

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Elizabeth D. Redd Elementary School
5601 Jahkne Road
Richmond, VA 23225

PREPARED BY:

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BV PROJECT #:

166385.24R000-020.468

DATE OF REPORT:

May 15, 2024

ON SITE DATE:

April 22, 2024

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Significant/Systemic Findings and Deficiencies	3
Facility Condition Index (FCI).....	4
Immediate Needs.....	5
Key Findings	8
Plan Types	12
2. Main Building	13
3. Kindergarten Round	22
4. Site Summary	27
5. ADA Accessibility	32
6. Opinions of Probable Costs	36
Methodology	36
Definitions	36
7. Certification	38
8. Appendices	39



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	2
Main Address	5601 Jahkne Road, Richmond, VA 23225
Site Developed	1951 Renovated 1970
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 22, 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)	Ronal (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Peter Marra

General Information

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AssetCalc Link

Full dataset for this assessment can be found at:
<https://www.assetcalc.net/>

Significant/Systemic Findings and Deficiencies

Historical Summary

Elizabeth D. Redd Elementary School is a public school located in a suburban community. The main school building was built in 1951. A hexagonal building was erected in 1970 for the kindergarten classrooms and is attached by a ramp. The student population is 380 and serves PK-5.

Architectural

The main school building is a two-story brick structure with built-up roofing. A previous report where moisture and mold were assessed found the presence of mold throughout the structure. There is also suspected asbestos containing materials (ACM) on the ceilings of the auditorium and common hallways. Nine inch VCT floor tiles are also present in most of the classrooms and are typically ACM. The windows are original to the 1951 build date and are badly rusted. It is also reported that asbestos is present in the caulking surrounding the windows. An environmental study has been budgeted to verify the presence of asbestos. Precast concrete windowsills are cracked exposing re-bar. Textured plywood is delaminating on the kindergarten round building. In general, the interior finishes are replaced on an as needed basis. Typical lifecycle-based interior and exterior finish replacements are anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings HVAC systems are original to the building since construction. The building is heated by two gas fired boilers, one of which was down for repairs. An exterior chiller provides cooling for the main building. Hydronic fan coil units are used throughout the classrooms. Complaints of inadequate heating and cooling have been reported. Lifecycle replacement of HVAC components and control systems are recommended.

The plumbing system is original with no substantial deterioration. On demand gas water heaters are utilized and serve the entire school. The plumbing fixtures have been updated on an as needed basis although most are dated. There have been reports of plumbing pipes backup and leaking, especially in the office restroom.

The electric system is original. The cafeteria breakers trip when too many high amperage devices are used. There are Federal pacific panels utilized in the boiler room that should be replaced by a licensed electrician. Interior lighting systems are mainly original linear fluorescent with lighting sensors present in some spaces.

The building is outfitted with an original dry-pipe fire suppression system. Sprinkler heads were not seen throughout the building. It may be connected to the kitchen hood system, but I could not verify the termination points. A wet pipe system has been recommended to modernize the school.

Site

There is a small area of driveway between the main parking lot and the rear parking lot that is in poor condition and needs to be re-paved. The playgrounds and fields are generally in good condition. The wood chips in the play area adjacent to the kindergarten building is in need of weeding and wood chip replacement. There is a planter to the right of the main entrance that has become detached from the planter structure and should be repaired.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with Asbestos (ACM) and Lead Base Paint (LBP).

Facility Condition Index (FCI)

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

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


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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Kindergarten Round (1970)	\$400	7,101	\$2,840,400	1.6%	1.6%	18.9%	22.2%
Main Building (1951)	\$400	67,368	\$26,947,200	3.4%	3.8%	22.6%	30.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Elizabeth D. Redd Elementary School / Kindergarten Round	4	\$45,800
Elizabeth D. Redd Elementary School / Main Building	8	\$929,100
Elizabeth D. Redd Elementary School / Site	3	\$44,600
Total	15	\$1,019,500

Kindergarten Round

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7544822	Kindergarten Round	B2010	Exterior Walls, Plywood/OSB, Replace	Poor	Performance/Integrity	\$9,600
7544979	Kindergarten Road	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$23,900
7544771	Kindergarten Round	E2010	Casework, Cabinetry Economy, Replace	Poor	Performance/Integrity	\$11,200
7544868 	Kindergarten Round	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Performance/Integrity	\$1,100
Total (4 items)						\$45,800

Main Building

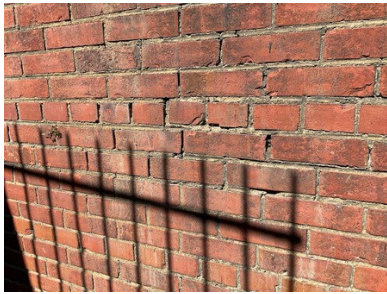
<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7544924	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$445,500
7544755	Building Exterior	B2020	Glazing, any type by SF, Replace	Poor	Performance/Integrity	\$220,000
7544846	Throughout building	C1070	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	Poor	Environmental	\$151,900
7544852	Auditorium	C1070	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	Poor	Environmental	\$39,400
7544988	101	D2010	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	Poor	Performance/Integrity	\$3,300
7544867	Boiler room	D5020	Switchboard, 120/208 V, Replace	Poor	Performance/Integrity	\$40,000
7544754	Exterior window sill	G2030	Edging, Concrete, Replace	Poor	Performance/Integrity	\$24,000
7545011	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	Poor	Environmental	\$5,000
Total (8 items)						\$929,100

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>
7544990	Site	G2050	Playground Surfaces, Chips Wood, 6" Depth, Replace	Poor	Performance/Integrity	\$6,500
7544914	Site	G2060	Retaining Wall, Brick/Stone, Replace	Poor	Performance/Integrity	\$23,100
7544869	Site	G2080	Planter Boxes, Basic or Wood Built-In Place, Replace	Poor	Performance/Integrity	\$15,000
Total (3 items)						\$44,600



Key Findings



Exterior Walls in Poor condition.

Brick
Elizabeth D. Redd Elementary School Main Building Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$445,500

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It was reported that mold was an issue in the school. A possible area of moisture infiltration is through brick and into the wall system. - AssetCALC ID: 7544924



Exterior Walls in Poor condition.

Plywood/OSB
Elizabeth D. Redd Elementary School Kindergarten Round

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

\$\$\$\$

T1-11 is weathered and delaminating. - AssetCALC ID: 7544822



Glazing in Poor condition.

Any Type by SF
Elizabeth D. Redd Elementary School Main Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$220,000

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The windows are steel frame, single pane with no storms. Some of the windows have difficulty closing. Additionally, the window caulking may contain asbestos. - AssetCALC ID: 7544755



Switchboard in Poor condition.

120/208 V
Elizabeth D. Redd Elementary School Main Building Boiler Room

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$40,000

\$\$\$\$

FPE panelboards circuit breakers may not trip properly when there is an overload or short circuit. This can lead to dangerous wiring, heat levels and potential fire. - AssetCALC ID: 7544867



Boiler in Poor condition.

Gas, HVAC
Elizabeth D. Redd Elementary School Main Building Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,800

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Unit is down for repairs - AssetCALC ID: 7544858



Sidewalk in Poor condition.

Concrete, Large Areas
Elizabeth D. Redd Elementary School Kindergarten Round

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Small section in front of exterior door, number five the concrete has chipped and spalled away. Replacement of pad is necessary. - AssetCALC ID: 7544868



Edging in Poor condition.

Concrete
Elizabeth D. Redd Elementary School Main Building Exterior Windowsill

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,000

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All of the exterior concrete windowsills of the original building are cracking and some have exposed rebar. They all need to be chipped out and replaced. - AssetCALC ID: 7544754



Parking Lots in Poor condition.

Pavement, Asphalt
Elizabeth D. Redd Elementary School Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,000

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The pavement behind the rear handicap parking is very worn with alligator cracks and potholes. - AssetCALC ID: 7544888



Sink/Lavatory in Poor condition.

Vanity Top, Enameled Steel
Elizabeth D. Redd Elementary School Main
Building Room 101

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Hot and cold faucet will not shut off water completely. Handles just spin. - AssetCALC ID: 7544988



Casework in Poor condition.

Cabinetry Economy
Elizabeth D. Redd Elementary School
Kindergarten Round

Uniformat Code: E2010
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,200

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The cabinetry is chipped along the bottom edges on the front sides. - AssetCALC ID: 7544771



Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
Elizabeth D. Redd Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,500

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Wood chips in the smaller play structure are missing and existing wood chips has turned to dirt. - AssetCALC ID: 7544990



Flooring in Poor condition.

Carpet, Commercial Standard
Elizabeth D. Redd Elementary School
Kindergarten Round

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,900

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The Carpet is original to the 1970 build and is stained and worn. - AssetCALC ID: 7544979



Retaining Wall in Poor condition.

Brick/Stone
Elizabeth D. Redd Elementary School Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

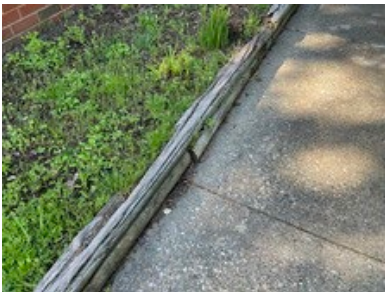
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,100

\$\$\$\$

The front portion looks like it is pulling away from the side portion of retaining wall. - AssetCALC ID: 7544914



Planter Boxes in Poor condition.

Basic or Wood Built-In Place
Elizabeth D. Redd Elementary School Site

Uniformat Code: G2080
Recommendation: **Replace in 2024**

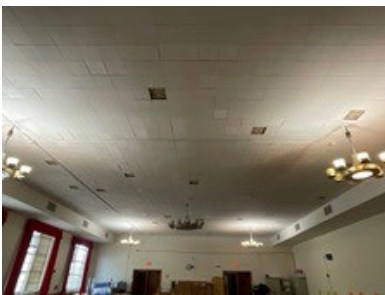
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

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Edge material to the grassy area and planter boxes are decayed at school front. - AssetCALC ID: 7544869



Suspended Ceilings in Poor condition.

Hard Tile, ACM Abatement & Replacement with ACT
Elizabeth D. Redd Elementary School Main Building School Auditorium

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$39,400

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Ceiling tiles in the auditorium reportedly contain asbestos. - AssetCALC ID: 7544852



Suspended Ceilings in Poor condition.

Hard Tile, ACM Abatement & Replacement with ACT
Elizabeth D. Redd Elementary School Main Building School Throughout Building

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$151,900

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And asbestos report done by the school indicates 12 x 12 ceiling tiles may contain asbestos containing materials. - AssetCALC ID: 7544846

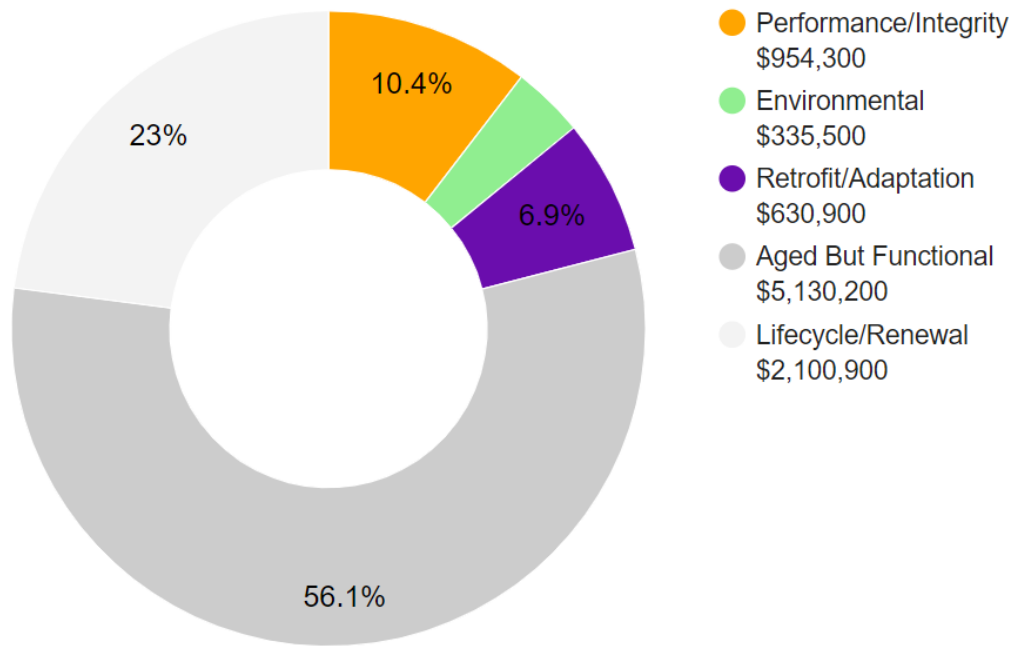
Plan Types

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: \$9,151,800

2. Main Building



Main Building: Systems Summary		
Address	5601 Jahkne Road; Richmond, VA 23225	
Constructed/Renovated	1951/1970	
Building Area	67,368 SF	
Number of Stories	2 above grade with 1 below-grade basement	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and lath & plaster, glazed CMU, wood paneling Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo Ceilings: Painted gypsum board and lath & plaster and ACT	Fair
Elevators	Passenger: One hydraulic car serving three floors	Fair
Plumbing	Distribution: Copper supply and cast-iron PVC waste & venting Hot Water: Gas OnDemand water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Main Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil and cabinet terminal units. Non-Central System: Packaged roof top units	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from transformer with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: HPS Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The interior ceiling and floor finishes may contain asbestos. 12x12 ceiling tiles throughout the common halls and auditorium ceilings should be evaluated for the presence of asbestos. 9x9 VCT floor tiles were also present in most classrooms throughout the school. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the ACM is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ The roof of the kindergarten round building was not assessed as well as the HVAC equipment on this roof; lack of ladder or other means of access. 	

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	-	-	-	-	\$4,258,600	\$4,258,600
Facade	\$689,500	-	\$50,800	\$41,100	\$177,900	\$959,300
Roofing	-	\$3,200	\$542,600	-	-	\$545,800
Interiors	\$191,300	-	\$514,200	\$365,800	\$1,162,100	\$2,233,400
Conveying	-	-	\$9,000	\$94,100	\$4,500	\$107,600
Plumbing	\$3,300	-	\$1,102,800	\$13,700	\$26,200	\$1,146,000
HVAC	-	\$53,900	\$1,664,800	\$839,500	\$1,261,000	\$3,819,200
Fire Protection	-	-	\$3,700	\$574,300	\$14,800	\$592,800
Electrical	\$40,000	-	\$690,300	\$15,600	-	\$745,900
Fire Alarm & Electronic Systems	-	-	\$208,500	\$261,400	\$733,800	\$1,203,800
Equipment & Furnishings	-	\$12,200	\$288,000	\$20,700	\$111,600	\$432,500
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS (3% inflation)	\$929,100	\$69,300	\$5,074,600	\$2,226,100	\$7,750,600	\$16,049,700

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.

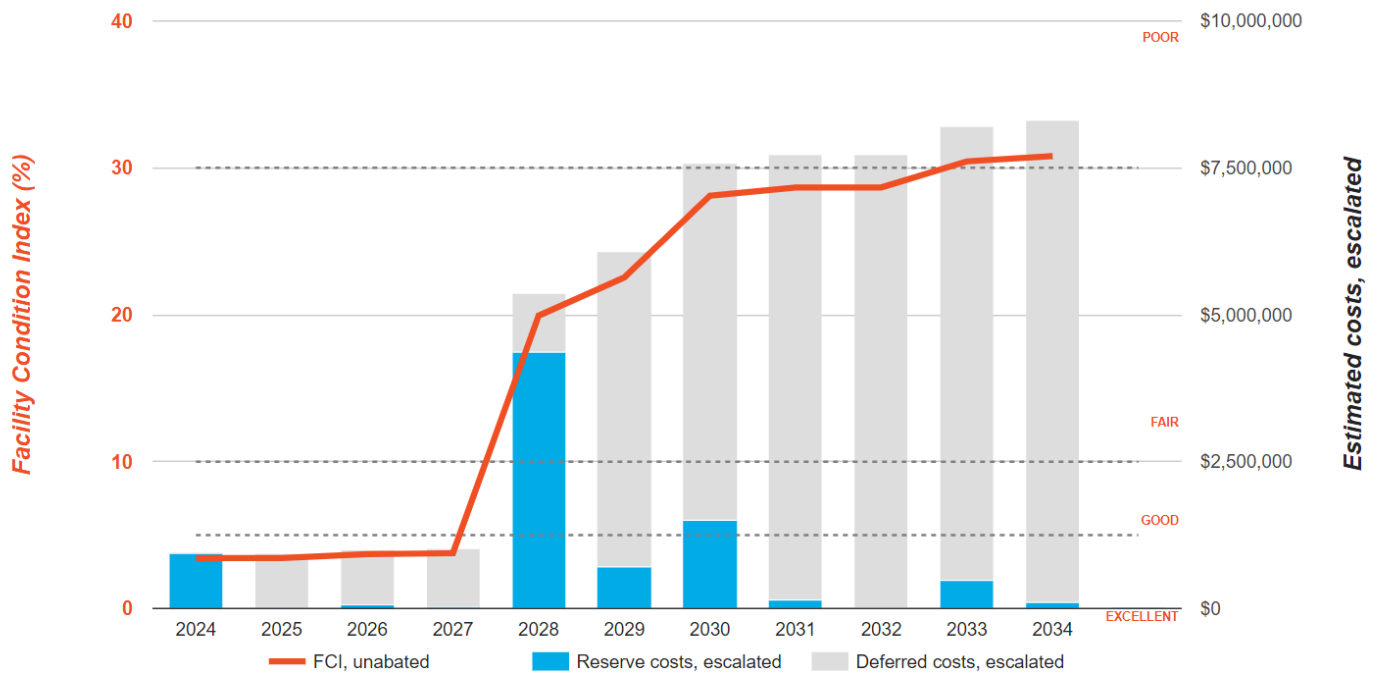
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Elizabeth D. Redd Elementary School Main Building

Replacement Value: \$26,947,200

Inflation Rate: 3.0%

Average Needs per Year: \$754,500



Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FOUNDATION SYSTEM



6 - STRUCTURAL ELEMENTS



7 - BUILDING FACADE



8 - MAIN ROOF OVERVIEW



9 - PERIMETER ELEMENTS AND DRAINAGE



10 - NURSES OFFICE



11 - TEACHERS LOUNGE



12 - TYPICAL CLASSROOM



13 - CAFETERIA



14 - LIBRARY



15 - AUDITORIUM



16 - TYPICAL HALLWAY



17 - ELEVATOR MACHINERY



18 - CAB FINISHES



19 - DOMESTIC WATER PIPING



20 - DOMESTIC HOT WATER SUPPLY



21 - MAIN MECHANICAL ROOM



22 - ROOFTOP MECHANICAL EQUIPMENT



23 - CHILLERS AND PUMPS



24 - HVAC SYSTEM



25 - FIRE SUPPRESSION SYSTEM



26 - FIRE SUPPRESSION SYSTEM



27 - MAIN ELECTRICAL ROOM



28 - FIRE ALARM SYSTEM



29 - FIRE ALARM DEVICES



30 - SECURITY/SURVEILLANCE SYSTEM

3. Kindergarten Round



Kindergarten round: Systems Summary

Address	5601Jahkne Road; Richmond, VA 23225	
Constructed/Renovated	1970	
Building Area	7,103 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: T1-11 wood siding. Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Ceilings: ACT	Fair
Elevators	None	--

Kindergarten round: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas OnDemand water heaters (located in main building) Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Central System: Roof top units feeding VAV units Supplemental components: Hydronic baseboard radiator units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Fed from main building with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: HPS Emergency Power: None	Fair
Fire Alarm	Alarm panel (from main building) with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The interior floor finishes may contain asbestos. 9x9 VCT floor tiles were observed in the entryway of each classroom. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the ACM is also included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: The roof of the kindergarten round building was not assessed as well as the HVAC equipment on this roof; lack of ladder or other means of access	

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
Facade	\$9,600	-	\$22,300	-	\$17,300	\$49,200
Roofing	-	-	\$111,900	-	-	\$111,900
Interiors	\$23,900	-	\$38,000	\$32,100	\$58,700	\$152,700
Plumbing	-	-	\$111,900	-	-	\$111,900
HVAC	-	-	\$56,400	-	-	\$56,400
Fire Protection	-	-	-	\$59,400	-	\$59,400
Electrical	-	-	\$71,900	-	-	\$71,900
Fire Alarm & Electronic Systems	-	-	\$79,900	-	\$49,800	\$129,800
Equipment & Furnishings	\$11,200	-	-	\$1,900	\$20,200	\$33,300
Site Pavement	\$1,100	-	-	-	-	\$1,100
TOTALS (3% inflation)	\$45,700	-	\$492,500	\$93,300	\$146,100	\$777,600

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.

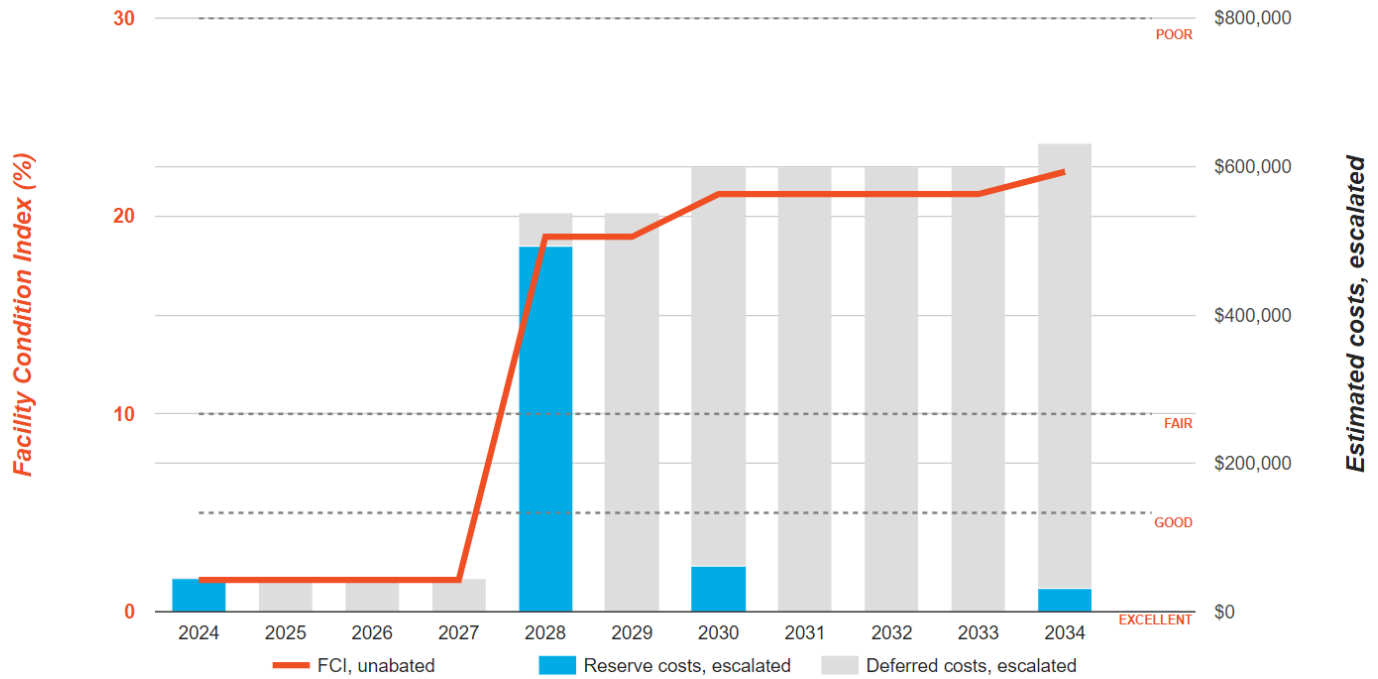
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Elizabeth D. Redd Elementary School Kindergarten Round

Replacement Value: \$2,840,400

Inflation Rate: 3.0%

Average Needs per Year: \$57,500



Kindergarten round: Photographic Overview



1 - FRONT ELEVATION-HEXAGON



2 - LEFT ELEVATION



3 - TYPICAL CLASSROOM



4 - HYDRONIC BASEBOARD RADIATORS



5 - HVAC SUPPLY DIFFUSER



6 - FIRE ALARM DEVICES

4. Site Summary



Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	62 total spaces all in open lots; five of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs.	Fair
Site Development	Building-mounted and property entrance signage; chain link; CMU wall chiller enclosures Playgrounds and sports fields, fencing, and building mounted site lighting Limited park benches, picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: HPS, metal halide	Fair
Ancillary Structures	Prefabricated modular buildings	Fair

Site Information	
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 Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$700	\$700
HVAC	-	-	-	\$5,600	-	\$5,600
Electrical	-	-	-	-	-	-
Special Construction & Demo	-	-	-	\$23,900	\$17,400	\$41,300
Site Development	\$44,600	\$7,200	\$20,500	\$37,500	\$433,600	\$543,400
Site Pavement	-	\$48,400	-	\$31,100	\$117,700	\$197,200
Site Utilities	-	-	\$2,000	-	-	\$2,000
TOTALS (3% inflation)	\$44,600	\$55,600	\$22,500	\$98,000	\$569,400	\$790,100

Site: Photographic Overview



1 - MAIN PARKING AREA



2 - SECONDARY PARKING LOT



3 - SITE SIGNAGE



4 - SHADE STRUCTURE



5 - PLAY STRUCTURE



6 - BASEBALL BACKSTOP



7 - SITE LIGHTING



8 - GATES



9 - SITE FURNISHINGS



10 - SHADE STRUCTURE



11 - CHILLER ENCLOSER



12 - ANCILLARY BUILDING



13 - PLAY STRUCTURE



14 - SITE SIGNAGE



15 - LANDSCAPING



16 - LANDSCAPING



17 - SITE FENCING



18 - SPORTS FIELDS

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1951 / 1970	No	No
Main Building	1951	No	No
Kindergarten round	1970	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.

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.

Condition Ratings

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 Elizabeth D. Redd Elementary School, 5601 Jahkne Road, Richmond, VA 23225, 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.

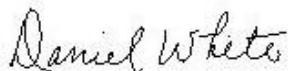
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Peter Marra,
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Reviewed by:



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8. Appendices



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

Appendix A:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	166385.24R000-020.468	Elizabeth D. Redd Elementary School	
	Source	On-Site Date	
	Google	April 22, 2024	

Appendix B: Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Elizabeth Redd
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 5/10/2024
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	1951		
2	Building size in SF	74471		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and gravel
		Interiors		Plaster and CMU
		HVAC		Dual temperature hot water boilers 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 replaced in 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement summer 2025		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Dual temperature system is challenging to maintain comfort in mild season		

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				Windows are leaking
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			
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?	X				Exterior
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: Eizabeth D. Redd Elementary School

BV Project Number: 166385.24R000-020.468

Abbreviated Accessibility Checklist

Facility History and 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			Elevator installed circa 2010
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



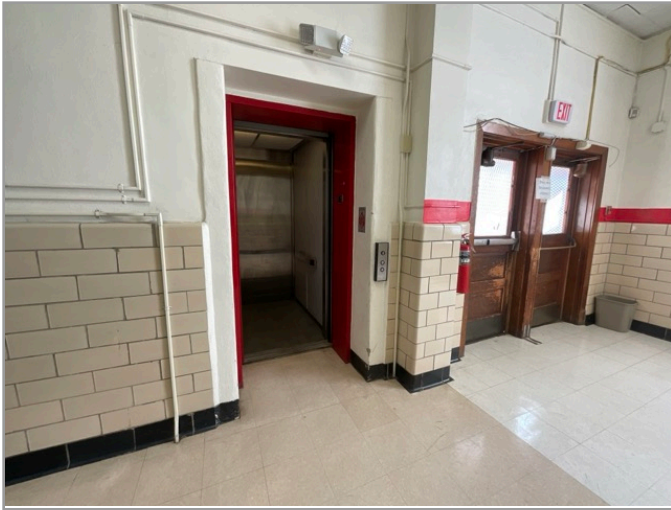
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✘			
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 CABS (WITH DOORS OPEN)



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

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



BREAKROOM PATH OF TRAVEL

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

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

Abbreviated Accessibility Checklist

Playgrounds and 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?	X			
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix D:

Component Condition Report

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	67,368 SF	21	7544774
B1010	Throughout building	Fair	Structural Framing, Steel Columns & Beams	67,368 SF	20	7544764
Facade						
B2010	Exterior window sill	Poor	Exterior Walls, Concrete Window Sills	800 SF	0	7544754
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	13,500 SF	0	7544924
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	1,400 SF	15	7544793
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	3,990 SF	19	7544973
B2020	Building Exterior	Fair	Glazing, any type by SF	48 SF	6	7544873
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	288 SF	4	7544798
B2020	Building Exterior	Fair	Glazing, any type by SF	84 SF	6	7544887
B2020	Building Exterior	Fair	Glazing, any type by SF	84 SF	6	7544965
B2020	Building Exterior	Fair	Glazing, any type by SF	72 SF	6	7545013
B2020	Building Exterior	Fair	Glazing, any type by SF	133 SF	6	7544970
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	1	4	7544902
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	144 SF	4	7544932
B2020	Building Exterior	Fair	Glazing, any type by SF	133 SF	6	7544840
B2020	Building Exterior	Poor	Glazing, any type by SF	4,000 SF	0	7544755
B2020	Building Exterior	Fair	Glazing, any type by SF	72 SF	6	7545019
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	19	4	7544847
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	11	5	7544978
Roofing						

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Built-Up	33,430 SF	5	7544878
B3020	Main roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	340 LF	2	7562552
Interiors						
C1010	Hall	Fair	Interior Wall, Concrete Block (CMU)	5,700 SF	25	7545017
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	100	5	7544845
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,897 SF	4	7562549
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	10,850 SF	0	7544846
C1070	Auditorium	Poor	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	2,816 SF	0	7544852
C2010	Auditorium	Fair	Wall Finishes, Wood Paneling, Refinish	600 SF	5	7544971
C2010	Windowsills in classrooms	Fair	Moldings, Baseboard/Trim, Residential/Basic	600 LF	4	7544913
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	105,407 SF	6	7544923
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	46,289 SF	4	7544896
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	11,520 SF	4	7544768
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	1,100 SF	4	7544782
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	4	7544967
C2030	First floor 311	Fair	Flooring, Carpet, Commercial Standard	240 SF	4	7544881
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,210 SF	16	7544780
C2030	Auditorium	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	2,816 SF	4	7544931
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	6	7544786
C2050	Library and multipurpose room	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,200 SF	6	7544882
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	47,605 SF	6	7544963
Conveying						
D1010	Electrical room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	10	7544982
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	4	7544953

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Electrical room	Fair	Elevator Controls, Automatic, 1 Car	1	4	7544772
Plumbing						
D2010	Boiler room	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	67,368 SF	4	7544905
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7544901
D2010	Auditorium	Fair	Toilet, Child-Sized	27	4	7544769
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	6	7544779
D2010	101	Poor	Sink/Lavatory, Vanity Top, Enameled Steel	3	0	7544988
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	17	7544922
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	11	7544832
D2010	Boiler room	Fair	Water Heater, Gas, Residential	1	5	7544942
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	9	7544796
D2010	Auditorium	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	4	7544955
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	28	26	7544884
D2010	Restrooms	Fair	Urinal, Waterless	6	16	7544853
D2010	Janitors closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	4	7544997
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	4	7544766
HVAC						
D3020	Throughout building	Fair	Cabinet Heater, Electric, 3 to 4 LF	17	12	7544828
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	7	7544934
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	17	7544784
D3020	Kitchen	Fair	Unit Heater, Electric	1	7	7544807
D3020	Boiler room	Poor	Boiler, Gas, HVAC	1	2	7544858
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 5 Ton	1	6	7544992
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 5 Ton	1	6	7544926

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 5 Ton	1	6	7544803
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 5 Ton	1	6	7544792
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 5 Ton	1	6	7544945
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 5 Ton	1	6	7544883
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7544904
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	7544842
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7544941
D3050	Auditorium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	7544789
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	15	7544843
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	7544788
D3050	Auditorium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7544962
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7544825
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	38	4	7545004
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	15	7544856
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	67,368 SF	4	7544797
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	67,368 SF	4	7544848
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7544876
D3050	223	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7544854
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7545003
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544813
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7545006
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544819
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544980
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544984

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544747
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544885
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544800
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544897
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544806
D3060	Roof over kitchen	Good	Exhaust Fan, Centrifugal, 42" Damper	1	21	7544862
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544801
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544762
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544871
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544874
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544959
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544863
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544890
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544875
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544981
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544936
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7545005
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	13	6	7544921
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544778
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544824
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7545014
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544838
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544802
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544753

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544817
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	6	7544915
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544799
D3060	Throughout building	Good	Supplemental Components, Air Purifier, Electrostatic	39	4	7545002
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544759
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544770
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544974
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	6	7544929
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	6	7544989
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7545000
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	7544864
Fire Protection						
D4010	Boiler room	Fair	Backflow Preventer, Fire Suppression	1	5	7544752
D4010	Boiler room	Good	Supplemental Components, Fire Jockey Pump	1	19	7544949
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	15 LF	16	7544823
D4010	Throughout building	Fair	Fire Riser, Dry Standpipe, 4 IN	1	6	7544851
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	67,368 SF	6	7561187
D4030	Kitchen	Good	Fire Extinguisher, Wet Chemical/CO2	1	9	7545009
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	12	10	7544899
Electrical						
D5020	Boiler room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	7	7544839
D5020	Boiler room	Good	Distribution Panel, 277/480 V	1	21	7544834
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7544935
D5020	Boiler room	Poor	Switchboard, 120/208 V	1	0	7544867

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	4	7544805
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	67,368 SF	4	7544815
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	67,368 SF	4	7544855
Fire Alarm & Electronic Systems						
D6060	Front entrance	Fair	Intercom/Public Address Component, Accessible Door Access Interface	1	9	7544795
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	4	7544804
D7010	Throughout building	Fair	Access Control Devices, Card Reader	10	5	7544893
D7030	Throughout building	Excellent	Security/Surveillance System, Full System Installation, High Density, Install	67,368 SF	15	7544976
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	9	7544986
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	67,368 SF	6	7544908
D8010	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	67,368 SF	4	7544954
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	5	7544829
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	7545018
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	7544760
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7544761
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	2	7544939
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7544952
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7544944
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7544777
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7544991
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7544886
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7544994
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7544968

Component Condition Report | Elizabeth D. Redd Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	7544880
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	7544919
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	7544950
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	440	4	7544841
E2010	Throughout kindergarten, first floor classrooms	Fair	Casework, Cabinetry, Hardwood Standard	72 LF	4	7544983
E2010	Throughout kindergarten, first floor classrooms	Fair	Casework, Countertop, Plastic Laminate	72 LF	4	7544748
Follow-up Studies						
P2030	Throughout building	Poor	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7545011

Component Condition Report | Elizabeth D. Redd Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Good	Exterior Ramp, Wood	44 SF	11	7544903
HVAC						
D3030	Site	Good	Chiller, Air-Cooled	1	21	7544964
D3030	Site	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	1	8	7545008
Electrical						
D5020	Chiller enclosure	Excellent	Supplemental Components, Circuit Breaker/Disconnect	1	30	7544859
D5020	Chiller enclosure	Good	Supplemental Components, Circuit Breaker/Disconnect	1	26	7544794
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	400 SF	6	7544850
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	96 SF	11	7544827

Component Condition Report | Elizabeth D. Redd Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	44 SF	16	7545010
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,000 SF	1	7544888
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	56,173 SF	2	7544957
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,200 SF	11	7544895
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	2	12	7544925
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	6	7544751
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	7544948
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	4,230 SF	18	7544907
G2050	Front playground	Good	Playground Surfaces, Chips Wood, 6" Depth	3,395 SF	2	7544857
G2050	Site	Poor	Playground Surfaces, Chips Wood, 6" Depth	3,270 SF	0	7544990
G2050	Site	Good	Play Structure, Multipurpose, Large	1	15	7544995
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	6	7544900
G2060	Site	Fair	Signage, Property, Monument	1	7	7544961
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	5	7544917
G2060	Site	Poor	Retaining Wall, Brick/Stone	165 SF	0	7544914
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	200 LF	31	7544767
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	4	7544749
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	7544811
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	90 LF	16	7544810
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	7	16	7544836
G2080	Site	Poor	Planter Boxes, Basic or Wood Built-In Place	150 LF	0	7544869
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	4	7544927

Component Condition Report | Elizabeth D. Redd Elementary School / Kindergarten Round

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Kindergarten Round	Poor	Exterior Walls, Plywood/OSB	1,280 SF	0	7544822
B2020	Kindergarten Round	Fair	Glazing, any type by SF	360 SF	4	7544972
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	7,103 SF	4	7562550
Interiors						
C1070	Kindergarten Round	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,103 SF	4	7544910
C2030	Kindergarten Round	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	1,116 SF	4	7544960
C2030	Kindergarten Road	Poor	Flooring, Carpet, Commercial Standard	3,180 SF	0	7544979
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	7,103 SF	4	7562563
HVAC						
D3020	Kindergarten Round	Fair	Radiator, Hydronic, Baseboard (per LF)	50 LF	4	7544816
D3050	Throughout	Fair	HVAC System, Ductwork, High Density	7,103 SF	4	7562565
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	7,103 SF	6	7562568
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, High Density/Complexity	7,103 SF	4	7562566
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	7,103 SF	4	7562567
Fire Alarm & Electronic Systems						
D7030	Throughout	Fair	Security/Surveillance System, Full System Installation, High Density, Install	7,103 SF	4	7562571
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	7,103 SF	4	7562569
Equipment & Furnishings						
E2010	Kindergarten Round	Fair	Casework, Countertop, Plastic Laminate	32 LF	6	7544783
E2010	Kindergarten Round	Poor	Casework, Cabinetry Economy	64 LF	0	7544771

Component Condition Report | Elizabeth D. Redd Elementary School / Kindergarten Round

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2030	Kindergarten Round	Poor	Sidewalk, Concrete, Large Areas	120 SF	0	7544868

Appendix E: Replacement Reserves

Replacement Reserves Report



5/15/2024

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	
Elizabeth D. Redd Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Elizabeth D. Redd Elementary School / Kindergarten Round	\$45,730	\$0	\$0	\$0	\$492,464	\$0	\$61,280	\$0	\$0	\$0	\$32,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,476	\$80,643	\$777,645
Elizabeth D. Redd Elementary School / Main Building	\$929,124	\$0	\$69,340	\$16,391	\$4,358,520	\$699,761	\$1,499,527	\$150,291	\$2,154	\$477,677	\$96,493	\$2,215	\$86,971	\$19,972	\$545,561	\$486,510	\$557,444	\$55,602	\$25,536	\$1,697,452	\$4,273,404		\$16,049,944
Elizabeth D. Redd Elementary School / Site	\$44,640	\$21,630	\$34,021	\$7,146	\$5,515	\$9,842	\$40,526	\$34,778	\$14,175	\$8,533	\$0	\$53,257	\$102,395	\$0	\$10,270	\$95,877	\$43,969	\$53,003	\$198,368	\$0	\$12,263		\$790,210
Grand Total	\$1,019,494	\$21,630	\$103,361	\$23,537	\$4,856,498	\$709,603	\$1,601,333	\$185,069	\$16,329	\$486,211	\$128,546	\$55,472	\$189,366	\$19,972	\$555,831	\$582,387	\$601,413	\$108,605	\$223,904	\$1,762,928	\$4,366,310		\$17,617,799

Elizabeth D. Redd Elementary School

Elizabeth D. Redd Elementary School / Kindergarten Round

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate												
B2010	Kindergarten Round	7544822	Exterior Walls, Plywood/OSB, Replace	20	20	0	1280	SF	\$7.50	\$9,600	\$9,600																				\$9,600	\$19,200												
B2020	Kindergarten Round	7544972	Glazing, any type by SF, Replace	30	26	4	360	SF	\$55.00	\$19,800					\$19,800																		\$19,800											
B3010	Roof	7562550	Roofing, Built-Up, Replace	25	21	4	7103	SF	\$14.00	\$99,442					\$99,442																		\$99,442											
C1070	Kindergarten Round	7544910	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	7103	SF	\$3.50	\$24,861					\$24,861																		\$24,861											
C2030	Kindergarten Round	7544960	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	11	4	1116	SF	\$8.00	\$8,928					\$8,928																		\$8,928	\$17,856										
C2030	Kindergarten Road	7544979	Flooring, Carpet, Commercial Standard, Replace	10	10	0	3180	SF	\$7.50	\$23,850	\$23,850											\$23,850											\$23,850	\$71,550										
D2010	Throughout	7562563	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	7103	SF	\$14.00	\$99,442					\$99,442																		\$99,442											
D3020	Kindergarten Round	7544816	Radiator, Hydronic, Baseboard (per LF), Replace	30	26	4	50	LF	\$150.00	\$7,500					\$7,500																		\$7,500											
D3050	Throughout	7562565	HVAC System, Ductwork, High Density, Replace	30	26	4	7103	SF	\$6.00	\$42,618					\$42,618																		\$42,618											
D4010	Throughout	7562568	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	40	34	6	7103	SF	\$7.00	\$49,721						\$49,721																	\$49,721											
D5030	Throughout	7562566	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	7103	SF	\$4.00	\$28,412					\$28,412																		\$28,412											
D5040	Throughout	7562567	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	7103	SF	\$5.00	\$35,515					\$35,515																		\$35,515											
D7030	Throughout	7562571	Security/Surveillance System, Full System Installation, High Density, Install	15	11	4	7103	SF	\$4.00	\$28,412					\$28,412																		\$28,412	\$56,824										
D7050	Throughout	7562569	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	20	16	4	7103	SF	\$6.00	\$42,618					\$42,618																		\$42,618											
E2010	Kindergarten Round	7544771	Casework, Cabinetry Economy, Replace	20	20	0	64	LF	\$175.00	\$11,200	\$11,200																						\$11,200	\$22,400										
E2010	Kindergarten Round	7544783	Casework, Countertop, Plastic Laminate, Replace	15	9	6	32	LF	\$50.00	\$1,600						\$1,600																	\$1,600											
G2030	Kindergarten Round	7544868	Sidewalk, Concrete, Large Areas, Replace	50	50	0	120	SF	\$9.00	\$1,080	\$1,080																						\$1,080											
Totals, Unescalated											\$45,730	\$0	\$0	\$0	\$437,548	\$0	\$51,321	\$0	\$0	\$0	\$23,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,340	\$44,650	\$640,439		
Totals, Escalated (3.0% inflation, compounded annually)											\$45,730	\$0	\$0	\$0	\$492,464	\$0	\$61,280	\$0	\$0	\$0	\$32,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,476	\$80,643	\$777,645

Elizabeth D. Redd 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		
B1010	Throughout building	7544764	Structural Framing, Steel Columns & Beams, Replace	75	55	20	67368	SF	\$35.00	\$2,357,880																							\$2,357,880	\$2,357,880
B2010	Building Exterior	7544924	Exterior Walls, Brick, Repair/Repoint	0	0	0	13500	SF	\$33.00	\$445,500	\$445,500																							\$445,500
B2010	Building Exterior	7544793	Exterior Walls, Metal Siding, Replace	40	25	15	1400	SF	\$11.00	\$15,400																								\$15,400
B2010	Building Exterior	7544973	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	26	19	3990	SF	\$22.00	\$87,780																								\$87,780
B2010	Exterior window sill	7544754	Exterior Walls, Concrete Window Sills, Replace	50	50	0	800	SF	\$30.00	\$24,000	\$24,000																							\$24,000
B2020	Building Exterior	7544902	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	1	EA	\$1,250.00	\$1,250					\$1,250																			\$1,250
B2020	Building Exterior	7544755	Glazing, any type by SF, Replace	30	30	0	4000	SF	\$55.00	\$220,000	\$220,000																							\$220,000
B2020	Building Exterior	7544840	Glazing, any type by SF, Replace	30	24	6	133	SF	\$55.00	\$7,315												\$7,315												\$7,315
B2020	Building Exterior	7545019	Glazing, any type by SF, Replace	30	24	6	72	SF	\$55.00	\$3,960												\$3,960												\$3,960
B2020	Building Exterior	7544970	Glazing, any type by SF, Replace	30	24	6	133	SF	\$55.00	\$7,315												\$7,315												\$7,315
B2020	Building Exterior	7545013	Glazing, any type by SF, Replace	30	24	6	72	SF	\$55.00	\$3,960												\$3,960												\$3,960
B2020	Building Exterior	7544965	Glazing, any type by SF, Replace	30	24	6	84	SF	\$55.00	\$4,620												\$4,620												\$4,620
B2020	Building Exterior	7544873	Glazing, any type by SF, Replace	30	24	6	48	SF	\$55.00	\$2,640												\$2,640												\$2,640
B2020	Building Exterior	7544887	Glazing, any type by SF, Replace	30	24	6	84	SF	\$55.00	\$4,620												\$4,620												\$4,620
B2020	Building Exterior	7544932	Storefront, Glazing & Framing, Replace	30	26	4	144	SF	\$55.00	\$7,920					\$7,920																			\$7,920
B2020	Building Exterior	7544798	Storefront, Glazing & Framing, Replace	30	26	4	288	SF	\$55.00	\$15,840					\$15,840																			\$15,840
B2050	Building Exterior	7544847	Exterior Door, Wood, Solid-Core, Replace	25	21	4	19	EA	\$700.00	\$13,300					\$13,300																			\$13,300
B2050	Building Exterior	7544978	Exterior Door, Steel, Standard, Replace	40	35	5	11	EA	\$600.00	\$6,600												\$6,600												\$6,600
B3010	Roof	7544878	Roofing, Built-Up, Replace	25	20	5	33430	SF	\$14.00	\$468																								

Replacement Reserves Report



5/15/2024

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
D3060	Roof	7544838	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544802	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544824	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544778	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544921	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	13	EA	\$2,400.00	\$31,200							\$31,200														\$31,200	
D3060	Roof	7544959	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544863	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544890	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544875	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544981	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544936	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7545005	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544806	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544801	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544762	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544871	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544874	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7545003	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544813	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7545006	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544819	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544980	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544984	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544747	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544885	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544800	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544897	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544753	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544817	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544929	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	19	6	1	EA	\$4,000.00	\$4,000							\$4,000														\$4,000	
D3060	Roof	7544989	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7545000	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544864	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544915	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	7544799	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544759	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7544770	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	7544974	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Throughout building	7545002	Supplemental Components, Air Purifier, Electrostatic, Replace	5	1	4	39	EA	\$8,800.00	\$343,200					\$343,200				\$343,200										\$343,200		\$1,372,800	
D4010	Boiler room	7544752	Backflow Preventer, Fire Suppression, Replace	30	25	5	1	EA	\$3,200.00	\$3,200						\$3,200															\$3,200	
D4010	Throughout building	7544851	Fire Riser, Dry Standpipe, 4 IN, Replace	40	34	6	1	EA	\$7,000.00	\$7,000							\$7,000														\$7,000	
D4010	Throughout	7561187	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	40	34	6	67368	SF	\$7.00	\$471,576							\$471,576														\$471,576	
D4010	Boiler room	7544949	Supplemental Components, Fire Jockey Pump, Replace	20	1	19	1	EA	\$800.00	\$800																			\$800		\$800	
D4010	Kitchen	7544823	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	4	16	15	LF	\$400.00	\$6,000																		\$6,000		\$6,000		
D4030	Kitchen	7545009	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	1	EA	\$300.00	\$300										\$300									\$300		\$600	
D4030	Throughout building	7544899	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	12	EA	\$150.00	\$1,800										\$1,800									\$1,800		\$3,600	
D5020	Boiler room	7544867	Switchboard, 120/208 V, Replace	40	40	0	1	EA	\$40,000.00	\$40,000	\$40,000																				\$40,000	
D5020	Boiler room	7544935	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,700.00	\$6,700									\$6,700												\$6,700	
D5020	Boiler room	7544805	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$7,000.00	\$7,000					\$7,000																\$7,000	
D5020	Boiler room	7544839	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	23	7	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5030	Throughout building	7544815	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	67368	SF	\$4.00	\$269,472					\$269,472																\$269,472	
D5040	Throughout building	7544855	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	67368	SF	\$5.00	\$336,840					\$336,840																\$336,840	
D6060	Throughout building	7544804	Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	16	4	1	EA	\$4,500.00	\$4,500					\$4,500																\$4,500	
D6060	Front entrance	7544795	Intercom/Public Address Component, Accessible Door Access Interface, Replace	15	6	9	1	EA	\$400.00	\$400										\$400											\$400	
D7010	Throughout building	7544893	Access Control Devices, Card Reader, Replace	10	5	5	10	EA	\$1,200.00	\$12,000					\$12,000													\$12,000			\$24,000	
D7030	Throughout building	7544976	Security/Surveillance System, Full System Installation, High Density, Install	15	0	15	67368	SF	\$4.00	\$269,472																		\$269,472			\$269,472	

Replacement Reserves Report



5/15/2024

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	
D7050	Throughout building	7544908	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	67368	SF	\$3.00 \$202,104							\$202,104																\$202,104
D7050	Office	7544986	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00 \$15,000										\$15,000												\$15,000	
D8010	Boiler room	7544954	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	67368	SF	\$2.50 \$168,420					\$168,420															\$168,420		\$336,840	
E1030	Kitchen	7544939	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	13	2	1	EA	\$6,400.00 \$6,400			\$6,400															\$6,400				\$12,800	
E1030	Kitchen	7544761	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00 \$3,600			\$3,600															\$3,600				\$7,200	
E1030	Kitchen	7544944	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00 \$5,700				\$5,700															\$5,700			\$11,400	
E1030	Kitchen	7544991	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	7545018	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	\$4,700.00 \$4,700				\$4,700															\$4,700			\$9,400	
E1030	Kitchen	7544968	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00 \$4,500					\$4,500															\$4,500		\$9,000	
E1030	Kitchen	7544952	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00 \$8,280					\$8,280										\$8,280							\$16,560	
E1030	Kitchen	7544777	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	\$5,100.00 \$5,100					\$5,100															\$5,100		\$10,200	
E1030	Kitchen	7544886	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00 \$3,600					\$3,600															\$3,600		\$7,200	
E1030	Kitchen	7544919	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00 \$4,600					\$4,600															\$4,600		\$9,200	
E1030	Kitchen	7544829	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	15	5	1	EA	\$35,000.00 \$35,000					\$35,000																	\$35,000	
E1030	Kitchen	7544880	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA	\$10,500.00 \$10,500								\$10,500									\$10,500					\$21,000	
E1030	Kitchen	7544760	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00 \$4,600								\$4,600														\$4,600	
E1030	Kitchen	7544994	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00 \$1,700									\$1,700													\$1,700	
E1040	Office	7544950	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	\$1,500.00 \$1,500			\$1,500										\$1,500									\$3,000	
E2010	Throughout kindergarten, first floor classrooms	7544983	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	72	LF	\$300.00 \$21,600					\$21,600																	\$21,600	
E2010	Throughout kindergarten, first floor classrooms	7544748	Casework, Countertop, Plastic Laminate, Replace	15	11	4	72	LF	\$50.00 \$3,600					\$3,600															\$3,600		\$7,200	
E2010	Auditorium	7544841	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	16	4	440	EA	\$350.00 \$154,000					\$154,000																	\$154,000	
P2030	Throughout building	7545011	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00 \$5,000	\$5,000																					\$5,000	
Totals, Unescalated										\$929,124	\$0	\$65,360	\$15,000	\$3,872,489	\$603,620	\$1,255,831	\$122,200	\$1,700	\$366,100	\$71,800	\$1,600	\$61,000	\$13,600	\$360,680	\$312,272	\$347,381	\$33,640	\$15,000	\$968,033	\$2,366,080	\$11,782,509	
Totals, Escalated (3.0% inflation, compounded annually)										\$929,124	\$0	\$69,340	\$16,391	\$4,358,520	\$699,761	\$1,499,527	\$150,291	\$2,154	\$477,677	\$96,493	\$2,215	\$86,971	\$19,972	\$545,561	\$486,510	\$557,444	\$55,602	\$25,536	\$1,697,452	\$4,273,404	\$16,049,944	

Elizabeth D. Redd Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1010	Site	7544903	Exterior Ramp, Wood, Replace	15	4	11	44	SF	\$11.00 \$484												\$484										\$484
D3030	Site	7545008	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	12	8	1	EA	\$4,400.00 \$4,400									\$4,400													\$4,400
F1020	Site	7544850	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	24	6	400	SF	\$50.00 \$20,000						\$20,000																\$20,000
F1020	Site	7544827	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	96	SF	\$25.00 \$2,400												\$2,400										\$2,400
F1020	Site	7545010	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	19	16	44	SF	\$200.00 \$8,800																\$8,800						\$8,800
G2020	Site	7544888	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	6000	SF	\$3.50 \$21,000	\$21,000																					\$21,000
G2020	Site	7544957	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	56173	SF	\$0.45 \$25,278		\$25,278					\$25,278					\$25,278					\$25,278					\$101,111
G2030	Site	7544895	Sidewalk, Concrete, Large Areas, Replace	50	39	11	3200	SF	\$9.00 \$28,800								\$28,800														\$28,800
G2050	Site	7544751	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	14	6	1	EA	\$5,000.00 \$5,000						\$5,000																\$5,000
G2050	Site	7544990	Playground Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	3270	SF	\$2.00 \$6,540	\$6,540			\$6,540		\$6,540		\$6,540				\$6,540				\$6,540			\$6,540			\$45,780
G2050	Front playground	7544857	Playground Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	3395	SF	\$2.00 \$6,790		\$6,790		\$6,790		\$6,790		\$6,790				\$6,790		\$6,790		\$6,790			\$6,790			\$47,530
G2050	Site	7544925	Play Structure, Multipurpose, Medium, Replace	20	8	12	2	EA	\$20,000.00 \$40,000												\$40,000										\$40,000
G2050	Site	7544995	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	\$35,000.00 \$35,000															\$35,000							\$35,000
G2050	Site	7544948	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$20,000.00 \$20,000															\$20,000							\$20,000
G2050	Site	7544907	Playfield Surfaces, Rubber, Small Areas, Replace	20	2	18	4230	SF	\$26.00 \$109,980																		\$109,980				\$109,980
G2060	Site	7544749	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	21	4	2	EA	\$800.00 \$1,600					\$1,600																	\$1,600
G2060	Site	7544900	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	4	EA	\$600.00 \$2,400						\$2,400																\$2,400
G2060	Site	7544836	Picnic Table, Wood/Composite/Fiberglass, Replace	20	4	16	7	EA	\$600.00 \$4,200																	\$4,200					\$4,200
G2060	Site	7544811	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	\$1,500.00 \$1,500					\$1,500																	\$1,500
G2060	Site	7544961	Signage, Property, Monument, Replace	20	13	7	1	EA	\$3,000.00 \$3,000							\$3,000															\$3,000
G2060	Site	7544914	Retaining Wall, Brick/Stone, Replace	40	40	0	165	SF	\$140.00 \$23,100	\$23,100																					\$23,100
G2060	Site	7544917	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	15	5	1	EA	\$1,700.00 \$1,700					\$1,700																	\$1,700
G2060	Site	7544810	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	24	16	90	LF	\$160.00 \$14,400																\$14,400						\$14,400
G208																															

Appendix F: Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544772	D1010	Elevator Controls	Automatic, 1 Car		Elizabeth D. Redd Elementary School / Main Building	Electrical room	MCE	HMC-1000	= 3111574	2004	https://rvaschools.gofmx.com/equipment/1574762	
2	7544982	D1010	Passenger Elevator	Hydraulic, 3 Floors	2100 LB	Elizabeth D. Redd Elementary School / Main Building	Electrical room	Dover Elevators	Inaccessible	Inaccessible	2004	https://rvaschools.gofmx.com/equipment/1574781	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544942	D2010	Water Heater	Gas, Residential	50 GAL	Elizabeth D. Redd Elementary School / Main Building	Boiler room	A. O. Smith	CCV 50 300	1250A013712	2014	https://rvaschools.gofmx.com/equipment/1575014	
2	7544832	D2010	Water Heater	Gas, Tankless	3.95 GPM	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Navien	NPE-240A2(NG)	2087D2362779486	2020	https://rvaschools.gofmx.com/equipment/1574946	
3	7544779	D2010	Backflow Preventer	Domestic Water	.75 IN	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Watts Regulator	909	Illegible	2000	https://rvaschools.gofmx.com/equipment/1574967	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544934	D3020	Boiler	Gas, HVAC	1200 MBH	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Patterson-Kelley	N-1200	BL12-01-21765	2001	https://rvaschools.gofmx.com/equipment/1574968	
2	7544858	D3020	Boiler	Gas, HVAC	1200 MBH	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Patterson-Kelley	N-1200	BL12-01-21776	2001	https://rvaschools.gofmx.com/equipment/1574948	
3	7544828	D3020	Cabinet Heater	Electric, 3 to 4 LF		Elizabeth D. Redd Elementary School / Main Building	Throughout building	Trane	No dataplate	No dataplate	2011		17
4	7544816	D3020	Radiator	Hydronic, Baseboard (per LF)		Elizabeth D. Redd Elementary School / Kindergarten Round	Kindergarten Round				1970		50
5	7544807	D3020	Unit Heater	Electric	15 KW	Elizabeth D. Redd Elementary School / Main Building	Kitchen	TPI Corp	P3P5115CA1N	NA	2011	https://rvaschools.gofmx.com/equipment/1574804	
6	7544784	D3020	Boiler Supplemental Components	Expansion Tank	86 GAL	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Amtrol	Inaccessible	Inaccessible	2001	https://rvaschools.gofmx.com/equipment/1574994	

7	7544964	D3030	Chiller	Air-Cooled	150 TON	Elizabeth D. Redd Elementary School / Site	Site	Daikin Industries	AGZ150EDSEPNN00	STNU200900138	2020	https://rvaschools.gofmx.com/equipment/1574997
8	7545008	D3030	Heat Pump	Packaged & Wall- Mounted, 2.5 to 3 TON	3 TON	Elizabeth D. Redd Elementary School / Site	Site	Illegible	Inaccessible	Inaccessible	2012	https://rvaschools.gofmx.com/equipment/1574974
9	7544992	D3030	Unit Ventilator	approx/nominal 5 Ton	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574775
10	7544926	D3030	Unit Ventilator	approx/nominal 5 Ton	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574757
11	7544803	D3030	Unit Ventilator	approx/nominal 5 Ton	600 CFM	Elizabeth D. Redd Elementary School / Main Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574756
12	7544792	D3030	Unit Ventilator	approx/nominal 5 Ton	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574755
13	7544945	D3030	Unit Ventilator	approx/nominal 5 Ton	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574774
14	7544883	D3030	Unit Ventilator	approx/nominal 5 Ton	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574777
15	7544842	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Bell & Gossett	e-1510 G195	C317990-01-12	2012	https://rvaschools.gofmx.com/equipment/1574950
16	7544788	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Bell & Gossett	Illegible	C377980 0212	2012	https://rvaschools.gofmx.com/equipment/1574970
17	7544843	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Bell & Gossett	Illegible	Illegible	2014	https://rvaschools.gofmx.com/equipment/1574949
18	7544856	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Bell & Gossett	Illegible	Illegible	2014	https://rvaschools.gofmx.com/equipment/1574969
19	7544876	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Baldor Reliance	NA	NA	2014	https://rvaschools.gofmx.com/equipment/1574966
20	7544789	D3050	Air Handler	Interior AHU, Easy/Moderate Access	7500 CFM	Elizabeth D. Redd Elementary School / Main Building	Auditorium	Trane	MCCA012 GAY0ACA000E0ECA00E0A0000BC000C00C	K01F87798B	2001	https://rvaschools.gofmx.com/equipment/1574644
21	7544962	D3050	Air Handler	Interior AHU, Easy/Moderate Access	7500 CFM	Elizabeth D. Redd Elementary School / Main Building	Auditorium	Trane	Inaccessible	Inaccessible	1993	https://rvaschools.gofmx.com/equipment/1574664

22	7545004	D3050	Fan Coil Unit	Hydronic Terminal	1665 CFM	Elizabeth D. Redd Elementary School / Main Building	Throughout building	Trane				2001	https://rvaschools.gofmx.com/equipment/1574735	38
23	7544854	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Elizabeth D. Redd Elementary School / Main Building	223					2001	https://rvaschools.gofmx.com/equipment/1574708	
24	7544904	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	Elizabeth D. Redd Elementary School / Main Building	Roof	York	Inaccessible		Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574687	
25	7544941	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	4 TON	Elizabeth D. Redd Elementary School / Main Building	Roof	York	Inaccessible		Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574668	
26	7544825	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	Elizabeth D. Redd Elementary School / Main Building	Roof	York	Inaccessible		Inaccessible	2010	https://rvaschools.gofmx.com/equipment/1574667	
27	7544813	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574690	
28	7544984	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574692	
29	7544747	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574702	
30	7544801	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574699	
31	7544871	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	Iowa Ventilation Co				2005	https://rvaschools.gofmx.com/equipment/1574683	
32	7544959	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574679	
33	7544936	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574698	
34	7545014	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574682	
35	7544838	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA		NA	2005	https://rvaschools.gofmx.com/equipment/1574672	

36	7544799	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574689	
37	7544770	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574670	
38	7544989	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574691	
39	7545006	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574632	
40	7544819	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574693	
41	7544885	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI			2005	https://rvaschools.gofmx.com/equipment/1574701	
42	7544800	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574697	
43	7544897	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574647	
44	7544762	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574678	
45	7544890	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574629	
46	7544875	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574631	
47	7545005	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574677	
48	7544921	D3060	Exhaust Fan	Centrifugal, 16" Damper	1000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574671	13
49	7544778	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574703	

50	7544824	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574684
51	7544753	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574650
52	7544759	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574681
53	7544974	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574696
54	7545000	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XTI	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574676
55	7544864	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574626
56	7545003	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574649
57	7544980	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574673
58	7544806	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	
59	7544874	D3060	Exhaust Fan	Centrifugal, 24" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	XIT	NA	NA	2005	https://rvaschools.gofmx.com/equipment/1574669
60	7544863	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574705
61	7544981	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574685
62	7544802	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574627
63	7544817	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574646

64	7544915	D3060	Exhaust Fan	Centrifugal, 24" Damper	2000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574652	
65	7544929	D3060	Exhaust Fan	Centrifugal, 28" Damper	8500 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1574651	
66	7544862	D3060	Exhaust Fan	Centrifugal, 42" Damper	16000 CFM	Elizabeth D. Redd Elementary School / Main Building	Roof over kitchen	Inaccessible	Inaccessible	Inaccessible	2020	https://rvaschools.gofmx.com/equipment/1574803	
67	7545002	D3060	Supplemental Components	Air Purifier, Electrostatic	600 CFM	Elizabeth D. Redd Elementary School / Main Building	Throughout building				2001	https://rvaschools.gofmx.com/equipment/1574743	39

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544752	D4010	Backflow Preventer	Fire Suppression	2 IN	Elizabeth D. Redd Elementary School / Main Building	Boiler room						
2	7544949	D4010	Supplemental Components	Fire Jockey Pump	.5 HP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	General Air Products	0LR12016AC	0LR120 23 11 04 03	2023	https://rvaschools.gofmx.com/equipment/1574665	
3	7544823	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Elizabeth D. Redd Elementary School / Main Building	Kitchen				2020	https://rvaschools.gofmx.com/equipment/1574825	15
4	7544899	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Elizabeth D. Redd Elementary School / Main Building	Throughout building				2024		12
5	7545009	D4030	Fire Extinguisher	Wet Chemical/CO2		Elizabeth D. Redd Elementary School / Main Building	Kitchen				2023		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544935	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Square D	NA	NA	2001	https://rvaschools.gofmx.com/equipment/1574952	
2	7544867	D5020	Switchboard	120/208 V	400 AMP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	FPE	NA	NA	1983	https://rvaschools.gofmx.com/equipment/1574953	
3	7544805	D5020	Distribution Panel	120/208 V	600 AMP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	General Electric	NA	NA	1993	https://rvaschools.gofmx.com/equipment/1574973	
4	7544834	D5020	Distribution Panel	277/480 V	400 AMP	Elizabeth D. Redd Elementary School / Main Building	Boiler room	Square D	NA	NA	2015	https://rvaschools.gofmx.com/equipment/1574971	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544986	D7050	Fire Alarm Panel	Fully Addressable		Elizabeth D. Redd Elementary School / Main Building	Office	General Electric				https://rvaschools.gofmx.com/equipment/1574645	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7544952	E1030	Foodservice Equipment	Convection Oven, Double		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2014	https://rvaschools.gofmx.com/equipment/1574746	
2	7544761	E1030	Foodservice Equipment	Dairy Cooler/Wells		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF58-W-02	11800811	2011	https://rvaschools.gofmx.com/equipment/1574769	
3	7544886	E1030	Foodservice Equipment	Dairy Cooler/Wells		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Illegible	Illegible	Illegible	2013	https://rvaschools.gofmx.com/equipment/1574772	
4	7544968	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Elizabeth D. Redd Elementary School / Main Building	Kitchen	CaptiveAire Systems	5224R100	NA	2000	https://rvaschools.gofmx.com/equipment/1574747	
5	7544994	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Metro	NA	C5HME026365	2017	https://rvaschools.gofmx.com/equipment/1574750	
6	7544944	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Delfield	No dataplate	No dataplate	2012	https://rvaschools.gofmx.com/equipment/1574770	
7	7544777	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Traulsen	G22010	=T50103J13	2013	https://rvaschools.gofmx.com/equipment/1574752	
8	7545018	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Delfield	No dataplate	No dataplate	2012	https://rvaschools.gofmx.com/equipment/1574751	
9	7544991	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Traulsen	G20010	T18499H12	2012	https://rvaschools.gofmx.com/equipment/1574824	
10	7544939	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Traulsen	G30010	T168517H11	2011	https://rvaschools.gofmx.com/equipment/1574805	
11	7544880	E1030	Foodservice Equipment	Steamer, Freestanding		Elizabeth D. Redd Elementary School / Main Building	Kitchen	Manitowoc	WS20001AA2AAUL	WS216061530	2021	https://rvaschools.gofmx.com/equipment/1574766	
12	7544760	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Elizabeth D. Redd Elementary School / Main Building	Kitchen	BOHN	ADT0650F	DJF 5416	2016	https://rvaschools.gofmx.com/equipment/1574748	

13	7544919	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Elizabeth D. Redd Elementary School / Main Building	Kitchen	Bohn	LET0651F	DJE 0585	1985	https://rvaschools.gofmx.com/equipment/1574767
14	7544829	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refrigerator	Elizabeth D. Redd Elementary School / Main Building	Kitchen	Souhern Stainless Equipment Co	CL-FZ-DJ-81	NA	2009	https://rvaschools.gofmx.com/equipment/1574749
15	7544950	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Elizabeth D. Redd Elementary School / Main Building	Office				2016	https://rvaschools.gofmx.com/equipment/1574773
