FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

J. H. Blackwell Preschool
238 East 14th Street
Richmond, VA 23224

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 #:
166385.24R000 -044.468

DATE OF REPORT:
June 21, 2024

ON SITE DATE:
March 8, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Preschool campus
Number of Buildings	1
Main Address	238 East 14th Street, Richmond, VA 23224
Site Developed	1967
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 08, 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	Jake Stauffer

General Information

Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The J.H. Blackwell Preschool was originally constructed in 1967. The school has undergone several partial renovations throughout the years.

Architectural

The circular configured building is constructed with load bearing masonry supporting a steel framed roof structure. The domed roof with a built-up system with gravel finish. Windows are aluminum framed and entrance doors are steel. Exterior windows show signs of deterioration and damage. Interior finishes consist of commercial carpet, terrazzo, VCT, and ceramic tile, with painted and ceramic tile walls and suspended Acoustic Ceiling Tile (ACT) and hard tile. The interior finishes have been periodically replaced as needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by boilers and a chiller with a pad mounted cooling tower. Hot water is provided by gas-fired water heaters located in the boiler room. The main electrical distribution is from a dedicated electrical switchboard. Fire protection is provided via a fire alarm system with a central panel, and fire extinguishers spread throughout the school. The kitchen within the cafeteria contains the following appliances: stainless steel sink, refrigerator, food warmer, convection ovens, and an exhaust hood that are all in usable condition.

Site

Site systems consist of concrete sidewalks adjacent to the building. Landscaping is provided with the site including a grass field and some garden areas. Concrete walkways are free of any heavy damage. The playground is equipped with small and large playground structures that were observed to be free of damage.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | J.H. Blackwell Preschool / Main Building(1967)

Replacement Value	*Total SF*	*Cost/SF*
$ 15,004,800	*37,512*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 2,175,800	14.5 %
5-Year	$ 2,843,400	19.0 %
10-Year	$ 3,612,600	24.1 %

Immediate Needs

There are no immediate needs to report.

Key Findings

Piping & Valves in Poor condition.

Fiberglass Insulation, Domestic Water
Main Building J.H. Blackwell Preschool
Throughout

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $6,600

**$$**$$

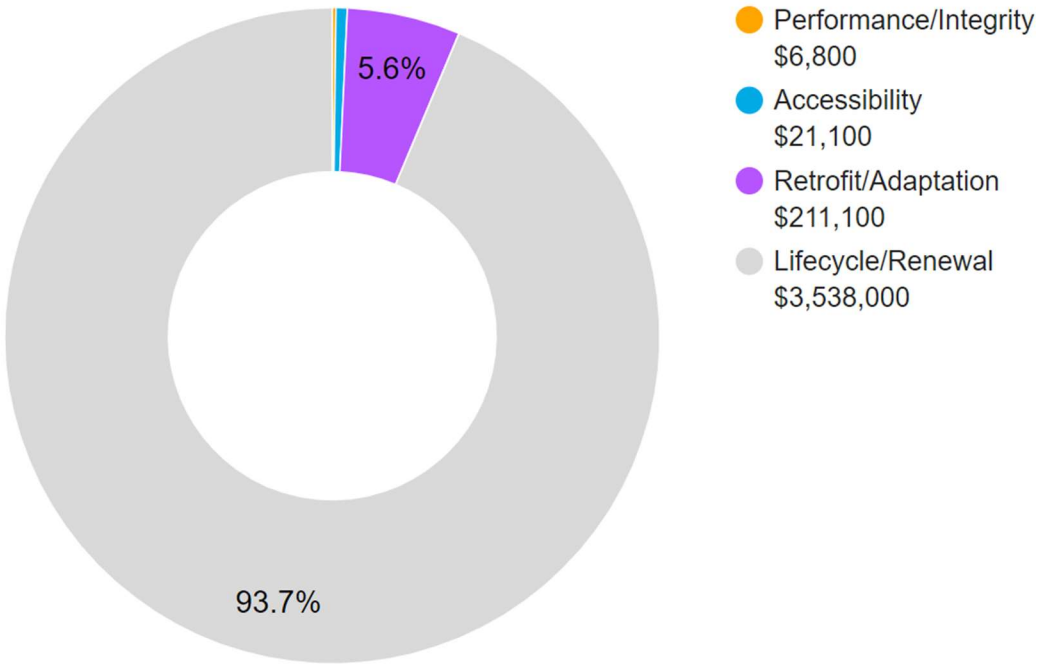
Water piping insulation was noted to be deteriorated. Replacement is recommended in the short term. -
AssetCALC ID: 7649108

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.

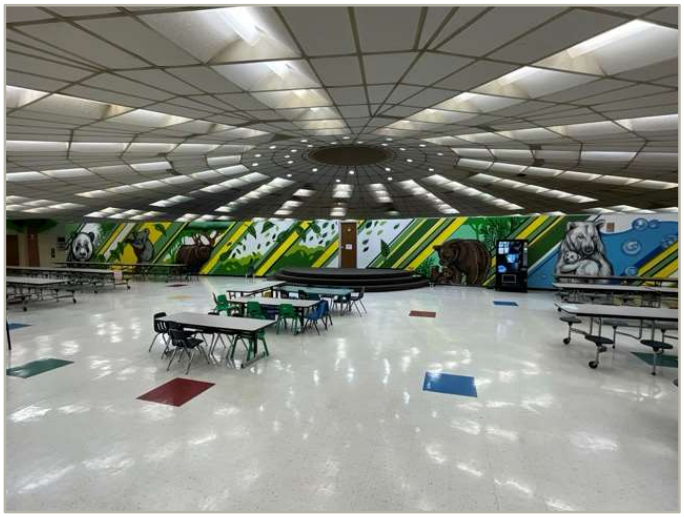
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, 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: $3,777,000

2. Building Information



Building Systems Summary		
Address	238 East 14th Street, Richmond, VA 23224	
Constructed/Renovated	1967	
Building Area	37,512 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists *and concrete strip/wall footing foundation system.*	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Domed construction with single-ply membrane with stone finish	Fair
Interiors	Walls: Painted CMU and gypsum board, ceramic tile Floors: VCT, terrazzo, ceramic tile, exposed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding fan coil	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring. Interior Lighting: Linear fluorescent. Exterior Building-Mounted Lighting: LED	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
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

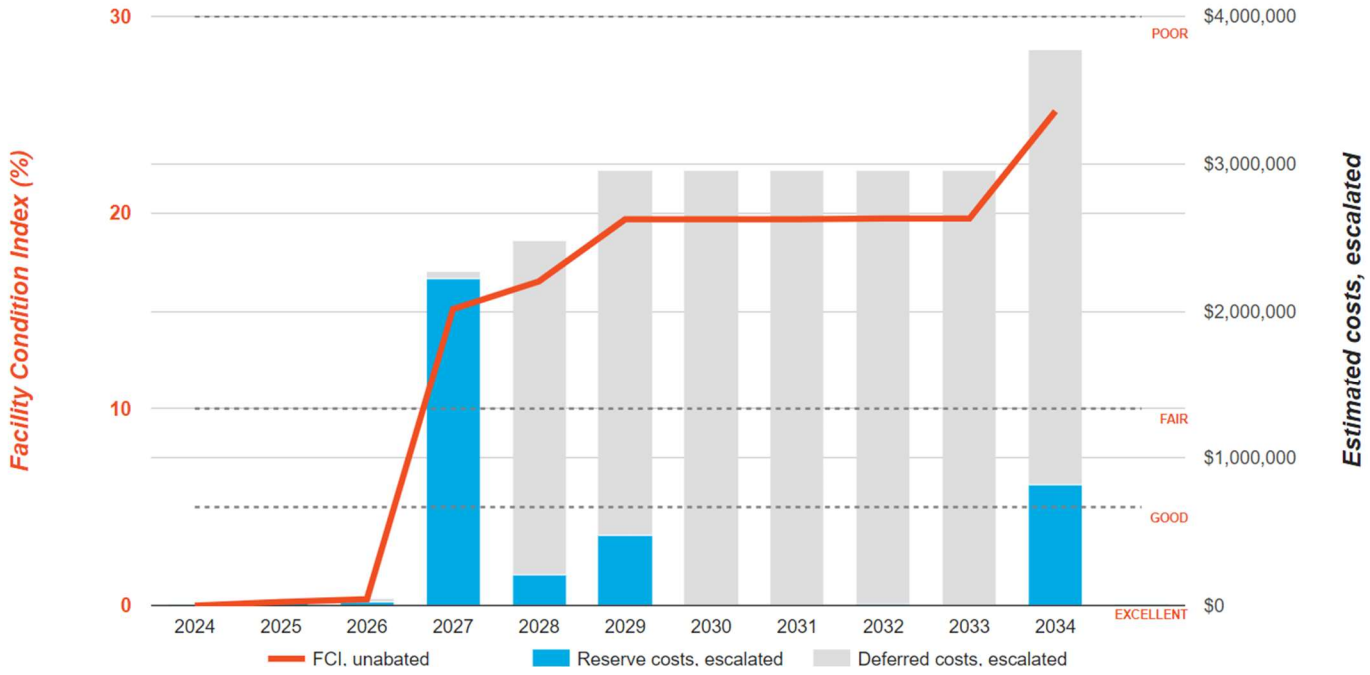
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$1,951,600	$1,951,600
Facade	-	-	$70,600	$17,700	$422,900	$511,200
Roofing	-	-	$1,208,600	-	-	$1,208,600
Interiors	-	-	$231,700	$293,300	$131,300	$656,400
Plumbing	-	$6,800	-	-	$861,100	$867,900
HVAC	-	-	$22,700	$318,500	$474,900	$816,100
Fire Protection	-	-	$211,100	-	-	$211,100
Electrical	-	-	$946,100	-	-	$946,100
Fire Alarm & Electronic Systems	-	$15,900	$102,500	$100,800	$359,800	$579,000
Equipment & Furnishings	-	-	$6,500	$38,700	$8,700	$53,900
Accessibility	-	$21,000	-	-	-	$21,000
TOTALS (3% inflation)	**-**	**$43,700**	**$2,799,700**	**$769,100**	**$4,210,200**	**$7,822,700**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: J.H. Blackwell Preschool

Replacement Value: $15,004,800 Inflation Rate: 3.0% Average Needs per Year: $343,400



JH Blackwell Preschool: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 – REAR ELEVATION

5 – ROOFING SYSTEM

6 – INTERIOR SPACES

7 – INTERIOR CORRIDOR

8 – CAFETERIA

9 – DOMESTIC HOT WATER

10 - CHILLER

11 – ELECTRICAL DISTRIBUTION

12 - FIRE ALARM CONTROL PANEL

3. Site Summary

Site Information		
Site Area	2.8 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Pavement/Flatwork	Concrete sidewalks	Fair
Site Development	Building-mounted signage; chain link fencing. Playgrounds and sports fields with fencing.	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes. Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas.	Fair
Site Lighting	None	--
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	

Site Information	
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
Site Development	-	$5,000	$92,900	$55,300	$119,200	$272,400
Site Utilities	-	-	$11,100	-	-	$11,100
TOTALS (3% inflation)	**-**	**$5,000**	**$104,000**	**$55,300**	**$119,200**	**$283,500**

Site: Photographic Overview

1 – PLAY STRUCTURE

2 – PEDESTRIAN WALKWAY

3 – VEHICLE DRIVEWAY

4 - LANDSCAPING

5 – SITE FENCING

6 – PLAYFIELD SURFACES

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

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	1967	No	No
Building 1	1967	No	No

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

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	
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.

6. 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.

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of J. H. Blackwell Preschool, 238 East 14th Street, Richmond, VA 23224, 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: Jake Stauffer
Project Manager

Reviewed by:

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

8. Appendices

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

Appendix A:
Site Plan

Site Plan

Project Number	Project Name
166385.24R000-044.468	J.H. Blackwell Preschool
Source	**On-Site Date**
Google	March 08, 2024

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Appendix B:
Pre-Survey Questionnaires

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: J.H. Blackwell Preschool
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 2/26/2024
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	1959		
2	Building size in SF	33908		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and Gravel
		Interiors		CMU, sheetrock, terrazzo, VCT
		HVAC		Boiler and chiller, fan coil units
		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 and cooling tower replaced in 2020, boilers replaced in 2024
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatics, upgrade BAS system
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Dual temperature HVAC system creates challenges on mild days maintaining comfortable temperatures.

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

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

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: J.H. Blackwell Preschool

BV Project Number: 166385.24R000-044.468

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

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

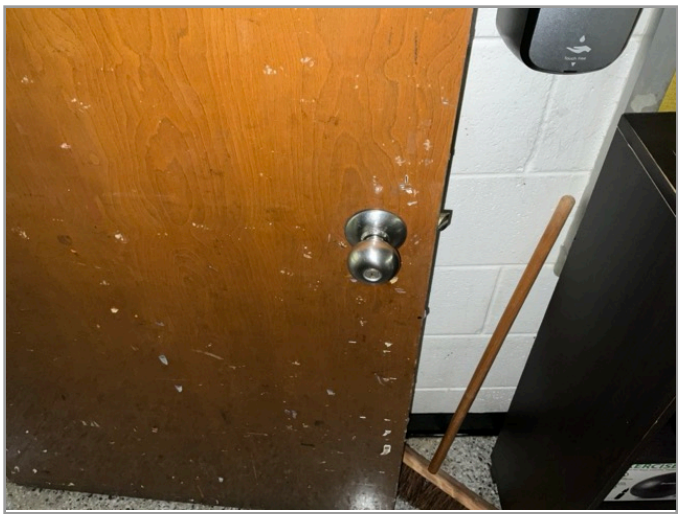
ACCESSIBLE ENTRANCE

	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



DOOR HARDWARE

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

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | J.H. Blackwell Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	800 LF	18	7649113
B1010	Building exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls	37,512 SF	18	7649115
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	9,200 SF	18	7443588
B2020	Building Exterior	Fair	Glazing, any type, by SF	1,175 SF	3	7443610
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	22	10	7443596
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	39,500 SF	3	7443574
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	68	10	7716923
C1070	Building interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	33,012 SF	5	7443594
C2010		Fair	Wall Finishes, any surface, Prep & Paint	56,200 SF	5	7711905
C2030	Building interior	Fair	Flooring, Vinyl Tile (VCT)	20,632 SF	10	7443575
C2030	Building interior	Fair	Flooring, Terrazzo	15,005 SF	30	7712237
C2030	Building interior	Fair	Flooring, Ceramic Tile	1,876 SF	10	7712238
C2050	Building interior	Fair	Ceiling Finishes, Textured Spray Coating	4,500 SF	10	7443606
Plumbing						
D2010	Throughout	Poor	Piping & Valves, Fiberglass Insulation, Domestic Water	1,100 LF	1	7649108
D2010	Building interior	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	37,512 SF	20	7712243
D2010	Restroom	Fair	Toilet, Commercial Water Closet	22	20	7443602
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	22	20	7443601
HVAC						
D3030	Building interior	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	16	10	7712047
D3050	Building interior	Fair	HVAC System, Ductwork, Medium Density	37,512 SF	20	7712302
D3050	Boiler room	Fair	HVAC System, Hydronic Piping, 2-Pipe	37,512 SF	35	7443576
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 750 CFM Estimated	14	5	7712314
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	37,512 SF	4	7649109
Electrical						
D5020	Building interior	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	37,512 SF	3	7712242
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	37,512 SF	5	7443600
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	37,512 SF	10	7443572
D7050	Building interior	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	37,512 SF	15	7712246
Accessibility						

Component Condition Report | J.H. Blackwell Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1030		NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	68	0	7716999

Component Condition Report | J.H. Blackwell Preschool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Boiler room	Fair	Water Heater, Gas, Tankless	1	12	7443582
D2010	Boiler room	Fair	Water Heater, Gas, Tankless	1	12	7443587
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [B1]	1	29	7443592
D3020	Boiler room	Good	Boiler, Gas, HVAC [B2]	1	29	7443586
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON	1	21	7443579
D3030	Boiler room	Good	Chiller, Air-Cooled, 61 to 80 TON	1	18	7443589
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP2]	1	15	7443583
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	20	7443612
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP1]	1	20	7443603
D3050	Mechanical room 3	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	1	10	7443581
D3050	Mechanical room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	1	10	7443591
D3050	Mechanical room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	1	10	7443598
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [MDP]	1	3	7443595
Fire Alarm & Electronic Systems						
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	2	7443571
D8010	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	37,512 SF	3	7443590
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7443609
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7443604
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7443578
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7443599
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7443597
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7443584
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7443611
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7443607

Component Condition Report | J.H. Blackwell Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	3	7443585

Component Condition Report | J.H. Blackwell Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	15	7443580
G2050	Site	Fair	Play Structure, Multipurpose, Small	6	3	7443608
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 6" Depth	5,250 SF	10	7443593
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	15	7443577
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	4,700 SF	2	7443605
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	950 LF	20	7443570
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	5	7443573

Appendix E:
Replacement Reserves

Replacement Reserves Report

6/21/2024

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
J.H. Blackwell Preschool	$0	$0	$15,914	$115,042	$0	$6,492	$0	$0	$0	$0	$163,689	$0	$4,562	$0	$0	$18,851	$0	$24,793	$329,897	$0	$23,479	**$702,720**
J.H. Blackwell Preschool / Main Building	$0	$27,810	$0	$2,017,000	$211,100	$450,084	$0	$0	$0	$0	$605,437	$0	$0	$0	$0	$306,664	$0	$0	$2,374,445	$0	$1,127,519	**$7,120,059**
J.H. Blackwell Preschool / Site	$0	$0	$4,986	$87,418	$0	$16,578	$0	$0	$5,954	$0	$49,389	$6,506	$0	$0	$7,109	$58,424	$0	$7,768	$0	$0	$39,373	**$283,505**
Grand Total	**$0**	**$27,810**	**$20,900**	**$2,219,461**	**$211,100**	**$473,153**	**$0**	**$0**	**$5,954**	**$0**	**$818,515**	**$6,506**	**$4,562**	**$0**	**$7,109**	**$383,939**	**$0**	**$32,561**	**$2,704,342**	**$0**	**$1,190,372**	**$8,106,285**

J.H. Blackwell Preschool

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	Boiler room	7443587	Water Heater, Gas, Tankless, Replace	15	3	12	1	EA	$1,600.00	$1,600													$1,600									**$1,600**
D2010	Boiler room	7443582	Water Heater, Gas, Tankless, Replace	15	3	12	1	EA	$1,600.00	$1,600													$1,600									**$1,600**
D3030	Boiler room	7443589	Chiller, Air-Cooled, 61 to 80 TON, Replace	25	7	18	1	EA	$100,000.00	$100,000																			$100,000			**$100,000**
D3050	Boiler room	7443583	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	$6,500.00	$6,500																$6,500						**$6,500**
D3050	Boiler room	7443612	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	$6,500.00	$6,500																						**$6,500**
D3050	Boiler room	7443603	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	$6,500.00	$6,500																					$6,500	**$6,500**
D3050	Mechanical room 2	7443591	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	20	10	1	EA	$31,000.00	$31,000											$31,000											**$31,000**
D3050	Mechanical room 3	7443581	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	20	10	1	EA	$31,000.00	$31,000											$31,000											**$31,000**
D3050	Mechanical room 2	7443598	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	20	10	1	EA	$31,000.00	$31,000											$31,000											**$31,000**
D5020	Electrical room	7443595	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$11,500.00	$11,500				$11,500																		**$11,500**
D7050	Electrical room	7443571	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000				**$30,000**
D8010	Boiler room	7443590	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	37512	SF	$2.50	$93,780				$93,780														$93,780				**$187,560**
E1030	Kitchen	7443611	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	7443604	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
E1030	Kitchen	7443607	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7443597	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7443578	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
E1030	Kitchen	7443599	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
E1030	Kitchen	7443584	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	7443609	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
Totals, Unescalated											**$0**	**$0**	**$15,000**	**$105,280**	**$0**	**$5,600**	**$0**	**$0**	**$0**	**$0**	**$121,800**	**$0**	**$3,200**	**$0**	**$0**	**$12,100**	**$0**	**$15,000**	**$193,780**	**$0**	**$13,000**	**$484,760**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$15,914**	**$115,042**	**$0**	**$6,492**	**$0**	**$0**	**$0**	**$0**	**$163,689**	**$0**	**$4,562**	**$0**	**$0**	**$18,851**	**$0**	**$24,793**	**$329,897**	**$0**	**$23,479**	**$702,720**

J.H. Blackwell Preschool / 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	Building exterior	7649113	Foundation System, Concrete or CMU Walls w/ Continuous Footings	75	57	18	800	LF	$120.00	$96,000																			$96,000			**$96,000**
B1010	Building exterior	7649115	Structural Framing, Masonry (CMU) Bearing Walls	75	57	18	37512	SF	$28.00	$1,050,336																			$1,050,336			**$1,050,336**
B2010	Building Exterior	7443588	Exterior Walls, Brick Veneer, Replace	50	32	18	9200	SF	$27.00	$248,400																			$248,400			**$248,400**
B2020	Building Exterior	7443610	Glazing, any type, by SF, Replace	30	27	3	1175	SF	$55.00	$64,625				$64,625																		**$64,625**
B2050	Building Exterior	7443596	Exterior Door, Steel, Standard, Replace	40	30	10	22	EA	$600.00	$13,200											$13,200											**$13,200**
B3010	Roof	7443574	Roofing, Built-Up, Replace	25	22	3	39500	SF	$28.00	$1,106,000				$1,106,000																		**$1,106,000**
C1030	Throughout	7716923	Interior Door, Wood, Solid-Core, Replace	40	30	10	68	EA	$700.00	$47,600											$47,600											**$47,600**
C1070	Building interior	7443594	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	33012	SF	$3.50	$115,542						$115,542																**$115,542**
C2010	Main Building	7711905	Wall Finishes, any surface, Prep & Paint	10	5	5	56200	SF	$1.50	$84,300						$84,300										$84,300						**$168,600**
C2030	Building interior	7712238	Flooring, Ceramic Tile, Replace	40	30	10	1876	SF	$18.00	$33,768											$33,768											**$33,768**
C2030	Building interior	7443575	Flooring, Vinyl Tile (VCT), Replace	15	5	10	20632	SF	$5.00	$103,160											$103,160											**$103,160**
C2050	Building interior	7443606	Ceiling Finishes, Textured Spray Coating, Replace	20	10	10	4500	SF	$7.50	$33,750											$33,750											**$33,750**
D2010	Building interior	7712243	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	37512	SF	$11.00	$412,632																					$412,632	**$412,632**
D2010	Restroom	7443602	Toilet, Commercial Water Closet, Replace	30	10	20	22	EA	$1,300.00	$28,600																					$28,600	**$28,600**
D2010	Restroom	7443601	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	22	EA	$1,500.00	$33,000																					$33,000	**$33,000**
D2010	Throughout	7649108	Piping & Valves, Fiberglass Insulation, Domestic Water, Replace	40	39	1	1100	LF	$6.00	$6,600		$6,600																				**$6,600**
D3030	Building interior	7712047	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	10	10	16	EA	$9,000.00	$144,000											$144,000											**$144,000**
D3050	Building interior	7712302	HVAC System, Ductwork, Medium Density, Replace	30	10	20	37512	SF	$4.00	$150,048																					$150,048	**$150,048**
D3060	Roof	7712314	Exhaust Fan, Centrifugal, 12" Damper, 750 CFM Estimated, Replace	25	20	5	14	EA	$1,400.00	$19,600						$19,600																**$19,600**
D4010	Throughout	7649109	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	37512	SF	$5.00	$187,560					$187,560																	**$187,560**
D5020	Building interior	7712242	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	37	3	37512	SF	$18.00	$675,216				$675,216																		**$675,216**

Replacement Reserves Report

6/21/2024

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
D5040	Throughout building	7443600	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	37512	SF	$4.50	$168,804						$168,804																	**$168,804**
D7030	Throughout building	7443572	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	37512	SF	$2.00	$75,024											$75,024												**$75,024**
D7050	Building interior	7712246	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	5	15	37512	SF	$3.00	$112,536																$112,536							**$112,536**
Y1030	Main Building	7716999	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	* 0	68	EA	$300.00	$20,400		$20,400																					**$20,400**
Totals, Unescalated											**$0**	**$27,000**	**$0**	**$1,845,841**	**$187,560**	**$388,246**	**$0**	**$0**	**$0**	**$0**	**$450,502**	**$0**	**$0**	**$0**	**$0**	**$196,836**	**$0**	**$0**	**$1,394,736**	**$0**	**$624,280**	**$5,115,001**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$27,810**	**$0**	**$2,017,000**	**$211,100**	**$450,084**	**$0**	**$0**	**$0**	**$0**	**$605,437**	**$0**	**$0**	**$0**	**$0**	**$306,664**	**$0**	**$0**	**$2,374,445**	**$0**	**$1,127,519**	**$7,120,059**

J.H. Blackwell Preschool / 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
G2050	Site	7443605	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	4700	SF	$1.00	$4,700			$4,700			$4,700			$4,700			$4,700			$4,700			$4,700			$4,700	**$32,900**
G2050	Site	7443585	Play Structure, Multipurpose, Medium, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																			**$20,000**
G2050	Site	7443608	Play Structure, Multipurpose, Small, Replace	20	17	3	6	EA	$10,000.00	$60,000				$60,000																			**$60,000**
G2050	Site	7443593	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	5	10	5250	SF	$7.00	$36,750											$36,750												**$36,750**
G2050	Site	7443580	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	$35,000.00	$35,000																$35,000							**$35,000**
G2050	Site	7443577	Play Structure, Swing Set, 4 Seats, Replace	20	5	15	1	EA	$2,500.00	$2,500																$2,500							**$2,500**
G2060	Site	7443570	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	950	LF	$18.00	$17,100																						$17,100	**$17,100**
G4050	Building exterior	7443573	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	16	EA	$600.00	$9,600						$9,600																	**$9,600**
Totals, Unescalated											**$0**	**$0**	**$4,700**	**$80,000**	**$0**	**$14,300**	**$0**	**$0**	**$4,700**	**$0**	**$36,750**	**$4,700**	**$0**	**$0**	**$4,700**	**$37,500**	**$0**	**$4,700**	**$0**	**$0**	**$21,800**	**$213,850**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$4,986**	**$87,418**	**$0**	**$16,578**	**$0**	**$0**	**$5,954**	**$0**	**$49,389**	**$6,506**	**$0**	**$0**	**$7,109**	**$58,424**	**$0**	**$7,768**	**$0**	**$0**	**$39,373**	**$283,505**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443582	D2010	**Water Heater**	Gas, Tankless		J.H. Blackwell Preschool	Boiler room	Navien	NPE-240A2	NA		1576780	
2	7443587	D2010	**Water Heater**	Gas, Tankless		J.H. Blackwell Preschool	Boiler room	Navien	NPE-240A2	NA		1576779	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443592	D3020	**Boiler** [B1]	Gas, HVAC		J.H. Blackwell Preschool	Boiler room	Lochinvar	0. FTX725N	2342 136080490	2023	1576776	
2	7443586	D3020	**Boiler** [B2]	Gas, HVAC		J.H. Blackwell Preschool	Boiler room	Lochinvar	FTX725N	2342 136080477	2023	1576771	
3	7443589	D3030	**Chiller**	Air-Cooled, 61 to 80 TON		J.H. Blackwell Preschool	Boiler room	Daikin Industries	WGZ0800W27-5310	STNU170400065	2020	1576768	
4	7443579	D3030	**Cooling Tower**	(Typical) Open Circuit , 101 to 200 TON		J.H. Blackwell Preschool	Building exterior	Marley	AQ496K1 GAF	10178548-A1	2020	1576767	
5	7712047	D3030	**Unit Ventilator**	approx/nominal 3 Ton, 751 to 1250 CFM	Inaccessible	J.H. Blackwell Preschool / Main Building	Building interior						16
6	7443612	D3050	**Pump**	Distribution, HVAC Heating Water		J.H. Blackwell Preschool	Boiler room	Baldor Reliance	EM3311T-G	373839S520G1		1576769	
7	7443603	D3050	**Pump** [CWP1]	Distribution, HVAC Chilled or Condenser Water		J.H. Blackwell Preschool	Boiler room	WEG	007180T3E213T-S	N: 1048867603	2019	1576770	
8	7443583	D3050	**Pump** [CWP2]	Distribution, HVAC Chilled or Condenser Water		J.H. Blackwell Preschool	Boiler room	WEG	007180T3E213T-S	1048867608		1576773	
9	7443581	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM		J.H. Blackwell Preschool	Mechanical room 3	Trane	LPCAF08E1E0RH0000	T04G44721	2004	1576777	
10	7443591	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM		J.H. Blackwell Preschool	Mechanical room 2	Trane	LPCAF08E1E0RH0000	T04G44792	2004	1576746	
11	7443598	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM		J.H. Blackwell Preschool	Mechanical room 2	Trane	LPCAF08E1E0RH0	T04G44793	2004	1576778	
12	7712314	D3060	**Exhaust Fan**	Centrifugal, 12" Damper, 750 CFM Estimated	Inaccessible	J.H. Blackwell Preschool / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			14

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443595	D5020	**Distribution Panel** [MDP]	120/208 V		J.H. Blackwell Preschool	Electrical room	General Electric	NA	NA		1576765	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443571	D7050	**Fire Alarm Panel**	Fully Addressable		J.H. Blackwell Preschool	Electrical room	Standard	NA	NA		1576766	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443611	E1030	**Foodservice Equipment**	Convection Oven, Single		J.H. Blackwell Preschool	Kitchen	Zephaire	No dataplate	No dataplate	2019	1576749	
2	7443597	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		J.H. Blackwell Preschool	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	10405491		1576752	
3	7443607	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		J.H. Blackwell Preschool	Kitchen	Beverage-Air Corporation	Illegible	10205902	2019	1576748	
4	7443584	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		J.H. Blackwell Preschool	Kitchen	Metro	C5	C5HME034485	2019	1576783	
5	7443604	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		J.H. Blackwell Preschool	Kitchen	Continental	2FE	14984515	2019	1576747	
6	7443578	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		J.H. Blackwell Preschool	Kitchen	Delfield	N0: GBF2P-S	1120528562		1576781	

7	7443599	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In	J.H. Blackwell Preschool	Kitchen	Continental	12FE	- 14879415		1576782
8	7443609	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	J.H. Blackwell Preschool	Kitchen	Delfield	GCR2P-S	1120340945	2019	1576784