FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

J.H. Blackwell Elementary School
300 East 15th Street
Richmond, VA 23224

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

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

BV PROJECT #:
166385.24R000-002.468

DATE OF REPORT:
May 28, 2024

ON SITE DATE:
April 1-2, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	300 East 15th Street, Richmond, VA 23224
Site Developed	1998
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 1-2, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, OH 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobile: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Kamila Florczak
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

J.H. Blackwell Elementary School was constructed in 1998 and serves kindergarten through fifth grade.

Architectural

The roof is mostly made of metal with a small section of flat PVC roofing that has extensive ponding and unevenness throughout. There is one large skylight and aluminum windows throughout the building.

The interior consists mostly of painted CMU walls, ACT ceilings, and VCT flooring. The VCT flooring in the back hallway of the boiler room is chipped and stained, also, the ACT ceiling is discolored and old. There is a large crack the runs from the door frame to the ceiling in the conference room. A cost for repair is provided.

Replacement and repair costs are included for all other assets mentioned.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The cooling tower feeds water sourced heat pumps throughout the whole building. There are additional package units and an interior air handler the provide heating and cooling. A building automation system (BAS) provides HVAC systems controls.

A 650-MBH domestic water boiler serves hot water throughout the building along with two instant water heaters.

There is a fire alarm system along with a sprinkler system that serves the entire building. Also, a separate fire suppression system that serves the kitchen.

The electrical distribution system consists of solar panels, a 2000-amp switchboard, panels, various size transformers, and a couple automatic transformers that connect to a generator.

Site

There are two public parking lots that serve the elementary school, but both are shared with the public pool building and J.H. Blackwell Preschool. A private lot on the right-hand side of the building has limited parking and contains the dumpster enclosure, which has vertical cracks on both sides of the rear.

There is a playground consisting of a swing set and large playground structure. The asphalt athletic court has grass growing in between the cracks and needs a mill and overlay. The parking lot has cracks throughout and faded stripes.

The retaining wall that separates the public pool from the school property line has a few broken off bricks that need repair.

Replacement and repair costs are included.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | J.H. Blackwell Elementary School / Main Building(1998)

Replacement Value	*Total SF*	*Cost/SF*
$ 33,300,400	*83,251*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 3,600	**0.0 %**
3-Year	$ 588,600	1.8 %
5-Year	$ 3,530,400	10.6 %
10-Year	$ 6,116,700	18.4 %

Immediate Needs

Facility/Building	Total Items	Total Cost
J.H. Blackwell Elementary School / Main Building	2	$3,600
Total	**2**	**$3,600**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7518660	Conference Room	B1010	Structural Elements, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,100
7499778	Facilities Back Hallway	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$2,500
Total (2 items)						**$3,600**

Key Findings

Structural Elements in Poor condition.

Any Type, Repairs per Man-Day
Main Building J.H. Blackwell Elementary School Conference Room

Uniformat Code: B1010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Repair large noticeable crack along the door frame of the conference room. - AssetCALC ID: 7518660

Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Main Building J.H. Blackwell Elementary School Roof

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

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $46,800

**$$$**$

Pooling everywhere and uneven. - AssetCALC ID: 7499894

Parking Lots in Poor condition.

Pavement, Asphalt
Site J.H. Blackwell Elementary School Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,900

**$$**$$

Faded stripes - AssetCALC ID: 7508850

Parking Lots in Poor condition.

Pavement, Asphalt
Main Building J.H. Blackwell Elementary School Site

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $46,200

**$$$**$

Cracks throughout - AssetCALC ID: 7508849

Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site J.H. Blackwell Elementary School Site

Uniformat Code: G2050
Recommendation: **Mill & Overlay in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $30,100

**$$$**$

Many cracks with grass growing in between - AssetCALC ID: 7499856

Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building J.H. Blackwell Elementary School Facilities Back Hallway

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

Cracks and chipped VCT flooring. - AssetCALC ID: 7499778

Retaining Wall in Poor condition.

Brick/Stone
Site J.H. Blackwell Elementary School Site

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Bricks are falling apart at one end - AssetCALC ID: 7499868

Dumpster Enclosure in Poor condition.

Masonry (CMU) Walls, 8' High (per LF)
Site J.H. Blackwell Elementary School Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $8,800

**$$**$$

Wall is crack on both sides - AssetCALC ID: 7499853

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building J.H. Blackwell Elementary School Facilities Back Hallway

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

**$$**$$

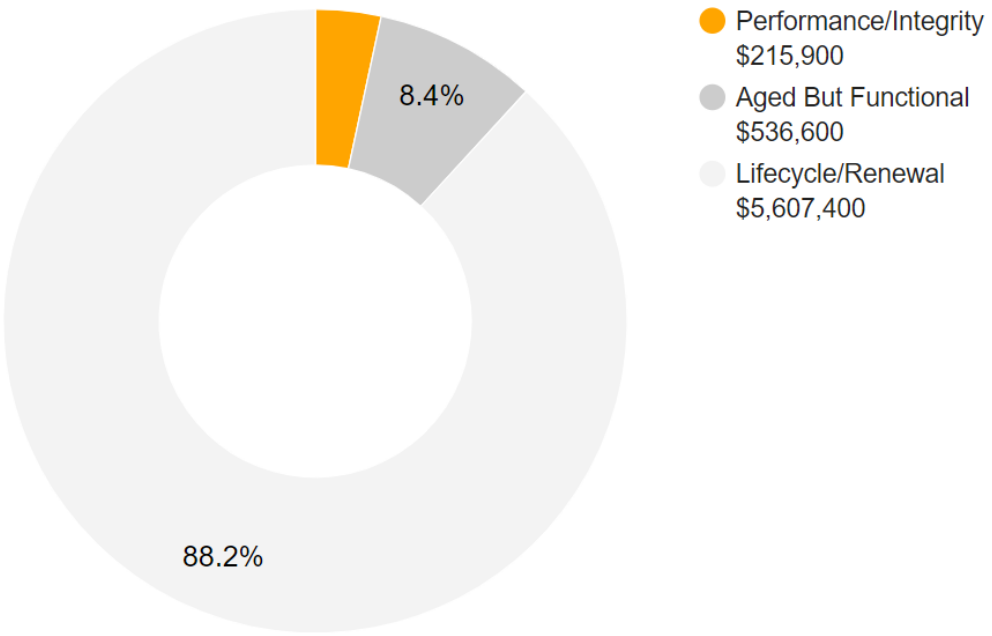
Old discolored tiles - AssetCALC ID: 7499803

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: $6,359,900

2. Building Information

Building Systems Summary		
Address	300 East 15th Street, Richmond, VA 23224	
Constructed/Renovated	1998	
Building Area	83,251 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, rubber flooring, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic elevator Wheelchair lift serving auditorium stage area	Fair

Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas domestic boilers with storage tanks and tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, and cooling tower feeding water sourced heat pump terminal units Non-Central System: Packaged units Building Automation System (BAS)	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system, dedicated computer/server room chemical system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: Halogen Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Accessibility considerations are not part of this project scope.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	The small roof section over the Community Center/ Gym entrance was not accessible. Two package units at this location were viewed from aerial and estimated.	

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

System Expenditure Forecast

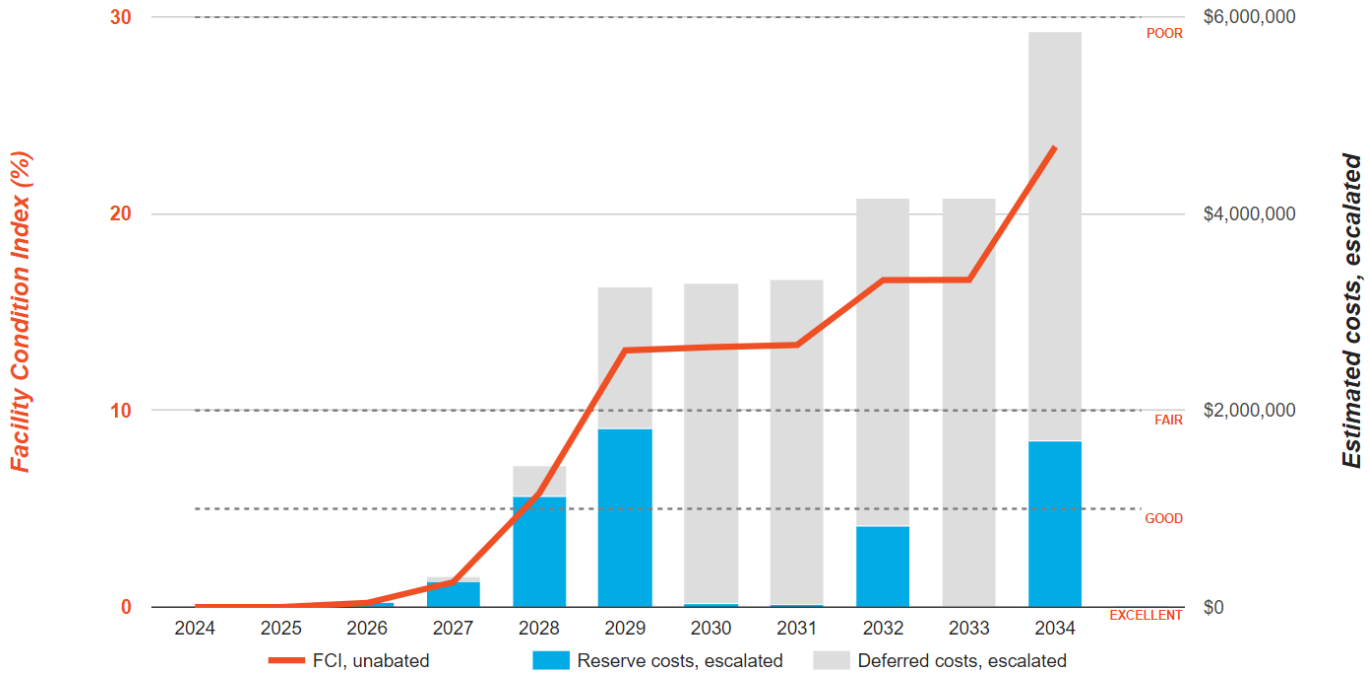
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$1,100	-	-	-	-	$1,100
Facade	-	-	$541,600	-	$18,200	$559,700
Roofing	-	$99,200	$14,100	-	$2,359,600	$2,472,900
Interiors	$2,500	$1,900	$1,147,300	$160,400	$1,421,800	$2,733,900
Conveying	-	-	$67,000	$6,700	$4,400	$78,200
Plumbing	-	-	$159,100	$59,500	$1,390,900	$1,609,500
HVAC	-	-	$550,900	$65,400	$2,145,300	$2,761,700
Fire Protection	-	-	-	$125,100	-	$125,100
Electrical	-	-	$599,100	$1,059,500	$545,000	$2,203,600
Fire Alarm & Electronic Systems	-	$220,800	-	$690,300	$344,000	$1,255,100
Equipment & Furnishings	-	-	$125,800	$313,300	$168,600	$607,800
Site Development	-	-	-	$72,200	-	$72,200
Site Utilities	-	-	-	$33,900	-	$33,900
TOTALS (3% inflation)	**$3,600**	**$321,900**	**$3,205,000**	**$2,586,200**	**$8,397,900**	**$14,514,600**

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: J.H. Blackwell Elementary School Main Building

Replacement Value: $24,975,300 Inflation Rate: 3.0% Average Needs per Year: $531,500



Building 1: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - METAL ROOF

6 - TPO/PVC ROOF

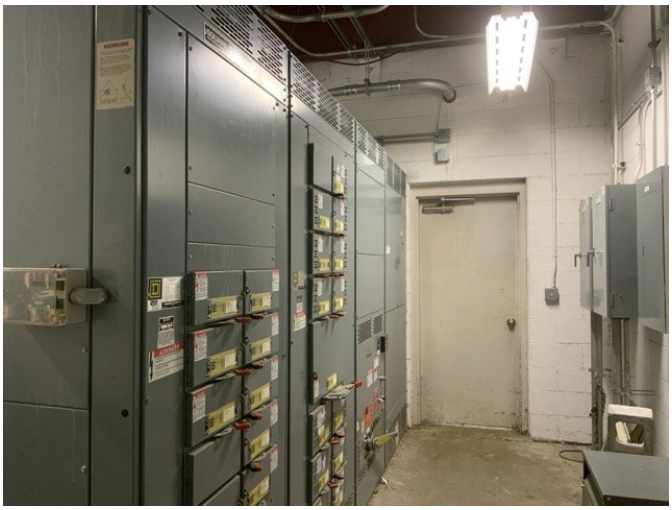
13 - HALLWAY

14 - CLASSROOM

15 - KINDERGARTEN CLASSROOM

16 - MECHANICAL ROOM

17 - BOILER ROOM



18 - ELECTRICAL ROOM

3. Site Summary

Site Information		
Site Area	5.8 acres (estimated)	
Parking Spaces	45 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and metal fencing; CMU wall dumpster enclosures Playgrounds with asphalt play court Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric along with onsite solar panels and natural gas	Fair
Site Lighting	Pole-mounted: LED No pedestrian walkway and landscape accent lighting	Fair

Site Information		
Ancillary Structures	Storage shed	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site 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
Facade	-	-	-	-	$34,000	$34,000
Special Construction & Demo	-	-	-	-	$9,900	$9,900
Site Development	-	$51,300	$6,000	$21,200	$415,600	$494,100
Site Pavement	-	$53,700	-	$7,100	$17,800	$78,500
Site Utilities	-	-	-	$54,800	-	$54,800
TOTALS (3% inflation)	**-**	**$105,000**	**$6,000**	**$83,100**	**$477,300**	**$671,400**

Site: Photographic Overview

1 - SIDEWALK

2 - COOLING TOWER ENCLOSURE

3 - PARKING LOT

4 - DUMPSTER ENCLOSURE

5 - RETAINING WALL

6 - PLAY STRUCTURE

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of J.H. Blackwell Elementary School, 300 East 15th Street, Richmond, VA 23224, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

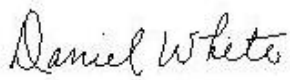
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the Purpose and Scope section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design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

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

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

Prepared by: Kamila Florczak,
Project Manager

Reviewed by:



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

8. Appendices

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

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
166385.24R000-002.468	J.H. Blackwell Elementary School
Source	**On-Site Date**
Google Maps	April 2, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: J.H. Blackwell Elementary School
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 23
Date Completed: March 14, 2024
Phone Number: 804-325-0740
Method of Completion: Electronic

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1998		
2	Building size in SF	80548		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1998	Brick
		Roof	1998	Metal
		Interiors	1998	Sheetrock/CMU/VCT, gym epoxy
		HVAC		Boiler maintains hot water loop, classrooms have individual heat pump units, Cafeteria, gym and fresh air make up to all heat pump units have DX systems
		Electrical	1998	
		Site Pavement	1998	Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Classroom heatpumps and Boilers replaced in 2020 Roof top equipment Cafeteria, GYM, Fresh air make up unit replaced in 2021 165 KW of solar panels installed 2019
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Generator replacement purchase order created waiting on the equipment to be manufactured
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	roofing contractor closed business shortly after the building construction was completed. Continuous leaks in the rotunda area.

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

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

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: J.H. Blackwell Elementary School

BV Project Number: 166385.24R000-002.468

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

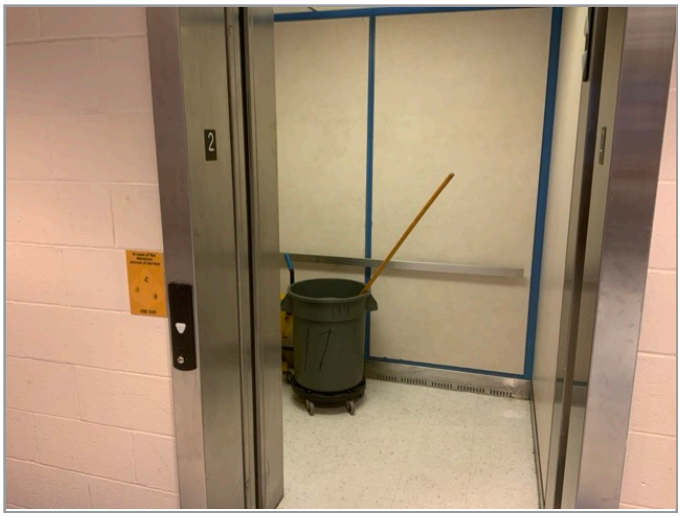
SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS

IN-CAB CONTROLS

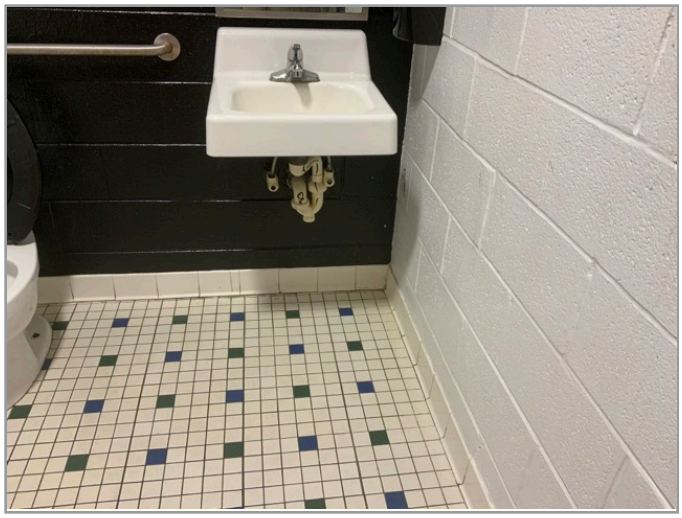
	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | J.H. Blackwell Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010		Good	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,350 LF	49	7546614
B1010	Conference Room	Poor	Structural Elements, any type, Repairs per Man-Day, Repair	1	0	7518660
B1010		Good	Structural Framing, Masonry (CMU) Bearing Walls	83,251 SF	49	7546615
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	15,000 SF	24	7499753
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	18,000 SF	24	7499909
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	14	4	7499760
B2020	Building Exterior	Fair	Glazing, any type by SF	8,300 SF	4	7499887
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	14	7499893
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	4	7499901
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	2,750 SF	2	7499894
B3010	Roof	Fair	Roofing, Metal	60,000 SF	14	7499814
B3060	Roof	Fair	Roof Skylight, per SF of glazing	250 SF	4	7499764
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	12	14	7499900
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	14	8	7499858
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	99	10	7499767
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	6	30	7499902
C1030	Throughout building	Fair	Interior Door, Steel, Standard	35	14	7499865
C1070	Facilities Back Hallway	Poor	Suspended Ceilings, Acoustical Tile (ACT)	500 SF	2	7499803
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	75,000 SF	5	7499905
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	19	8	7499780

Component Condition Report | J.H. Blackwell Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Metal	6		8	7499866
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000	SF	14	7499848
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	208,000	SF	5	7499796
C2030	Facilities Back Hallway	Poor	Flooring, Vinyl Tile (VCT)	500	SF	0	7499778
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,500	SF	24	7499880
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	70,000	SF	5	7499838
C2030	Media Room	Fair	Flooring, Carpet, Commercial Tile	3,000	SF	6	7499833
C2030	Gymnasium	Fair	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods	7,000	SF	3	7499785
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,850	SF	14	7499810
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000	SF	6	7499888
Conveying							
D1010	Stage in cafeteria	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		22	7499819
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1		10	7499820
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		5	7499862
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1		3	7499762
Plumbing							
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	25		4	7499808
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6		4	7499834
D2010	Sprinkler Valve Room	Fair	Water Heater, Gas, Tankless	1		5	7499892
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	83,251	SF	14	7499781
D2010	Restrooms	Fair	Toilet, Child-Sized	4		4	7499795
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	23		4	7499877
D2010	Sprinkler Valve Room	Fair	Water Heater, Gas, Tankless	1		5	7499854
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		10	7499804
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		9	7499842

Component Condition Report | J.H. Blackwell Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Room 120	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	4	7499824
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	8	7499797
D2010	Janitors closet	Fair	Sink/Lavatory, Service Sink, Floor	4	3	7499815
D2010	Restrooms	Fair	Urinal, Standard	2	4	7499851
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	29	10	7499873
D2010	Sprinkler Valve Room	Fair	Boiler, Gas, Domestic	1	3	7499879
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	7499904
D2020	Kitchen	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1	5	7499898
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler-2]	1	19	7499783
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler-1]	1	19	7499860
D3030	Roof	Good	Split System, Condensing Unit, 51 to 75 TON	1	12	7499895
D3030	Throughout building	Good	Negative Air Machine, Air Scrubber, 600 CFM	14	11	7499890
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	19	7499755
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	83,251 SF	4	7499822
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-002]	1	21	7499768
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	7499789
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-003]	1	10	7499786
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	83,251 SF	14	7499836
D3050	Roof over CC/Gym Entrance	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	10	7549780
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-001]	1	21	7499903
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [ERU-1]	1	5	7499776
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7499770
D3050	Roof over CC/Gym Entrance	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	10	7549781
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7499827

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Fair	HVAC Steam Components, Humidifier & Control, 50 LB/HR	1	3	7499886
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	142	12	7518681
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-004]	1	10	7499798
D3060	Sprinkler Valve Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor	1	3	7499813
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-006]	1	6	7499791
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	6	7499911
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-008]	1	6	7499875
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7499823
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	83,251 SF	10	7499844
Electrical						
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	438	10	7518659
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS [Transfer Switch for ELP-1]	1	5	7499891
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS [Transfer Switch for SBRP-1]	1	5	7499840
D5010	Mechanical room	Fair	Solar Power, Inverter [INV02]	1	3	7499784
D5010	Site at door 21	Fair	Generator, Diesel, 35 to 60 KW	1	5	7512904
D5010	Mechanical room	Fair	Solar Power, Inverter [INV01]	1	3	7499857
D5010	Mechanical room	Fair	Solar Power, Inverter [INV03]	1	3	7499829
D5020	Electrical A	Fair	Distribution Panel, 120/208 V [RPI-2]	1	4	7499830
D5020	Electrical A	Fair	Secondary Transformer, Dry, Stepdown [RPI-2]	1	4	7499801
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7499871
D5020	Electrical A	Fair	Distribution Panel, 120/208 V [RPI-2]	1	4	7499841
D5020	Electrical C	Fair	Secondary Transformer, Dry, Stepdown	1	4	7499805
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7499754
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7499826

Component Condition Report | J.H. Blackwell Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	14	7499807
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V [DPM]	1	4	7499831
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [FAU-001]	1	17	7499884
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [ERU-2]	1	17	7499765
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	83,251 SF	14	7499758
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	16	7499790
D5030	Site	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	7499855
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	16	7499906
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	83,251 SF	5	7499825
Fire Alarm & Electronic Systems						
D6060		Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	83,251 SF	8	7546950
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	83,251 SF	8	7499859
D7050	Main office	Fair	Fire Alarm Panel, Multiplex	1	6	7499761
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	83,251 SF	8	7546953
D8010	Mechanical room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades	83,251 SF	2	7606855
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [5]	1	10	7499878
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	10	7499763
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	7499774
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [8]	1	5	7499897
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [2]	1	3	7499759
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7499779
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [6]	1	7	7499882
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7499794
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [G]	1	5	7499773

Component Condition Report | J.H. Blackwell Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [F]	1	8	7499883
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [C]	1	5	7499809
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [B]	1	5	7499766
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	7	7499852
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [G]	1	8	7499846
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [3]	1	4	7499799
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [1]	1	3	7499782
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	7	7499908
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [2]	1	3	7499843
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [E]	1	4	7499876
E1030	Classroom C	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	7499872
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7499802
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [9]	1	11	7499864
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [1]	1	3	7499769
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [7]	1	7	7499899
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [D]	1	4	7499756
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7499907
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [A]	1	5	7499867
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	7499832
E2010	Classroom B Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	15 LF	10	7499800
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	315 LF	14	7499772
E2010	Throughout building	Fair	Casework, Cabinetry Economy	935 LF	10	7499816
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	18	3	7499812
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	8	7499837

Component Condition Report | J.H. Blackwell Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	42	10	7499885

Component Condition Report | J.H. Blackwell Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	120 SF	17	7499793
F1020	Site	Fair	Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,500 SF	9	7499775
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,200 SF	1	7508849
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	13,200 SF	1	7508850
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	24	7518594
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	13,000 SF	24	7518595
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,600 SF	1	7508848
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,600 SF	1	7499856
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	9	7499817
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	2,600 SF	2	7499874
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	12	7499792
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	4,000 SF	12	7499806
Sitework						
G2060	Site	Poor	Retaining Wall, Brick/Stone	10 SF	1	7499868
G2060	Around cooling tower	Fair	Fences & Gates, Fence, Chain Link 8'	100 LF	14	7499861
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	2	15	7499771
G2060	Site	Fair	Flagpole, Metal	2	18	7499811

Component Condition Report | J.H. Blackwell Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	180 SF	24	7499889
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	6	10	7499839
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	450 LF	14	7499849
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	8	7499828
G2060	Site	Poor	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	55 LF	2	7499853
G2060	Site	Fair	Retaining Wall, Brick/Stone	400 SF	14	7499787
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	12	7499896
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	6	10	7499757

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/28/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
J.H. Blackwell Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
J.H. Blackwell Elementary School / Main Building	$3,600	$0	$321,853	$263,194	$1,127,764	$1,814,043	$40,478	$29,025	$823,060	$1,957	$1,691,727	$80,009	$449,314	$4,406	$5,455,679	$525,004	$51,511	$575,402	$164,046	$421,368	$671,151	**$14,514,592**
J.H. Blackwell Elementary School / Site	$0	$90,135	$14,853	$0	$0	$6,028	$11,714	$0	$8,487	$52,191	$59,670	$20,777	$248,938	$0	$119,495	$1,870	$15,742	$18,512	$8,512	$0	$9,392	**$686,315**
Grand Total	**$3,600**	**$90,135**	**$336,706**	**$263,194**	**$1,127,764**	**$1,820,071**	**$52,192**	**$29,025**	**$831,548**	**$54,148**	**$1,751,397**	**$100,786**	**$698,252**	**$4,406**	**$5,575,174**	**$526,873**	**$67,253**	**$593,914**	**$172,559**	**$421,368**	**$680,543**	**$15,200,907**

J.H. Blackwell Elementary School

J.H. Blackwell 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	Conference Room	7518660	Structural Elements, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,100	$1,100																					**$1,100**
B2020	Building Exterior	7499760	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	26	4	14	EA	$650.00	$9,100					$9,100																	**$9,100**
B2020	Building Exterior	7499887	Glazing, any type by SF, Replace	30	26	4	8300	SF	$55.00	$456,500					$456,500																	**$456,500**
B2050	Building Exterior	7499901	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	12	EA	$1,300.00	$15,600					$15,600																	**$15,600**
B2050	Building Exterior	7499893	Exterior Door, Steel, Standard, Replace	40	26	14	20	EA	$600.00	$12,000															$12,000							**$12,000**
B3010	Roof	7499814	Roofing, Metal, Replace	40	26	14	60000	SF	$26.00	$1,560,000															$1,560,000							**$1,560,000**
B3010	Roof	7499894	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	2750	SF	$34.00	$93,500			$93,500																			**$93,500**
B3060	Roof	7499764	Roof Skylight, per SF of glazing, Replace	30	26	4	250	SF	$50.00	$12,500					$12,500																	**$12,500**
C1030	Throughout building	7499858	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	32	8	14	EA	$1,300.00	$18,200									$18,200													**$18,200**
C1030	Throughout building	7499767	Interior Door, Wood, Solid-Core, Replace	40	30	10	99	EA	$700.00	$69,300											$69,300											**$69,300**
C1030	Throughout building	7499900	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	26	14	12	EA	$2,100.00	$25,200															$25,200							**$25,200**
C1030	Throughout building	7499865	Interior Door, Steel, Standard, Replace	40	26	14	35	EA	$600.00	$21,000															$21,000							**$21,000**
C1070	Facilities Back Hallway	7499803	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	500	SF	$3.50	$1,750			$1,750																			**$1,750**
C1070	Throughout building	7499905	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	75000	SF	$3.50	$262,500						$262,500																**$262,500**
C1090	Restrooms	7499866	Toilet Partitions, Metal, Replace	20	12	8	6	EA	$850.00	$5,100									$5,100													**$5,100**
C1090	Throughout building	7499780	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	19	EA	$500.00	$9,500									$9,500													**$9,500**
C2010	Restrooms	7499848	Wall Finishes, Ceramic Tile, Replace	40	26	14	1000	SF	$18.00	$18,000															$18,000							**$18,000**
C2010	Throughout building	7499796	Wall Finishes, any surface, Prep & Paint	10	5	5	208000	SF	$1.50	$312,000						$312,000										$312,000						**$624,000**
C2030	Gymnasium	7499785	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods, Replace	15	12	3	7000	SF	$9.88	$69,160				$69,160														$69,160				**$138,320**
C2030	Restrooms	7499810	Flooring, Ceramic Tile, Replace	40	26	14	1850	SF	$18.00	$33,300															$33,300							**$33,300**
C2030	Facilities Back Hallway	7499778	Flooring, Vinyl Tile (VCT), Replace	15	15	0	500	SF	$5.00	$2,500	$2,500															$2,500						**$5,000**
C2030	Throughout building	7499838	Flooring, Vinyl Tile (VCT), Replace	15	10	5	70000	SF	$5.00	$350,000						$350,000															$350,000	**$700,000**
C2030	Media Room	7499833	Flooring, Carpet, Commercial Tile, Replace	10	4	6	3000	SF	$6.50	$19,500							$19,500										$19,500					**$39,000**
C2050	Throughout building	7499888	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1000	SF	$2.00	$2,000							$2,000										$2,000					**$4,000**
D1010	Elevator	7499762	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	$3,000.00	$3,000				$3,000										$3,000								**$6,000**
D1010	Elevator Room	7499862	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	$55,000.00	$55,000						$55,000																**$55,000**
D1010	Elevator Room	7499820	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	$5,000.00	$5,000											$5,000											**$5,000**
D2010	Sprinkler Valve Room	7499879	Boiler, Gas, Domestic, Replace	25	22	3	1	EA	$37,800.00	$37,800				$37,800																		**$37,800**
D2010	Sprinkler Valve Room	7499854	Water Heater, Gas, Tankless, Replace	15	10	5	1	EA	$1,600.00	$1,600						$1,600															$1,600	**$3,200**
D2010	Sprinkler Valve Room	7499892	Water Heater, Gas, Tankless, Replace	15	10	5	1	EA	$1,600.00	$1,600						$1,600															$1,600	**$3,200**
D2010	Throughout building	7499781	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	83251	SF	$11.00	$915,761															$915,761							**$915,761**
D2010	Janitors closet	7499815	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	4	EA	$800.00	$3,200				$3,200																		**$3,200**
D2010	Restrooms	7499877	Toilet, Commercial Water Closet, Replace	30	26	4	23	EA	$1,300.00	$29,900					$29,900																	**$29,900**
D2010	Restrooms	7499808	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	25	EA	$1,700.00	$42,500					$42,500																	**$42,500**
D2010	Restrooms	7499834	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	6	EA	$1,100.00	$6,600					$6,600																	**$6,600**
D2010	Room 120	7499824	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	1	EA	$1,100.00	$1,100					$1,100																	**$1,100**
D2010	Restrooms	7499851	Urinal, Standard, Replace	30	26	4	2	EA	$1,100.00	$2,200					$2,200																	**$2,200**
D2010	Restrooms	7499795	Toilet, Child-Sized, Replace	30	26	4	4	EA	$900.00	$3,600					$3,600																	**$3,600**
D2010	Throughout building	7499797	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	3	EA	$1,200.00	$3,600								$3,600														**$3,600**
D2010	Throughout building	7499842	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	$1,500.00	$1,500									$1,500													**$1,500**
D2010	Throughout building	7499873	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	29	EA	$1,200.00	$34,800											$34,800											**$34,800**
D2010	Kitchen	7499904	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
D2010	Kitchen	7499804	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
D2020	Kitchen	7499898	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	15	5	1	EA	$12,000.00	$12,000						$12,000																**$12,000**
D3020	Boiler room	7499783	Boiler, Gas, HVAC, Replace	30	11	19	1	EA	$33,800.00	$33,800																				$33,800		**$33,800**
D3020	Boiler room	7499860	Boiler, Gas, HVAC, Replace	30	11	19	1	EA	$33,800.00	$33,800																				$33,800		**$33,800**
D3030	Site	7499755	Cooling Tower, (Typical) Open Circuit, Replace	25	6	19	1	EA	$170,000.00	$170,000																				$170,000		**$170,000**
D3030	Throughout building	7499890	Negative Air Machine, Air Scrubber, 600 CFM, Replace	15	4	11	14	EA	$3,800.00	$53,200												$53,200										**$53,200**

Replacement Reserves Report

5/28/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3030	Roof	7499895	Split System, Condensing Unit, 51 to 75 TON, Replace	15	3	12	1	EA	$78,000.00	$78,000													$78,000									**$78,000**
D3050	Boiler room	7499786	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Boiler room	7499798	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Throughout building	7499836	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	26	14	83251	SF	$8.00	$666,008															$666,008							**$666,008**
D3050	Mechanical room	7499886	HVAC Steam Components, Humidifier & Control, 50 LB/HR, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D3050	Roof	7499789	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$48,000.00	$48,000				$48,000																		**$48,000**
D3050	Throughout building	7499822	HVAC System, Ductwork, Medium Density, Replace	30	26	4	83251	SF	$4.00	$333,004					$333,004																	**$333,004**
D3050	Mechanical room	7499776	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	$100,000.00	$100,000						$100,000																**$100,000**
D3050	Roof over CC/Gym Entrance	7549781	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	10	10	1	EA	$11,000.00	$11,000											$11,000											**$11,000**
D3050	Roof over CC/Gym Entrance	7549780	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Throughout building	7518681	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	8	12	142	EA	$1,670.00	$237,140													$237,140									**$237,140**
D3050	Roof	7499770	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	$75,000.00	$75,000																		$75,000				**$75,000**
D3050	Roof	7499827	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	$45,000.00	$45,000																		$45,000				**$45,000**
D3060	Sprinkler Valve Room	7499813	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace	20	17	3	1	EA	$2,100.00	$2,100				$2,100																		**$2,100**
D3060	Roof	7499875	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	7499791	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D3060	Roof	7499911	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D4010	Throughout building	7499844	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	83251	SF	$1.07	$89,079											$89,079											**$89,079**
D4010	Kitchen	7499823	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	$400.00	$4,000											$4,000											**$4,000**
D5010	Site at door 21	7512904	Generator, Diesel, 35 to 60 KW, Replace	25	20	5	1	EA	$40,000.00	$40,000						$40,000																**$40,000**
D5010	Mechanical room	7499857	Solar Power, Inverter, Replace	15	12	3	1	EA	$6,000.00	$6,000				$6,000															$6,000			**$12,000**
D5010	Mechanical room	7499784	Solar Power, Inverter, Replace	15	12	3	1	EA	$6,000.00	$6,000				$6,000															$6,000			**$12,000**
D5010	Mechanical room	7499829	Solar Power, Inverter, Replace	15	12	3	1	EA	$6,000.00	$6,000				$6,000															$6,000			**$12,000**
D5010	Roof	7518659	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	438	EA	$1,800.00	$788,400											$788,400											**$788,400**
D5010	Electrical room	7499891	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$7,300.00	$7,300						$7,300																**$7,300**
D5010	Electrical room	7499840	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$7,300.00	$7,300						$7,300																**$7,300**
D5020	Electrical A	7499801	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$16,000.00	$16,000					$16,000																	**$16,000**
D5020	Electrical room	7499871	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Electrical room	7499826	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Electrical room	7499754	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$6,700					$6,700																	**$6,700**
D5020	Electrical C	7499805	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Electrical room	7499807	Switchboard, 277/480 V, Replace	40	26	14	1	EA	$90,000.00	$90,000															$90,000							**$90,000**
D5020	Mechanical room	7499831	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	Electrical A	7499841	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	Electrical A	7499830	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**
D5030	Throughout building	7499758	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	83251	SF	$2.50	$208,128															$208,128							**$208,128**
D5030	Site	7499855	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	$8,800.00	$8,800															$8,800							**$8,800**
D5030	Mechanical room	7499790	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5030	Mechanical room	7499906	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5030	Mechanical room	7499884	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D5030	Mechanical room	7499765	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D5040	Throughout building	7499825	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	83251	SF	$4.50	$374,630						$374,630																**$374,630**
D6060	Main Building	7546950	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	83251	SF	$1.50	$124,877								$124,877														**$124,877**
D7030	Throughout building	7499859	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	83251	SF	$2.00	$166,502								$166,502														**$166,502**
D7050	Main office	7499761	Fire Alarm Panel, Multiplex, Replace	15	9	6	1	EA	$4,000.00	$4,000							$4,000															**$4,000**
D7050	Main Building	7546953	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	12	8	83251	SF	$3.00	$249,753								$249,753														**$249,753**
D8010	Mechanical room	7606855	BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	13	2	83251	SF	$2.50	$208,128			$208,128															$208,128				**$416,255**
E1030	Kitchen	7499782	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
E1030	Kitchen	7499759	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	7499843	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
E1030	Kitchen	7499769	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	7499799	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	$2,700.00	$2,700					$2,700															$2,700		**$5,400**
E1030	Kitchen	7499756	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000										$7,000							**$14,000**
E1030	Kitchen	7499876	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000										$7,000							**$14,000**
E1030	Kitchen	7499809	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Kitchen	7499766	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	7499774	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700														$6,700		**$13,400**

Replacement Reserves Report

5/28/2024

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
E1030	Kitchen	7499897	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	7499779	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700															$2,700	**$5,400**
E1030	Kitchen	7499907	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700															$2,700	**$5,400**
E1030	Kitchen	7499867	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	7499773	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	7499882	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	7499899	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	$6,400.00	$6,400								$6,400														**$6,400**
E1030	Site	7499908	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Site	7499852	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Kitchen	7499883	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	7499794	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Classroom C	7499872	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700													**$2,700**
E1030	Kitchen	7499802	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$4,500									$4,500													**$4,500**
E1030	Kitchen	7499846	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	7499763	Foodservice Equipment, Tilting Skillet, Replace	20	10	10	1	EA	$24,500.00	$24,500											$24,500											**$24,500**
E1030	Kitchen	7499878	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7499864	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E1040	Throughout building	7499832	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	$1,500.00	$3,000						$3,000										$3,000						**$6,000**
E2010	Throughout building	7499816	Casework, Cabinetry Economy, Replace	20	10	10	935	LF	$175.00	$163,625											$163,625											**$163,625**
E2010	Classroom B Kitchen	7499800	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	15	LF	$300.00	$4,500											$4,500											**$4,500**
E2010	Throughout building	7499772	Casework, Countertop, Solid Surface, Replace	40	26	14	315	LF	$110.00	$34,650															$34,650							**$34,650**
E2010	Gymnasium	7499812	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	17	3	18	EA	$300.00	$5,400				$5,400																		**$5,400**
G2050	Gymnasium	7499837	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	6	EA	$9,500.00	$57,000									$57,000													**$57,000**
G4050	Building exterior	7499885	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	42	EA	$600.00	$25,200											$25,200											**$25,200**
Totals, Unescalated											**$3,600**	**$0**	**$303,378**	**$240,860**	**$1,002,004**	**$1,564,810**	**$33,900**	**$23,600**	**$649,732**	**$1,500**	**$1,258,804**	**$57,800**	**$315,140**	**$3,000**	**$3,606,847**	**$336,980**	**$32,100**	**$348,128**	**$96,360**	**$240,300**	**$371,600**	**$10,490,440**
Totals, Escalated (3.0% inflation, compounded annually)											**$3,600**	**$0**	**$321,853**	**$263,194**	**$1,127,764**	**$1,814,043**	**$40,478**	**$29,025**	**$823,060**	**$1,957**	**$1,691,727**	**$80,009**	**$449,314**	**$4,406**	**$5,455,679**	**$525,004**	**$51,511**	**$575,402**	**$164,046**	**$421,368**	**$671,151**	**$14,514,592**

J.H. Blackwell 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
F1020	Site	7499775	Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	21	9	1500	SF	$25.00	$37,500										$37,500												**$37,500**
F1020	Site	7499793	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	13	17	120	SF	$50.00	$6,000																		$6,000				**$6,000**
G2020	Site	7508850	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	13200	SF	$0.45	$5,940		$5,940					$5,940					$5,940					$5,940					**$23,760**
G2020	Site	7508849	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	13200	SF	$3.50	$46,200		$46,200																				**$46,200**
G2050	Site	7508848	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	8600	SF	$0.45	$3,870		$3,870					$3,870					$3,870					$3,870					**$15,480**
G2050	Site	7499856	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	24	1	8600	SF	$3.50	$30,100		$30,100																				**$30,100**
G2050	Site	7499874	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	2600	SF	$2.00	$5,200			$5,200			$5,200			$5,200			$5,200			$5,200			$5,200			$5,200	**$36,400**
G2050	Site	7499817	Play Structure, Swing Set, 4 Seats, Replace	20	11	9	1	EA	$2,500.00	$2,500										$2,500												**$2,500**
G2050	Site	7499806	Playfield Surfaces, Rubber, Small Areas, Replace	20	8	12	4000	SF	$26.00	$104,000													$104,000									**$104,000**
G2050	Site	7499792	Play Structure, Multipurpose, Large, Replace	20	8	12	2	EA	$35,000.00	$70,000													$70,000									**$70,000**
G2060	Site	7499839	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	6	EA	$600.00	$3,600											$3,600											**$3,600**
G2060	Site	7499896	Bike Rack, Fixed 1-5 Bikes, Replace	20	8	12	1	EA	$600.00	$600													$600									**$600**
G2060	Site	7499849	Fences & Gates, Fence, Metal Tube 4', Replace	40	26	14	450	LF	$34.00	$15,300															$15,300							**$15,300**
G2060	Around cooling tower	7499861	Fences & Gates, Fence, Chain Link 8', Replace	40	26	14	100	LF	$25.00	$2,500															$2,500							**$2,500**
G2060	Site	7499771	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	2	EA	$600.00	$1,200																$1,200						**$1,200**
G2060	Site	7499828	Signage, Property, Building or Pole-Mounted, Replace/Install	20	12	8	1	EA	$1,500.00	$1,500									$1,500													**$1,500**
G2060	Site	7499811	Flagpole, Metal, Replace	30	12	18	2	EA	$2,500.00	$5,000																			$5,000			**$5,000**
G2060	Site	7499868	Retaining Wall, Brick/Stone, Replace	40	39	1	10	SF	$140.00	$1,400		$1,400																				**$1,400**
G2060	Site	7499787	Retaining Wall, Brick/Stone, Replace	40	26	14	400	SF	$140.00	$56,000															$56,000							**$56,000**
G2060	Site	7499853	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	38	2	55	LF	$160.00	$8,800			$8,800																				**$8,800**
G4050	Site	7499757	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	$6,800.00	$40,800												$40,800											**$40,800**
Totals, Unescalated											**$0**	**$87,510**	**$14,000**	**$0**	**$0**	**$5,200**	**$9,810**	**$0**	**$6,700**	**$40,000**	**$44,400**	**$15,010**	**$174,600**	**$0**	**$79,000**	**$1,200**	**$9,810**	**$11,200**	**$5,000**	**$0**	**$5,200**	**$508,640**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$90,135**	**$14,853**	**$0**	**$0**	**$6,028**	**$11,714**	**$0**	**$8,487**	**$52,191**	**$59,670**	**$20,777**	**$248,938**	**$0**	**$119,495**	**$1,870**	**$15,742**	**$18,512**	**$8,512**	**$0**	**$9,392**	**$686,315**

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	7499820	D1010	**Elevator Controls**	Automatic, 1 Car		J.H. Blackwell Elementary School / Main Building	Elevator Room	Schindler Elevator Corporation				5660	
2	7499862	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	J.H. Blackwell Elementary School / Main Building	Elevator Room	Schindler Elevator Corporation	EO1878		1999	5661	
3	7499819	D1010	**Vertical Lift**	Wheelchair, 5' Rise		J.H. Blackwell Elementary School / Main Building	Stage in cafeteria	Savaria			2021	5649	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7499879	D2010	**Boiler**	Gas, Domestic	650 MBH	J.H. Blackwell Elementary School / Main Building	Sprinkler Valve Room	Lochinvar	CFN651	K981033	1998	5796	
2	7499892	D2010	**Water Heater**	Gas, Tankless	6.4 GPM	J.H. Blackwell Elementary School / Main Building	Sprinkler Valve Room	Navien	NPE-240A	7414D2052186400	2014	5798	
3	7499854	D2010	**Water Heater**	Gas, Tankless	6.4 GPM	J.H. Blackwell Elementary School / Main Building	Sprinkler Valve Room	Navien	NPE-240A	7414C2052176407	2014	5799	
4	7499898	D2020	**Supplemental Components**	Grease Trap/Interceptor, Underground		J.H. Blackwell Elementary School / Main Building	Kitchen						

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7499860	D3020	**Boiler** [Boiler-1]	Gas, HVAC	850 MBH	J.H. Blackwell Elementary School / Main Building	Boiler room	Peerless Boilers	PFC-850-N	5139163-201903	2013	5785	

2	7499783	D3020	**Boiler** [Boiler-2]	Gas, HVAC	850 MBH	J.H. Blackwell Elementary School / Main Building	Boiler room	Peerless Boilers	PFC-850-N	5139163-201904	2013	5784	
3	7499755	D3030	**Cooling Tower**	(Typical) Open Circuit	680 TON	J.H. Blackwell Elementary School / Main Building	Site	Evapco	ATW-680	18-843460	2018	5665	
4	7499890	D3030	**Negative Air Machine**	Air Scrubber, 600 CFM		J.H. Blackwell Elementary School / Main Building	Throughout building	Carrier	FN1AAF006000	Various	2020	5643	14
5	7499895	D3030	**Split System**	Condensing Unit, 51 to 75 TON	62 TON	J.H. Blackwell Elementary School / Main Building	Roof	Daikin Industries	RCS062DYYY-F	FB0U21060045	2021	5612	
6	7499903	D3050	**Pump** [CWP-001]	Distribution, HVAC Chilled or Condenser Water	15 HP	J.H. Blackwell Elementary School / Main Building	Boiler room	Armstrong	4030-4x3x10-4P-15HP	1020120071	2020	5787	
7	7499768	D3050	**Pump** [CWP-002]	Distribution, HVAC Chilled or Condenser Water	15 HP	J.H. Blackwell Elementary School / Main Building	Boiler room	Armstrong	4030-4x3x10-4P-15HP	1020120070	2020	5786	
8	7499786	D3050	**Pump** [CWP-003]	Distribution, HVAC Chilled or Condenser Water	1 HP	J.H. Blackwell Elementary School / Main Building	Boiler room	Taco	1635E3E2-6.15		2019	5789	
9	7499798	D3050	**Pump** [CWP-004]	Distribution, HVAC Chilled or Condenser Water	1 HP	J.H. Blackwell Elementary School / Main Building	Boiler room	Taco	1635E3E2-6.15		2019	5788	
10	7499886	D3050	**HVAC Steam Components**	Humidifier & Control, 50 LB/HR	50 LB/HR	J.H. Blackwell Elementary School / Main Building	Mechanical room	DriSteem	GTS-300-CAB	1063973-01-01-A	1998	5606	
11	7499776	D3050	**Air Handler** [ERU-1]	Interior AHU, Easy/Moderate Access	30000 CFM	J.H. Blackwell Elementary School / Main Building	Mechanical room	Semco	EDP-18	15591/19101-000	1999	5601	
12	7518681	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM		J.H. Blackwell Elementary School / Main Building	Throughout building						142

13	7499789	D3050	**Make-Up Air Unit**	MUA or MAU	9500 CFM	J.H. Blackwell Elementary School / Main Building	Roof	CaptiveAire Systems	MH15054	162345-28		5613	
14	7549781	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 5 TON	5 TON	J.H. Blackwell Elementary School / Main Building	Roof over CC/Gym Entrance	Inaccessible	Inaccessible	Inaccessible			
15	7549780	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	J.H. Blackwell Elementary School / Main Building	Roof over CC/Gym Entrance	Inaccessible	Inaccessible	Inaccessible			
16	7499770	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	28 TON	J.H. Blackwell Elementary School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FB0U210301967	2021	5615	
17	7499827	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	25 TON	J.H. Blackwell Elementary School / Main Building	Roof	Daikin Industries	DPS025AHMG4DW-4	FB0U210301961	2021	5617	
18	7499813	D3060	**Axial Flow Fan**	In-Line, up to 1 HP Motor	1000 CFM	J.H. Blackwell Elementary School / Main Building	Sprinkler Valve Room	No dataplate	No dataplate	No dataplate		5797	
19	7499911	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	5000 CFM	J.H. Blackwell Elementary School / Main Building	Roof	CaptiveAire	NCA24BFT	NA		5614	
20	7499791	D3060	**Exhaust Fan** [EF-006]	Roof or Wall-Mounted, 24" Damper	5000 CFM	J.H. Blackwell Elementary School / Main Building	Roof	Penn Ventilator Company	FX12BH	NA		5611	
21	7499875	D3060	**Exhaust Fan** [EF-008]	Roof or Wall-Mounted, 16" Damper	1500 CFM	J.H. Blackwell Elementary School / Main Building	Roof	Penn Ventilator Company	DX08B	NA		5616	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7499823	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		J.H. Blackwell Elementary School / Main Building	Kitchen	Ansul				5623	10

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7512904	D5010	**Generator**	Diesel, 35 to 60 KW	50	J.H. Blackwell Elementary School / Main Building	Site at door 21	Olympian	D50P1			8001
2	7499857	D5010	**Solar Power** [INV01]	Inverter	60 KW	J.H. Blackwell Elementary School / Main Building	Mechanical room	CHNT Power	CPS-SCA60KTL/US	103801848043	2012	5610
3	7499784	D5010	**Solar Power** [INV02]	Inverter	60	J.H. Blackwell Elementary School / Main Building	Mechanical room	CHNT Power	CPS-SCA60KTL/US	103801848037	2012	5609
4	7499829	D5010	**Solar Power** [INV03]	Inverter	28 KW	J.H. Blackwell Elementary School / Main Building	Mechanical room	CHNT Power	CPS-SCA28KTL/US	1012981814040	2012	5608
5	7499891	D5010	**Automatic Transfer Switch** [Transfer Switch for ELP-1]	ATS	30 AMP	J.H. Blackwell Elementary School / Main Building	Electrical room	ASCO	NA	NA		5794
6	7499840	D5010	**Automatic Transfer Switch** [Transfer Switch for SBRP-1]	ATS	30 AMP	J.H. Blackwell Elementary School / Main Building	Electrical room	ASCO	NA	NA		5793
7	7499871	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	J.H. Blackwell Elementary School / Main Building	Electrical room	Square D	75T3HFISCUNLP		1998	5791
8	7499805	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	J.H. Blackwell Elementary School / Main Building	Electrical C	Square D	75T3HFISCUNLP	9845	1998	5800
9	7499754	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	J.H. Blackwell Elementary School / Main Building	Electrical room	Square D	30T3H	9843	1998	5792
10	7499826	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	J.H. Blackwell Elementary School / Main Building	Electrical room	Square D	75T3HFISCUNLP		1998	5790
11	7499801	D5020	**Secondary Transformer** [RPI-2]	Dry, Stepdown	112.5 KVA	J.H. Blackwell Elementary School / Main Building	Electrical A	Square D	112T3HFISCUNLP		1998	5662

12	7499807	D5020	**Switchboard**	277/480 V	2000 AMP	J.H. Blackwell Elementary School / Main Building	Electrical room	Square D	QED	NA	1998	5795	
13	7499831	D5020	**Distribution Panel** [DPM]	277/480 V	600 AMP	J.H. Blackwell Elementary School / Main Building	Mechanical room	Square D	QMB Series 1	98483	1998	5607	
14	7499830	D5020	**Distribution Panel** [RPI-2]	120/208 V	400 AMP	J.H. Blackwell Elementary School / Main Building	Electrical A	Square D	NQOD	98495	1998	5664	
15	7499841	D5020	**Distribution Panel** [RPI-2]	120/208 V	600 AMP	J.H. Blackwell Elementary School / Main Building	Electrical A	Square D	NQOD	98494	1998	5663	
16	7499790	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	J.H. Blackwell Elementary School / Main Building	Mechanical room	Yaskawa	CIMR-ZU4A0027FAA	1W2343533130013	2020	5603	
17	7499855	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	J.H. Blackwell Elementary School / Main Building	Site	ABB	No dataplate	No dataplate	2018	5666	
18	7499906	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	J.H. Blackwell Elementary School / Main Building	Mechanical room	Yaskawa	CIMR-ZU4A0027FAA	1W20Y3479990002	2020	5604	
19	7499765	D5030	**Variable Frequency Drive** [ERU-2]	VFD, by HP of Motor	20 HP	J.H. Blackwell Elementary School / Main Building	Mechanical room	Semco	EDPDCG-18	78711/PJ54291	2021	5605	
20	7499884	D5030	**Variable Frequency Drive** [FAU-001]	VFD, by HP of Motor	20 HP	J.H. Blackwell Elementary School / Main Building	Mechanical room	Semco	EPDCG-18	78711/PJ54291	2021	5602	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7499761	D7050	**Fire Alarm Panel**	Multiplex		J.H. Blackwell Elementary School / Main Building	Main office	Cerberus Pyrotromics				5656	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7499802	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	J.H. Blackwell Elementary School / Main Building	Kitchen	CaptiveAire Systems				5622
2	7499774	E1030	**Foodservice Equipment**	Icemaker, Freestanding	J.H. Blackwell Elementary School / Main Building	Kitchen	Manitowoc				5651
3	7499779	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	11201556		5634
4	7499872	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Classroom C	Jinsong				5650
5	7499907	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	9908774		5633
6	7499794	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Manitowoc	CSRR12P-S	1707152002766	2017	5641
7	7499763	E1030	**Foodservice Equipment**	Tilting Skillet	J.H. Blackwell Elementary School / Main Building	Kitchen	Cleveland	KGL-40T	017377-481-08		5618
8	7499852	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	J.H. Blackwell Elementary School / Main Building	Site	KeepRite	KMHA010E6-HT3A-B	162202113	2016	5668
9	7499908	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	J.H. Blackwell Elementary School / Main Building	Site	Heatcraft	89015001			5667
10	7499769	E1030	**Foodservice Equipment** [1]	Walk-In, Evaporator for Refigerator/Freezer	J.H. Blackwell Elementary School / Main Building	Kitchen	Heatcraft	LSF094BWAB13	D99B04048		5625
11	7499782	E1030	**Foodservice Equipment** [1]	Walk-In, Freezer	J.H. Blackwell Elementary School / Main Building	Kitchen	Brown	UDS-4	84742-1		5624

12	7499759	E1030	**Foodservice Equipment** [2]	Walk-In, Evaporator for Refigerator/Freezer	J.H. Blackwell Elementary School / Main Building	Kitchen	KeepRite				5627
13	7499843	E1030	**Foodservice Equipment** [2]	Walk-In, Refrigerator	J.H. Blackwell Elementary School / Main Building	Kitchen	Brown	UDS-4	84742-1		5626
14	7499799	E1030	**Foodservice Equipment** [3]	Refrigerator, 1-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Hobart	01	32-1073809		5629
15	7499878	E1030	**Foodservice Equipment** [5]	Refrigerator, 2-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Traulsen	G20010	T19153H12	2019	5635
16	7499882	E1030	**Foodservice Equipment** [6]	Refrigerator, 2-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Traulsen	G20010	T167936H11	2016	5636
17	7499899	E1030	**Foodservice Equipment** [7]	Refrigerator, 3-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Traulsen	G30010	T16318H11	2016	5637
18	7499897	E1030	**Foodservice Equipment** [8]	Refrigerator, 2-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Hobart	QF2	32-107382G		5639
19	7499864	E1030	**Foodservice Equipment** [9]	Refrigerator, 2-Door Reach-In	J.H. Blackwell Elementary School / Main Building	Kitchen	Manitowoc	GBR2-S	112011130	2020	5630
20	7499867	E1030	**Foodservice Equipment** [A]	Convection Oven, Single	J.H. Blackwell Elementary School / Main Building	Kitchen	Convotherm	C4ET 6.20GS-N			5619
21	7499766	E1030	**Foodservice Equipment** [B]	Convection Oven, Single	J.H. Blackwell Elementary School / Main Building	Kitchen	Convotherm	C4ET 6.20GS-N			5620
22	7499809	E1030	**Foodservice Equipment** [C]	Convection Oven, Double	J.H. Blackwell Elementary School / Main Building	Kitchen	Garland		8504CJ0237		5621

23	7499756	E1030	**Foodservice Equipment** [D]	Steamer, Tabletop	J.H. Blackwell Elementary School / Main Building	Kitchen	American Permanent Ware, Inc.				5631	
24	7499876	E1030	**Foodservice Equipment** [E]	Steamer, Tabletop	J.H. Blackwell Elementary School / Main Building	Kitchen	American Permanent Ware, Inc.				5632	
25	7499883	E1030	**Foodservice Equipment** [F]	Food Warmer, Proofing Cabinet on Wheels	J.H. Blackwell Elementary School / Main Building	Kitchen	Hobart	DHT	32-107478		5628	
26	7499773	E1030	**Foodservice Equipment** [G]	Food Warmer, Proofing Cabinet on Wheels	J.H. Blackwell Elementary School / Main Building	Kitchen	Hobart	Illegible	Illegible		5638	
27	7499846	E1030	**Foodservice Equipment** [G]	Food Warmer, Proofing Cabinet on Wheels	J.H. Blackwell Elementary School / Main Building	Kitchen	Metro	Inaccessible	Inaccessible		5640	
28	7499832	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	J.H. Blackwell Elementary School / Main Building	Throughout building						2