FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Clark Springs Elementary School
1101 Dance Street
Richmond, VA 23220

PREPARED BY:
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BV PROJECT #:
165364.24R000-007.468

DATE OF REPORT:
October 10, 2024

ON SITE DATE:
March 5, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1101 Dance Street, Richmond, VA 23220
Site Developed	1966
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 5, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, OH 43212 Cell: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway, Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobile: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Jake Stauffer

General Information

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

Significant/Systemic Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1966. The buildings have undergone partial renovations since construction.

Architectural

The building consists of concrete and load bearing brick framed construction on concrete slabs. The exterior enclosures consist of brick veneer, aluminum windows and main entry doors, and steel service doors. Roofs primarily consist of flat modified bitumen and built-up systems with gravels ballast. Standing water and deteriorated roofing were observed at the gravel system. Interior finishes are mostly vinyl tile (VCT), terrazzo flooring, and carpet flooring, painted gypsum walls and ACT ceilings. Restroom finishes consist of ceramic tile flooring and walls. Architectural features are overall in fair condition, with normal lifecycle replacements anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by boilers and a chiller with a pad mounted cooling tower. Additional temperature control is provided by roof mounted package units. The HVAC dual temperature system is aged and maintaining comfortable temperature conditions is reportedly difficult, especially on mild days. Associated piping insulation failure is also evident due to stained ceiling tiles. Short term replacement is required.

Domestic hot water is provided by gas-fired water heaters and appears to be adequate for the building. Domestic water piping insulation failure is evident due to stained ceiling tiles from areas of condensation. Short term replacement is required.

Electrical service equipment and systems have been replaced as needed. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The building is protected by a fire alarm system. Fire suppression is provided by fire extinguishers and on-site fire hydrants. It is recommended that the building be modernized with a fire sprinkler system.

Site

The parking lots and sidewalks have been well maintained over the years. The parking lot has areas of surface deterioration. The playgrounds and sport courts are generally in fair condition.

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 | Clark Springs Elementary School / Main Building(1966)

Replacement Value	*Total SF*	*Cost/SF*
$ 20,150,400	*50,376*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 622,100	3.1 %
5-Year	$ 1,864,500	9.3 %
10-Year	$ 3,045,900	15.1 %

Immediate Needs

There are no immediate needs to report.

Key Findings

HVAC System in Poor condition.

Hydronic Piping, 2-Pipe
Main Building Clark Springs Elementary School
Boiler Room

Uniformat Code: D3050
Recommendation: **Replace in 2026**

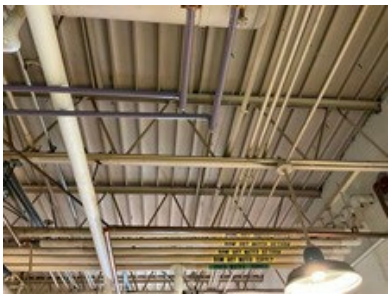
Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $251,900

$$$$

Corrosion and deterioration was observed at the hydronic piping. - AssetCALC ID: 7416183



Piping and Valves in Poor condition.

Fiberglass Insulation, Domestic Water
Main Building Clark Springs Elementary School
Throughout

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

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $60,000

$$$$

Pipe insulation failing in building is staining ceiling tiles. - AssetCALC ID: 7649132

Play Structure in Poor condition.

Swing Set, 4 Seats
Main Building Clark Springs Elementary School
Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $7,500

$$$$

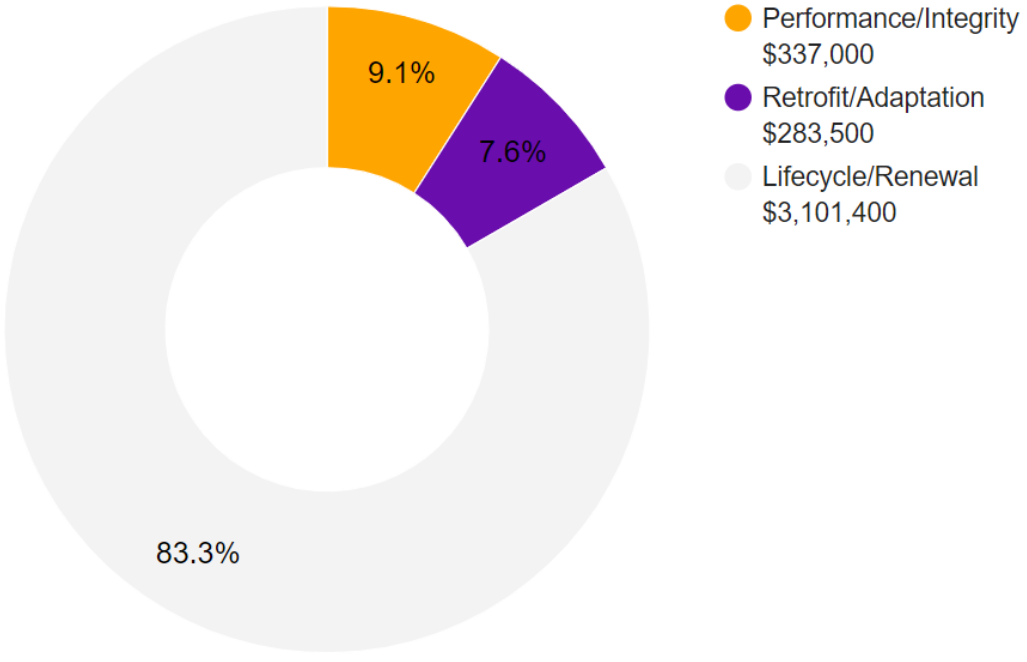
Damage and deterioration were observed at the swing sets. - AssetCALC ID: 7416170

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,721,900

2. Clark Springs Elementary School

Building Systems Summary		
Address	1101 Dance Street, Richmond, VA 23220	
Constructed/Renovated	1966	
Building Area	50,376 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish and single-ply membrane with stone ballast.	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil terminal units Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL. Exterior Building-Mounted Lighting: halogen. Emergency Power: None.	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

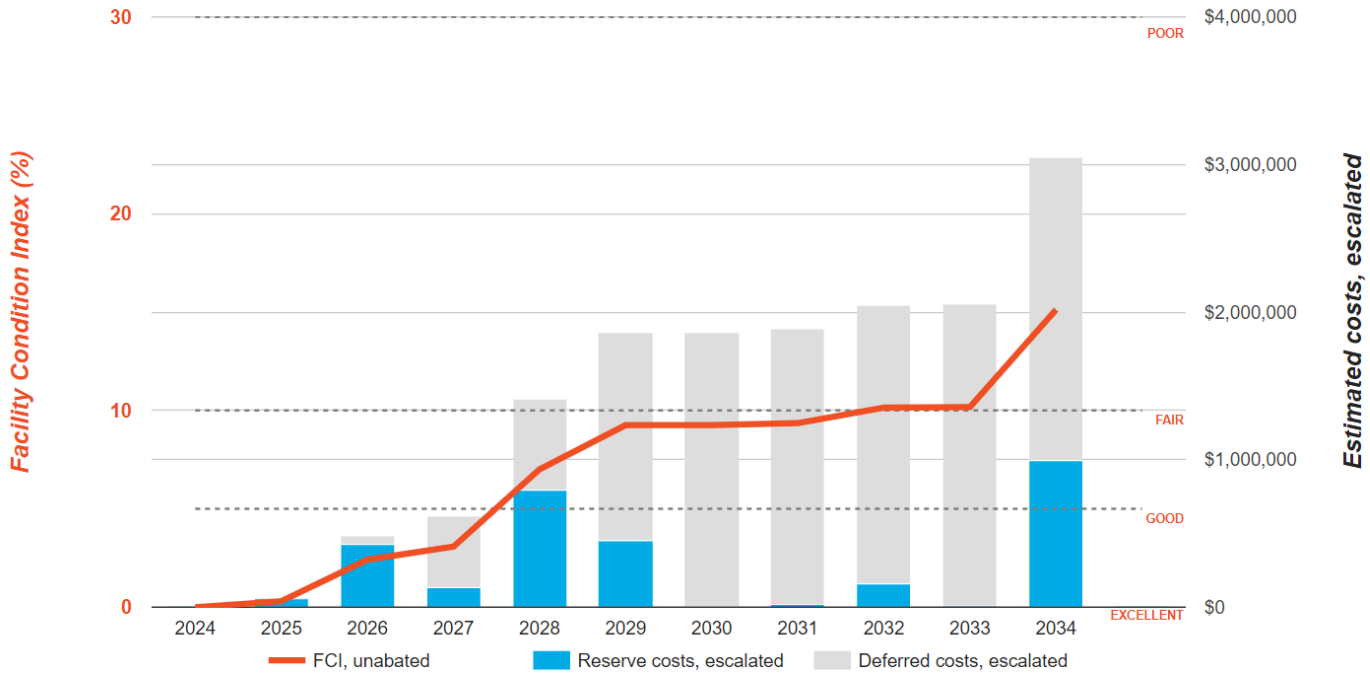
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$2,884,800	$2,884,800
Facade	-	-	$156,200	-	$765,800	$922,000
Roofing	-	-	$506,300	-	$284,300	$790,600
Interiors	-	-	-	$417,000	-	$417,000
Plumbing	-	$61,800	$58,500	$22,300	$1,087,700	$1,230,400
HVAC	-	$281,600	$315,500	$262,000	$145,500	$1,004,600
Fire Protection	-	-	$283,500	-	-	$283,500
Electrical	-	$10,600	$6,100	$304,700	$196,200	$517,600
Fire Alarm & Electronic Systems	-	$133,600	-	$155,600	$443,600	$732,800
Equipment & Furnishings	-	-	$50,700	$19,800	$101,500	$172,100
TOTALS (3% inflation)	**-**	**$487,700**	**$1,376,900**	**$1,181,400**	**$5,909,400**	**$8,955,400**

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: Clark Springs Elementary School Main Building

Replacement Value: $20,150,400 Inflation Rate: 3.0% Average Needs per Year: $276,900



Clark Springs Elementary School: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 – REAR ELEVATION

5 – ROOFING SYSTEM

6 – BUILDING FACADE

7 – INTERIOR CORRIDOR

8 - CAFETERIA

9 – DOMESTIC HOT WATER

10 – MECHANICAL ROOM

11 - MAIN ELECTRICAL ROOM

12 - FIRE ALARM CONTROL PANEL

3. Site Summary

Site Information		
Site Area	6.15 acres	
Parking Spaces	48 total spaces all in open lots; two of which are accessible.	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks.	Fair
Site Development	Property entrance signage; chain link fencing. Playgrounds and sports fields and courts with fencing, and site lights	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present.	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas.	Fair
Site Lighting	Pole-mounted: metal halide.	Fair
Ancillary Structures	Prefabricated modular buildings.	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 Information	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	$1,444,900	$1,444,900
Site Pavement	-	$187,400	-	$22,600	$27,800	$237,800
Site Development	-	$89,400	$184,300	$51,100	$140,900	$465,800
TOTALS (3% inflation)	**-**	**$276,800**	**$184,300**	**$73,600**	**$1,613,700**	**$2,148,400**

Site: Photographic Overview

1 - PLAYGROUND

2 – MAIN PARKING

3 – SITE DEVELOPMENT

4 – PLAY SURFACE

5 – SITE FENCING

6 - SITE LIGHTING

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1966	No	No
Main Building	1966	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Clark Springs Elementary School, 1101 Dance Street, Richmond, VA 23220, 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.

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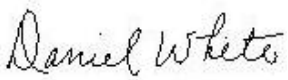
Project Assessor

Reviewed by:



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8. Appendices

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

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
166385.24R000-007.468	Clark Springs Elementary School
Source	**On-Site Date**
Google	March 5, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Clark Springs Elementary School
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: February 26, 2024
Phone Number: 804-325-0740
Method of Completion: Electronic

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

Data Overview		Response		
1	Year/s constructed / renovated	1966		
2	Building size in SF	50376		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and gravel, roll roofing over vaulted parts
		Interiors		CMU, sheetrock, ceramic tile, VCT
		HVAC		Chiller, boilers
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Upgrade BAS system, no budget
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC is a dual temperature system and mild days are a challenge to maintain comfortable conditions.

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				Pipe insulation failing in the building staining ceiling tiles.
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Modular units require waste storage to be serviced 2 times a week Not connected to the city plumbing system.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Hallways middle teaching pods
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Clark Springs Elementary School

BV Project Number: 166385.24R000-007.468

Facility History and Interview

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

Clark Springs Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds and Swimming Pools				X
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Clark Springs Elementary School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

ACCESSIBLE RAMP

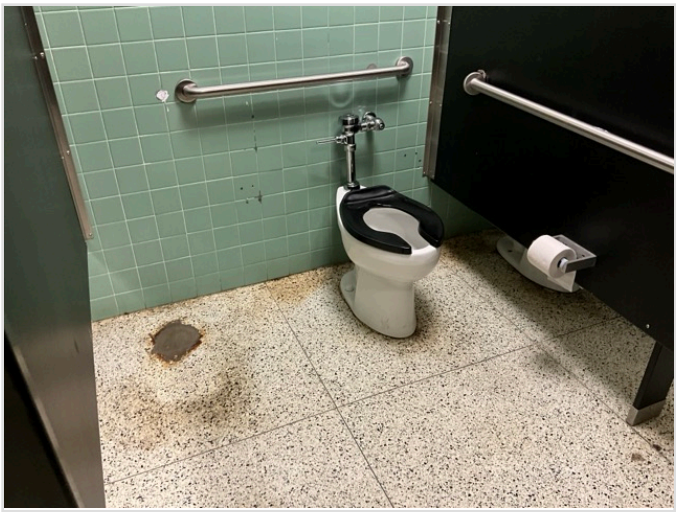
ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

Clark Springs Elementary School: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Appendix D:
Component Condition Report

Component Condition Report | Clark Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Building exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,700	LF	17	7649136
B1010	Roof	Fair	Structural Framing, Masonry (CMU) Bearing Walls	50,376	SF	20	7416161
Facade							
B2010	Building exterior	Fair	Exterior Walls, Brick	8,000	SF	20	7649135
B2020	Building Exterior	Fair	Glazing, any type, by SF	2,450	SF	5	7416150
Roofing							
B3010	Roof	Fair	Roofing, Built-Up	32,130	SF	4	7416184
B3010	Roof	Fair	Roofing, Modified Bitumen	18,250	SF	15	7416205
Interiors							
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,500	SF	10	7416168
C2030	Throughout building	Fair	Flooring, Terrazzo	20,150	SF	25	7416199
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	25,200	SF	8	7416169
C2030	Gymnasium	Fair	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods, 3/8" Thickness	5,040	SF	10	7416194
Plumbing							
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	25		15	7416195
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1		13	7416186
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1		25	7416179
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1		10	7416187
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1		5	7416151
D2010	Throughout	Poor	Piping & Valves, Fiberglass Insulation, Domestic Water	10,000	LF	1	7649132
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	50,376	SF	20	7609936
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27		5	7416185
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1		5	7416191

Component Condition Report | Clark Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	6	15	7416152
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	5	7416159
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B2]	1	5	7416147
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B1]	1	5	7416158
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 100 to 150 TON	1	10	7416190
D3030	Modular Building C	Fair	Air Conditioner, Window/Thru-Wall	1	5	7416153
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7416207
D3030	Modular Building D	Fair	Air Conditioner, Window/Thru-Wall	1	5	7416209
D3030	Modular Building B	Fair	Air Conditioner, Window/Thru-Wall	1	5	7416166
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	13	7416141
D3030	Roof	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	7416197
D3030	Modular Building B	Fair	Air Conditioner, Window/Thru-Wall	1	5	7416196
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7416188
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7416142
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	10	7416193
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	9	7416167
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7416204
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7416155
D3050	Building exterior	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	2	7416200
D3050	Boiler room	Poor	HVAC System, Hydronic Piping, 2-Pipe	50,376 SF	2	7416183
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	50,376 SF	4	7609937
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	2	7416202

Component Condition Report | Clark Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	1	5	7416171
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	50,376 SF	15	7609939
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	50,376 SF	10	7416208
Fire Alarm & Electronic Systems						
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	50,376 SF	10	7649133
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	10	7416189
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	50,376 SF	15	7609938
D8010	Mechanical room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	50,376 SF	2	7416178
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7416181
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	7	7416201
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	7	7416180
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7416165
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7416143
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7416203
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7416144
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7416198
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7416157
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7416173

Component Condition Report | Clark Springs Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building exterior	Good	Exterior Door, Steel, Standard	14	35	7652674
Interiors						

Component Condition Report | Clark Springs Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	400 SF	10	7652672
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	75,600 SF	5	7652671

Component Condition Report | Clark Springs Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	20	7416164
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	20	7416146
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	20	7416210
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	20	7416145
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,775 SF	2	7416172
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,100 SF	8	7416162
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	36,100 SF	2	7416177
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,100 SF	2	7416206
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	36,100 SF	2	7416175
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	5	7416156
G2050	Site	Fair	Sports Lighting, Field & Court Lighting, Pole Light Fixture w/ Lamps	1	2	7416149
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	6,100 SF	5	7416211
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	3	7416192
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	11,775 SF	2	7416160
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	7416154
G2050	Site	Fair	Play Structure, Multipurpose, Small	5	5	7416148
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	7416174

Component Condition Report | Clark Springs Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Poor	Play Structure, Swing Set, 4 Seats	3	2	7416170
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	220 LF	3	7416163
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	10	3	7416182
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	4	5	7416176

Appendix E:
Replacement Reserves

Replacement Reserves Report

6/4/2024

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
Clark Springs Elementary School	$0	$0	$0	$0	$0	$131,462	$0	$0	$0	$0	$9,676	$0	$0	$0	$0	$176,674	$0	$0	$0	$0	$0	**$317,811**
Clark Springs Elementary School / Main Building	$0	$61,800	$425,866	$134,405	$789,770	$452,708	$0	$19,801	$159,613	$6,654	$995,290	$0	$0	$117,042	$0	$845,397	$0	$583,687	$0	$0	$4,363,319	**$8,955,352**
Clark Springs Elementary School / Site	$0	$0	$276,810	$54,090	$0	$130,244	$0	$11,124	$11,458	$0	$51,069	$0	$115,283	$0	$0	$0	$0	$14,950	$0	$0	$1,483,449	**$2,148,478**
Grand Total	**$0**	**$61,800**	**$702,677**	**$188,495**	**$789,770**	**$714,414**	**$0**	**$30,925**	**$171,071**	**$6,654**	**$1,056,035**	**$0**	**$115,283**	**$117,042**	**$0**	**$1,022,070**	**$0**	**$598,637**	**$0**	**$0**	**$5,846,769**	**$11,421,642**

Clark Springs Elementary School

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
C2010	Restroom	7652672	Wall Finishes, Ceramic Tile, Replace	40	30	10	400	SF	$18.00	$7,200											$7,200											**$7,200**
C2010	Throughout	7652671	Wall Finishes, any surface, Prep & Paint	10	5	5	75600	SF	$1.50	$113,400						$113,400										$113,400						**$226,800**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$113,400**	**$0**	**$0**	**$0**	**$0**	**$7,200**	**$0**	**$0**	**$0**	**$0**	**$113,400**	**$0**	**$0**	**$0**	**$0**	**$0**	**$234,000**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$131,462**	**$0**	**$0**	**$0**	**$0**	**$9,676**	**$0**	**$0**	**$0**	**$0**	**$176,674**	**$0**	**$0**	**$0**	**$0**	**$0**	**$317,811**

Clark Springs Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
A1010	Building exterior	7649136	Foundation System, Concrete or CMU Walls w/ Continuous Footings	75	58	17	1700	LF	$120.00	$204,000																	$204,000					**$204,000**
B1010	Roof	7416161	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20	50376	SF	$28.00	$1,410,528																					$1,410,528	**$1,410,528**
B2010	Building exterior	7649135	Exterior Walls, Brick, Replace	50	30	20	8000	SF	$53.00	$424,000																					$424,000	**$424,000**
B2020	Building Exterior	7416150	Glazing, any type, by SF, Replace	30	25	5	2450	SF	$55.00	$134,750						$134,750																**$134,750**
B3010	Roof	7416184	Roofing, Built-Up, Replace	25	21	4	32130	SF	$14.00	$449,820					$449,820																	**$449,820**
B3010	Roof	7416205	Roofing, Modified Bitumen, Replace	20	5	15	18250	SF	$10.00	$182,500															$182,500							**$182,500**
C1070	Throughout building	7416168	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	40500	SF	$3.50	$141,750											$141,750											**$141,750**
C2030	Gymnasium	7416194	Athletic Flooring, Indoor Gymnasium Resilient Flooring, Recycled Rubber, Rolled Goods, 3/8" Thickness, Replace	15	5	10	5040	SF	$9.88	$49,795											$49,795											**$49,795**
C2030	Throughout building	7416169	Flooring, Vinyl Tile (VCT), Replace	15	7	8	25200	SF	$5.00	$126,000									$126,000													**$126,000**
D2010	Boiler room	7416151	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D2010	Boiler room	7416191	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D2010	Boiler room	7416187	Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA	$16,600.00	$16,600											$16,600											**$16,600**
D2010	Boiler room	7416186	Water Heater, Gas, Commercial (125 MBH), Replace	20	7	13	1	EA	$12,400.00	$12,400														$12,400								**$12,400**
D2010	Throughout building	7609936	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	50376	SF	$11.00	$554,136																					$554,136	**$554,136**
D2010	Restrooms	7416185	Toilet, Commercial Water Closet, Replace	30	25	5	27	EA	$1,300.00	$35,100						$35,100																**$35,100**
D2010	Restrooms	7416195	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	25	EA	$1,500.00	$37,500																$37,500						**$37,500**
D2010	Restrooms	7416152	Urinal, Standard, Replace	30	15	15	6	EA	$1,100.00	$6,600																$6,600						**$6,600**
D2010	Throughout	7649132	Piping & Valves, Fiberglass Insulation, Domestic Water, Replace	40	39	1	10000	LF	$6.00	$60,000		$60,000																				**$60,000**
D2060	Mechanical room	7416159	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	$10,600.00	$10,600						$10,600																**$10,600**
D3020	Boiler room	7416147	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$60,400.00	$60,400						$60,400																**$60,400**
D3020	Boiler room	7416158	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$60,400.00	$60,400						$60,400																**$60,400**
D3030	Mechanical room	7416190	Chiller, Water-Cooled, 100 to 150 TON, Replace	25	15	10	1	EA	$150,000.00	$150,000											$150,000											**$150,000**
D3030	Building exterior	7416141	Cooling Tower, (Typical) Open Circuit, Replace	25	12	13	1	EA	$67,300.00	$67,300														$67,300								**$67,300**
D3030	Roof	7416207	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$7,100.00	$7,100			$7,100																$7,100			**$14,200**
D3030	Roof	7416197	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3030	Modular Building C	7416153	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
D3030	Modular Building D	7416209	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
D3030	Modular Building B	7416166	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
D3030	Modular Building B	7416196	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
D3050	Building exterior	7416200	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Boiler room	7416183	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	38	2	50376	SF	$5.00	$251,880			$251,880																			**$251,880**
D3050	Mechanical room	7416142	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Mechanical room	7416155	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Boiler room	7416167	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	1	EA	$5,100.00	$5,100										$5,100												**$5,100**
D3050	Mechanical room	7416188	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$70,000.00	$70,000				$70,000																		**$70,000**
D3050	Mechanical room	7416204	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$49,000.00	$49,000				$49,000																		**$49,000**
D3050	Roof	7416193	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	10	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D4010	Throughout building	7609937	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	50376	SF	$5.00	$251,880					$251,880																	**$251,880**
D5020	Electrical room	7416202	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$10,000.00	$10,000			$10,000																			**$10,000**
D5020	Mechanical room	7416171	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$5,300.00	$5,300						$5,300																**$5,300**
D5030	Throughout building	7609939	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	50376	SF	$2.50	$125,940																$125,940						**$125,940**
D5040	Throughout building	7416208	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	50376	SF	$4.50	$226,692											$226,692											**$226,692**

Replacement Reserves Report

6/4/2024

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
D7030	Throughout	7649133	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	50376	SF	$2.00	$100,752											$100,752												**$100,752**
D7050	Office	7416189	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000												**$15,000**
D7050	Throughout building	7609938	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	50376	SF	$3.00	$151,128																$151,128							**$151,128**
D8010	Mechanical room	7416178	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	50376	SF	$2.50	$125,940			$125,940															$125,940					**$251,880**
E1030	Kitchen	7416181	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7416165	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	7416143	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280							**$16,560**
E1030	Kitchen	7416203	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7416144	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7416198	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280							**$16,560**
E1030	Kitchen	7416157	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7416173	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7416201	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA	$10,500.00	$10,500								$10,500										$10,500					**$21,000**
E1030	Kitchen	7416180	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	$5,600.00	$5,600								$5,600										$5,600					**$11,200**
Totals, Unescalated											**$0**	**$60,000**	**$401,420**	**$123,000**	**$701,700**	**$390,510**	**$0**	**$16,100**	**$126,000**	**$5,100**	**$740,589**	**$0**	**$0**	**$79,700**	**$0**	**$542,628**	**$0**	**$353,140**	**$0**	**$0**	**$2,415,864**	**$5,955,751**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$61,800**	**$425,866**	**$134,405**	**$789,770**	**$452,708**	**$0**	**$19,801**	**$159,613**	**$6,654**	**$995,290**	**$0**	**$0**	**$117,042**	**$0**	**$845,397**	**$0**	**$583,687**	**$0**	**$0**	**$4,363,319**	**$8,955,352**

Clark Springs 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	7416164	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	15	20	1000	SF	$200.00	$200,000																					$200,000	**$200,000**
F1020	Site	7416146	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	15	20	1000	SF	$200.00	$200,000																					$200,000	**$200,000**
F1020	Site	7416210	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	15	20	1000	SF	$200.00	$200,000																					$200,000	**$200,000**
F1020	Site	7416145	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	15	20	1000	SF	$200.00	$200,000																					$200,000	**$200,000**
G2020	Site	7416172	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	11775	SF	$3.50	$41,213			$41,213																			**$41,213**
G2020	Site	7416177	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	36100	SF	$3.50	$126,350			$126,350																			**$126,350**
G2020	Site	7416206	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	20100	SF	$0.45	$9,045			$9,045					$9,045					$9,045						$9,045				**$36,180**
G2020	Site	7416162	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	20100	SF	$0.45	$9,045									$9,045														**$9,045**
G2050	Site	7416175	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	8	2	36100	SF	$1.50	$54,150			$54,150										$54,150										**$108,300**
G2050	Site	7416149	Sports Lighting, Field & Court Lighting, Pole Light Fixture w/ Lamps, Replace	25	23	2	1	EA	$5,000.00	$5,000			$5,000																			**$5,000**
G2050	Site	7416160	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	8	2	11775	SF	$1.50	$17,663			$17,663										$17,663										**$35,325**
G2050	Site	7416192	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	4	EA	$9,500.00	$38,000				$38,000																			**$38,000**
G2050	Site	7416156	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	15	5	2	EA	$1,400.00	$2,800						$2,800																	**$2,800**
G2050	Site	7416154	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	$9,500.00	$38,000											$38,000												**$38,000**
G2050	Site	7416170	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	3	EA	$2,500.00	$7,500			$7,500																				**$7,500**
G2050	Site	7416211	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	10	5	6100	SF	$3.50	$21,350						$21,350															$21,350		**$42,700**
G2050	Site	7416148	Play Structure, Multipurpose, Small, Replace	20	15	5	5	EA	$10,000.00	$50,000						$50,000																	**$50,000**
G2050	Site	7416174	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	$35,000.00	$35,000						$35,000																	**$35,000**
G2060	Site	7416163	Fences & Gates, Fence, Chain Link 8', Replace	40	37	3	220	LF	$25.00	$5,500				$5,500																			**$5,500**
G2060	Site	7416182	Picnic Table, Wood/Composite/Fiberglass, Replace	20	17	3	10	EA	$600.00	$6,000				$6,000																			**$6,000**
G2060	Site	7416176	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	4	EA	$800.00	$3,200						$3,200																	**$3,200**
Totals, Unescalated											**$0**	**$0**	**$260,920**	**$49,500**	**$0**	**$112,350**	**$0**	**$9,045**	**$9,045**	**$0**	**$38,000**	**$0**	**$80,858**	**$0**	**$0**	**$0**	**$0**	**$9,045**	**$0**	**$0**	**$821,350**	**$1,390,113**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$276,810**	**$54,090**	**$0**	**$130,244**	**$0**	**$11,124**	**$11,458**	**$0**	**$51,069**	**$0**	**$115,283**	**$0**	**$0**	**$0**	**$0**	**$14,950**	**$0**	**$0**	**$1,483,449**	**$2,148,478**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416151	D2010	**Storage Tank**	Domestic Water	150 GAL	Clark Springs Elementary School / Main Building	Boiler room	Illegible	Illegible	Illegible		https://rvaschools.gofmx.com/equipment/1576868	
2	7416191	D2010	**Storage Tank**	Domestic Water	150 GAL	Clark Springs Elementary School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1576867	
3	7416186	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	Clark Springs Elementary School / Main Building	Boiler room	A. O. Smith	BTR-180 118	1728106836976	2017	https://rvaschools.gofmx.com/equipment/1576870	
4	7416187	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Clark Springs Elementary School / Main Building	Boiler room		40. G100-200 1:	URNG 0802G00114	2014	https://rvaschools.gofmx.com/equipment/1576898	
5	7416179	D2010	**Backflow Preventer**	Domestic Water	1 IN	Clark Springs Elementary School / Main Building	Boiler room	Inaccessible	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1576869	
6	7416159	D2060	**Air Compressor**	Tank-Style	3 HP	Clark Springs Elementary School / Main Building	Mechanical room	Johnson Controls	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1576903	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416158	D3020	**Boiler** [B1]	Gas, HVAC	2060 MBH	Clark Springs Elementary School / Main Building	Boiler room	Patterson-Kelley	CRNL284951234T	CK149910457	1999	https://rvaschools.gofmx.com/equipment/1576866	
2	7416147	D3020	**Boiler** [B2]	Gas, HVAC	2060 MBH	Clark Springs Elementary School / Main Building	Boiler room	Patterson-Kelley	CRNL284951234T	CK149910455	1999	https://rvaschools.gofmx.com/equipment/1576901	
3	7416190	D3030	**Chiller**	Water-Cooled, 100 to 150 TON	100 TON	Clark Springs Elementary School / Main Building	Mechanical room	Trane	RTWA1004XE0LC3C0WN	U03009029	2009	https://rvaschools.gofmx.com/equipment/1576875	
4	7416141	D3030	**Cooling Tower**	(Typical) Open Circuit	111 TON	Clark Springs Elementary School / Main Building	Building exterior		AT 19-111*	12-473081	2012	https://rvaschools.gofmx.com/equipment/1576873	
5	7416153	D3030	**Air Conditioner**	Window/Thru-Wall	3.5 TON	Clark Springs Elementary School / Main Building	Modular Building C	Bard	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1576844	
6	7416209	D3030	**Air Conditioner**	Window/Thru-Wall	3.5 TON	Clark Springs Elementary School / Main Building	Modular Building D	Bard	H42H2DA0Z	R 332B163305679-02		https://rvaschools.gofmx.com/equipment/1576840	
7	7416166	D3030	**Air Conditioner**	Window/Thru-Wall	3.5 TON	Clark Springs Elementary School / Main Building	Modular Building B	Bard	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1576841	
8	7416196	D3030	**Air Conditioner**	Window/Thru-Wall	3.5 TON	Clark Springs Elementary School / Main Building	Modular Building B	Bard	Inaccessible	Inaccessible*		https://rvaschools.gofmx.com/equipment/1576842	
9	7416197	D3030	**Heat Pump**	Packaged & Wall-Mounted	1.5 TON	Clark Springs Elementary School / Main Building	Roof	Mitsubishi Electric	M0DEL MUZ-FE18NA	4005690 T	2005	https://rvaschools.gofmx.com/equipment/1576882	
10	7416207	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	Clark Springs Elementary School / Main Building	Roof	International Comfort Products	CRA060FB4	G-00009542A		https://rvaschools.gofmx.com/equipment/1576883	
11	7416142	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Clark Springs Elementary School / Main Building	Mechanical room	Baldor	M3311T	=.37B 101Y587H1		https://rvaschools.gofmx.com/equipment/1576879	

12	7416155	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Clark Springs Elementary School / Main Building	Mechanical room	Baldor	AT.N0. EM3311T	SPEC 37F614S520G1		https://rvaschools.gofmx.com/equipment/1576881	
13	7416200	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Clark Springs Elementary School / Main Building	Building exterior	Baldor	EM3710T	37F380X63561		https://rvaschools.gofmx.com/equipment/1576874	
14	7416167	D3050	**Pump**	Distribution, HVAC Heating Water	1 HP	Clark Springs Elementary School / Main Building	Boiler room	Bell & Gossett	SealBRG	189063LR	2018	https://rvaschools.gofmx.com/equipment/1576871	
15	7416188	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	14600 CFM	Clark Springs Elementary School / Main Building	Mechanical room	Trane	No dataplate	K95102		https://rvaschools.gofmx.com/equipment/1576876	
16	7416204	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	9600 CFM	Clark Springs Elementary School / Main Building	Mechanical room	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1576877	
17	7416193	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Clark Springs Elementary School / Main Building	Roof	York	ZF240N32F4AAA3A	N1M4325667	2014	https://rvaschools.gofmx.com/equipment/1576880	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416202	D5020	**Distribution Panel**	277/480 V	800 AMP	Clark Springs Elementary School / Main Building	Electrical room	Westinghouse	AH933391	Illegible		https://rvaschools.gofmx.com/equipment/1576872	
2	7416171	D5020	**Distribution Panel**	277/480 V	400 AMP	Clark Springs Elementary School / Main Building	Mechanical room	Westinghouse	D N0. AH933367	NA		https://rvaschools.gofmx.com/equipment/1576902	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416189	D7050	**Fire Alarm Panel**	Fully Addressable		Clark Springs Elementary School / Main Building	Office	Edwards	IO Series	No dataplate		https://rvaschools.gofmx.com/equipment/1576835	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7416143	E1030	**Foodservice Equipment**	Convection Oven, Double		Clark Springs Elementary School / Main Building	Kitchen	Cleveland	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1576833	
2	7416198	E1030	**Foodservice Equipment**	Convection Oven, Double		Clark Springs Elementary School / Main Building	Kitchen	Garland	Master 200	No dataplate		https://rvaschools.gofmx.com/equipment/1576829	
3	7416180	E1030	**Foodservice Equipment**	Convection Oven, Single		Clark Springs Elementary School / Main Building	Kitchen	Garland	Master 200	No dataplate		https://rvaschools.gofmx.com/equipment/1576830	
4	7416165	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Clark Springs Elementary School / Main Building	Kitchen	Metro	C5	No dataplate		https://rvaschools.gofmx.com/equipment/1576832	
5	7416181	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Clark Springs Elementary School / Main Building	Kitchen	Hobart	OF2	321002290		https://rvaschools.gofmx.com/equipment/1576826	
6	7416203	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Clark Springs Elementary School / Main Building	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1576884	
7	7416144	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Clark Springs Elementary School / Main Building	Kitchen	Traulsen	G20010	T168426H11		https://rvaschools.gofmx.com/equipment/1576828	
8	7416157	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Clark Springs Elementary School / Main Building	Kitchen	Beverage-Air Corporation	ER481AS	No dataplate		https://rvaschools.gofmx.com/equipment/1576827	

9	7416173	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In	Clark Springs Elementary School / Main Building	Kitchen	Beverage-Air Corporation	T49F	8628009	https://rvaschools.gofmx.com/equipment/1576825
10	7416201	E1030	**Foodservice Equipment**	Steamer, Freestanding	Clark Springs Elementary School / Main Building	Kitchen	Cleveland Range	KC40	WW2140-92K02	https://rvaschools.gofmx.com/equipment/1576836