegible	Illegible		
15	7424917	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Frances W. McClenney Elementary School / Main Building	Kitchen	Bally Engineered Structures	Inaccessible	Inaccessible		3318
16	7424961	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer	Frances W. McClenney Elementary School / Main Building	Kitchen	Bally Engineered Structures	No dataplate	No dataplate		3309

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17	7424898	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted	Frances W. McClenney Elementary School / Main Building	Office	3324
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