FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Barack Obama Elementary School
3101 Fendall Avenue
Richmond, VA 23222

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BV PROJECT #:
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DATE OF REPORT:
May 28, 2024

ON SITE DATE:
February 23, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	3101 Fendall Avenue, Richmond, VA 23222
Site Developed	1921
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 23, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobile: (804) 325-0740 Email: Rhathawa@rvaschools.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Barack Obama Elementary School was originally constructed in 1921 and has not undergone any significant renovations since. The facility's primary use is an elementary school with administrative staff, teachers, and students as occupants.

Architectural

The structure and façade of the school is original consisting of brick and wooden historical windows. There are multiple complaints about the windows and there were many issues observed. The exterior doors are also original wood doors. The roofing consists of a built-up finish original to 1921 with a patched section of modified bituminous roofing added in 2022. There were roof leaks reported throughout and it is recommended to replace the remaining section of the built-up roofing. The interior finishes are in fair condition with little issues observed. Budgetary costs for repairs have been provided to address these issues.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling are provided by a chiller, gas fired boilers, air handlers, and unit ventilators. The chiller, boilers, and air handlers were replaced in 2011 and are in fair condition. The electrical consists of a main 200-amp distribution panel and a transformer. The electrical system is undersized and is recommended to be upgraded in the future. There is a diesel generator present for emergency power. There is one hydraulic passenger elevator that serves both floors as well as a wheelchair lift. The plumbing utilizes two tankless gas water heaters. There is no fire suppression system except for the kitchen. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers.

Site

The site consists of an open asphalt parking lot. The landscaping is well maintained with moderate features and irrigation present. Good lighting is provided in the form of pole and building mounted.

Recommended Additional Studies

The storm water drain is very problematic and always gets backed up. The electrical system is undersized.

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 | Barack Obama Elementary School / Main Building(1921)

Replacement Value	*Total SF*	*Cost/SF*
$ 17,763,200	*44,408*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 7,000	**0.0 %**
3-Year	$ 1,878,100	10.6 %
5-Year	$ 2,326,600	13.1 %
10-Year	$ 6,001,400	33.8 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Barack Obama Elementary School	1	$7,000
Barack Obama Elementary School / Main Building	1	$7,000
Total	**2**	**$14,000**

Barack Obama Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7530633	Throughout Building	P2030	Engineering Study, Electrical, General Design, Study	NA	Performance/Integrity	$7,000
Total (1 items)						**$7,000**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7450372	Throughout building	P2030	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	Poor	Performance/Integrity	$7,000
Total (1 items)						**$7,000**

Key Findings

Roofing in Poor condition.

Built-Up
Main Building Barack Obama Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $168,000

$$$$

Roof leaks reported throughout - AssetCALC ID: 7450431

Window in Poor condition.

Wood Historical, 16-25 SF
Main Building Barack Obama Elementary School Building Exterior

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

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,600

**$$**$$

Drafty and significantly aged, water damaged and rotted in areas - AssetCALC ID: 7450403

Recommended Follow-up Study: Electrical, General Design

Electrical, General Design
Barack Obama Elementary School Throughout Building

Uniformat Code: P2030
Recommendation: **Study in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

It was reported that the electrical system is undersized for the building. - AssetCALC ID: 7530633

Recommended Follow-up Study: Plumbing, Domestic Water Supply System

Plumbing, Domestic Water Supply System
Main Building Barack Obama Elementary School Throughout building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Storm water drainage backed up and clogged - AssetCALC ID: 7450372

Electrical System in Poor condition.

Full System Renovation/Upgrade, Low Density/Complexity
Main Building Barack Obama Elementary School Throughout building

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $577,300

$$$$

It was reported that the electrical system is undersized for the building. - AssetCALC ID: 7450420

Distribution Panel in Poor condition.

120/208 V, 800 AMP
Main Building Barack Obama Elementary School Mechanical room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,000

$$$$

Electrical is undersized and aged - AssetCALC ID: 7450448

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Barack Obama Elementary School Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $147,000

$$$$

Ceiling tiles have aged, discolored, and deteriorated - AssetCALC ID: 7450453

Unit Ventilator in Poor condition.

Approx/nominal 2 Ton
Main Building Barack Obama Elementary School Classrooms

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $222,000

$$$$

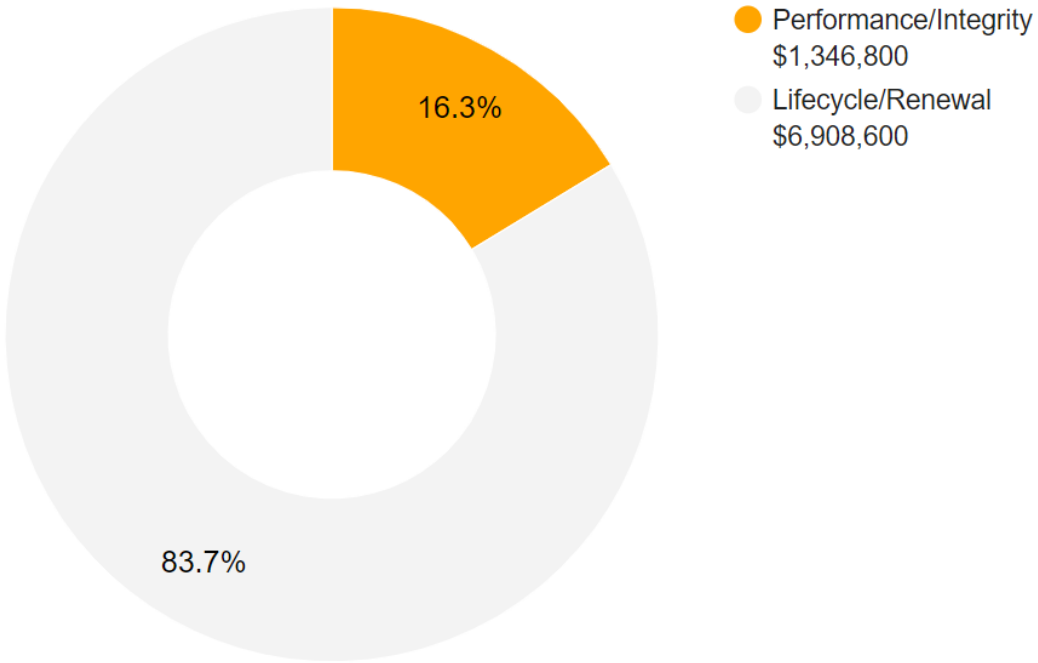
Reported to be very problematic and loud - AssetCALC ID: 7450414

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: $8,255,400

2. Main Building

Main Building: Systems Summary		
Address	3101 Fendall Avenue, Richmond, VA 23222	
Constructed/Renovated	1921	
Building Area	44,408 SF	
Number of Stories	Three stories above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with steel frame with wood, and concrete-topped metal decks and cast-in-place floors over concrete pad column footings	Fair
Façade	Wall Finish: Brick Windows: Historical wood	Fair
Roof	Primary: Flat construction with built up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, brick Floors: Carpet, quarry tile, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: One hydraulic car serving all floors One wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Tankless gas water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Chiller, gas boilers, and air handlers Non-Central System: Unit ventilators	Fair

Main Building: Systems Summary		
Fire Suppression	Kitchen suppression system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED, halogen Emergency Power: Diesel generator	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The storm water drain is very problematic and always gets backed up. The electrical system is undersized.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	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

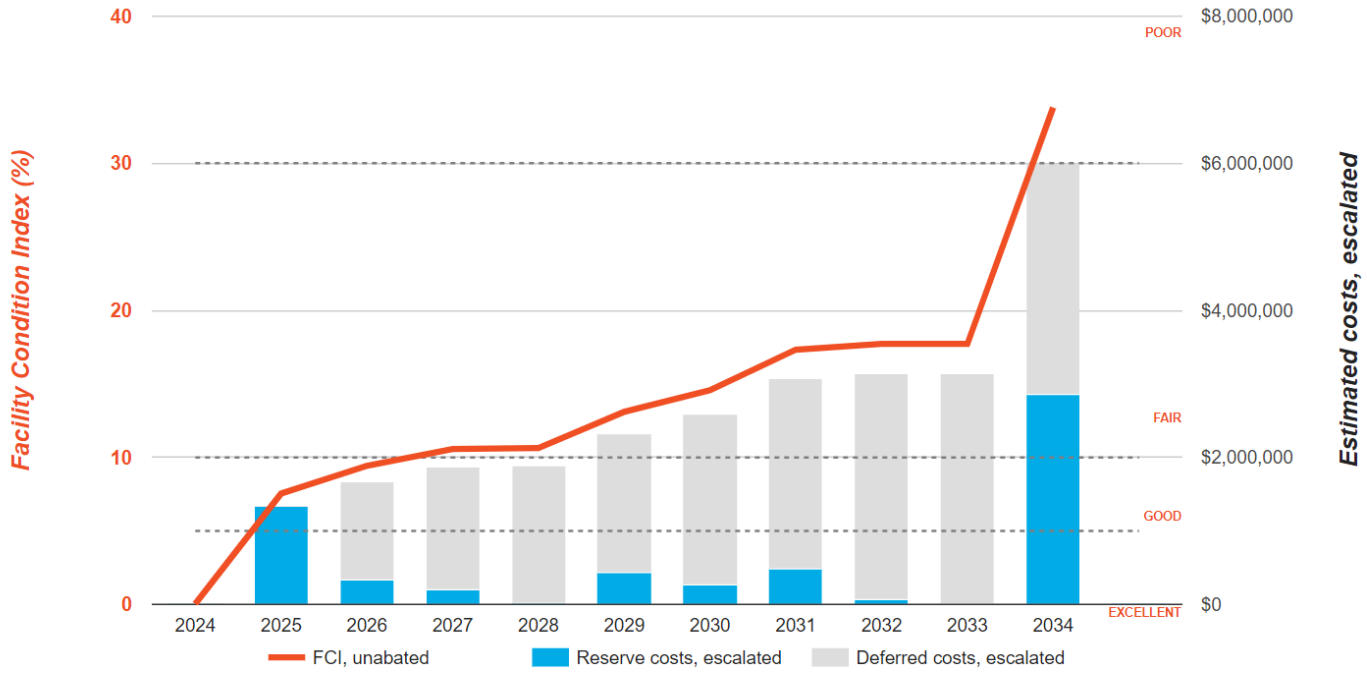
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	$34,800	-	$34,800
Facade	-	$3,700	$7,300	-	$425,200	$436,300
Roofing	-	$346,100	-	$1,700	$137,700	$485,600
Interiors	-	$267,900	$318,600	$1,621,600	$446,800	$2,655,000
Conveying	-	-	-	$10,700	$144,100	$154,900
Plumbing	-	-	$17,400	$722,200	$98,800	$838,400
HVAC	-	$421,600	$5,600	$770,100	$1,090,800	$2,288,100
Fire Protection	-	-	-	$5,100	-	$5,100
Electrical	-	$624,100	-	$245,800	$126,000	$995,800
Fire Alarm & Electronic Systems	-	-	$265,100	$159,100	$160,400	$584,600
Equipment & Furnishings	-	$4,900	$37,400	$97,600	$89,100	$228,900
Site Utilities	-	-	-	$6,100	-	$6,100
Follow-up Studies	$7,000	-	-	-	-	$7,000
TOTALS (3% inflation)	**$7,000**	**$1,668,300**	**$651,300**	**$3,674,800**	**$2,719,000**	**$8,720,400**

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: Barack Obama Elementary School Main Building

Replacement Value: $17,763,200 Inflation Rate: 3.0% Average Needs per Year: $545,600



Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ROOFING

6 - ROOFING

7 - CLASSROOM

8 - KITCHEN

9 - LIBRARY

10 - AIR HANDLER

11 - DISTRIBUTION PANEL

12 - CHILLER

3. Site Summary

Site Information		
Site Area	1.86 acres (estimated)	
Parking Spaces	36 total spaces all in open lots; 2 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	Building-mounted signage; chain link and metal tube fencing; dumpster enclosures, and site lights Playgrounds and sports courts Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS, and metal halide	Fair
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.	

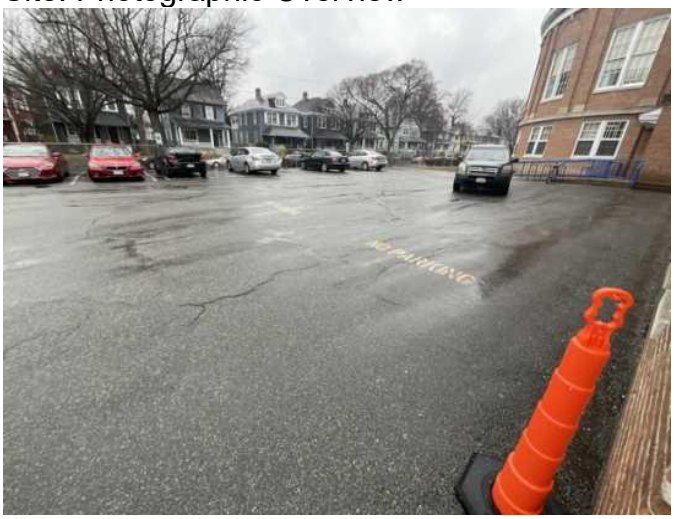
Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key 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
Special Construction & Demo	-	-	-	-	$4,000	$4,000
Site Development	-	-	-	$85,500	$149,900	$235,400
Site Pavement	-	-	$7,900	$78,000	$22,800	$108,700
TOTALS (3% inflation)	**-**	**-**	**$7,900**	**$163,500**	**$176,800**	**$348,200**

Site: Photographic Overview



13 - PARKING LOT

14 - DUMPSTER AREA

15 - PLAY STRUCTURE

16 - SIGNAGE

17 - SHED

18 - GENERATOR

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 Barack Obama Elementary School, 3101 Fendall Avenue, Richmond, VA 23222, 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.

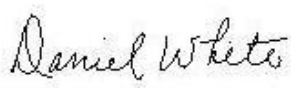
This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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:

Bradley Fleming,
Project Manager

Reviewed by:



Daniel White,
Technical Report Reviewer for
Bill Champion,
Program Manager
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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
166385.24R000-015.468	Barack Obama Elementary School
Source	**On-Site Date**
Google Earth	February 23, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Barack Obama 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 19, 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	1921		
2	Building size in SF	44408		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1921	Brick
		Roof		Gravel and tar
		Interiors		CMU, sheetrock, plaster, VCT, wood flooring, drop ceiling,
		HVAC		
		Electrical		Upgraded when air conditioning was installed.
		Site Pavement		Asphalt
		Accessibility		Other than the improvements after the 2007 ADA lawsuit, none

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?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Dual temperature HVAC system creates comfort challenges on mild days

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				Classrooms
15	Are there any problems or inadequacies with exterior lighting?	X				Inadequate exterior lighting
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				Playground area should include a continuous fence, accessing the playground across the alley is a hazard
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 class action lawsuit
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: Barack Obama Elementary School

BV Project Number: 166385.24R000-015.468

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2007
2	Have any ADA improvements been made to the property since original construction? Describe.	X			2007 lawsuit
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 RAMP

ACCESSIBLE RAMP

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

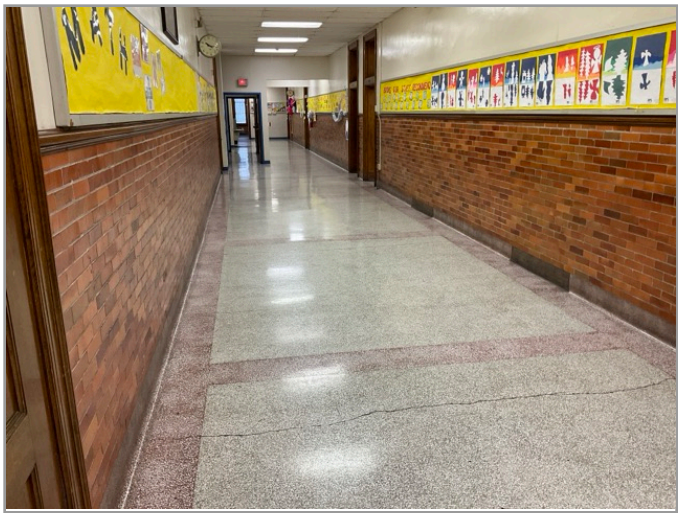
ADDITIONAL ENTRANCE

	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

ACCESSIBLE INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB

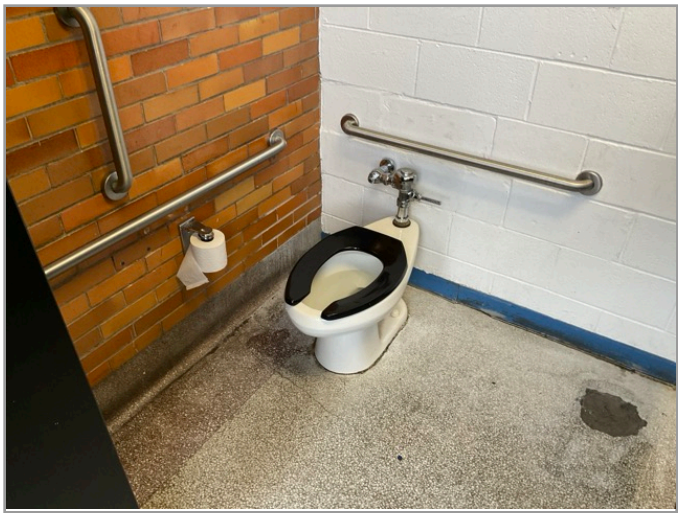
WHEELCHAIR LIFT

	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 | Barack Obama 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, 3-5 Story Building, 3-5 Story Building	185	LF	10	7450397
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick	5,000	SF	16	7450446
B2020	Building Exterior	Poor	Window, Wood Historical, 16-25 SF, Restore	1		1	7450403
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	9		5	7450386
Roofing							
B3010	Roof	Good	Roofing, Modified Bitumen	4,000	SF	18	7450393
B3010	Roof	Poor	Roofing, Built-Up	12,000	SF	1	7450431
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12	LF	12	7450447
B3060	Roof	Fair	Roof Hatch, Metal	1		10	7450452
Interiors							
C1010	Throughout building	Fair	Interior Wall, Brick	20,000	SF	10	7450449
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	60		6	7450424
C1030	Throughout building	Fair	Door Hardware, School, per Door	60		5	7450444
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	42,000	SF	1	7450453
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20		8	7450404
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	70,000	SF	2	7450437
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,400	SF	10	7450465
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	4,000	SF	5	7450382
C2030	Hallways	Fair	Flooring, Terrazzo	6,000	SF	5	7450459
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,000	SF	3	7450366
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000	SF	10	7450398
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	26,000	SF	3	7450405

Component Condition Report | Barack Obama Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,400	SF	2	7450443
Conveying							
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1		6	7450391
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate [1]	1		18	7450402
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		13	7450371
Plumbing							
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3		6	7450428
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	30		10	7450423
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		10	7450410
D2010	Restrooms	Fair	Urinal, Standard	6		12	7450412
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	21		12	7450440
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	3		10	7450419
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24		12	7450385
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		10	7450411
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1		10	7450450
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	44,408	SF	10	7450409
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1		10	7450433
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1		3	7450454
HVAC							
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [B-1]	1		17	7450401
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [B-2]	1		17	7450395
D3030	Classrooms	Poor	Unit Ventilator, approx/nominal 2 Ton	30		1	7450414
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1		2	7450380
D3030	Building exterior	Fair	Chiller, Air-Cooled	1		12	7450407
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		12	7450429

Component Condition Report | Barack Obama Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		12	7450394
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	44,408	SF	10	7450408
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1		16	7450462
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	44,408	SF	10	7450413
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1		8	7450426
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [HWRP-1]	1		3	7450442
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1		8	7450376
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		12	7450375
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2		2	7450406
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	20		2	7450377
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1		14	7450418
Fire Protection							
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10	LF	8	7450436
Electrical							
D5010	Mechanical room	Fair	Generator, Diesel	1		2	7450434
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS [ATS-2]	1		12	7450427
D5010	Building exterior	Fair	Generator, Diesel	1		13	7450451
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS [ATS-1]	1		12	7450422
D5020	Mechanical room	Poor	Distribution Panel, 120/208 V, 800 AMP	1		1	7450448
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	44,408	SF	1	7450420
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1		18	7450383
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	44,408	SF	7	7450367
Fire Alarm & Electronic Systems							
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	44,408	SF	5	7450457
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	44,408	SF	5	7450425

Component Condition Report | Barack Obama Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	44,408	SF	5	7450460
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	44,408	SF	6	7450400
Equipment & Furnishings							
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1]	1		7	7450388
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [B]	1		5	7450370
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [D]	1		6	7450387
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [4]	1		7	7450381
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [5]	1		3	7450392
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [C]	1		5	7450415
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [D]	1		6	7450430
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [O]	1		5	7450379
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [10]	1		6	7450464
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [E]	1		4	7450438
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		6	7450445
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [6]	1		5	7450378
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		10	7450417
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [9]	1		4	7450456
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [8]	1		6	7450374
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [2]	1		2	7450461
E1040	Classrooms	Fair	Ceramics Equipment, Kiln	2		10	7450416
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		7	7450463
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800	SF	7	7450432
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100	LF	8	7450399
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	60	LF	6	7450390
Sitework							

Component Condition Report | Barack Obama Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	8	7450368
Follow-up Studies						
P2030	Throughout building	Poor	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1	0	7450372

Component Condition Report | Barack Obama Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building structure	Good	Structural Framing, Masonry (CMU) Bearing Walls	44,408 SF	10	7513339
Fire Alarm & Electronic Systems						
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	4	7513341
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	44,408 SF	5	7611428
Sitework						
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	15,000 SF	10	7519132
Follow-up Studies						
P2030	Throughout Building	NA	Engineering Study, Electrical, General Design, Study	1	0	7530633

Component Condition Report | Barack Obama 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, Basic/Minimal	100 SF	16	7450396
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	16,000 SF	7	7450441
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,000 SF	3	7450421
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	6	7450369

Component Condition Report | Barack Obama Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	28,000	SF	12	7450439
G2050	Site	Fair	Play Structure, Multipurpose, Large	1		6	7450458
Sitework							
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,400	LF	10	7450435
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	400	SF	18	7450389
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1		7	7450373
G2060	Site	Fair	Flagpole, Metal	1		8	7450455

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
Barack Obama Elementary School	$7,000	$0	$0	$0	$16,883	$128,703	$0	$0	$0	$0	$1,929,939	$0	$0	$0	$0	$0	$0	$0	$0	$26,303	$200,514	**$2,309,341**
Barack Obama Elementary School / Main Building	$7,000	$1,332,721	$335,563	$202,810	$11,930	$436,584	$260,929	$490,149	$68,786	$0	$2,854,962	$0	$915,595	$127,762	$16,638	$24,927	$457,502	$474,698	$503,409	$6,313	$192,199	**$8,720,479**
Barack Obama Elementary School / Site	$0	$0	$0	$7,868	$0	$0	$44,777	$72,563	$12,288	$0	$33,867	$0	$139,725	$10,573	$0	$0	$4,012	$0	$22,472	$0	$0	**$348,143**
Grand Total	**$14,000**	**$1,332,721**	**$335,563**	**$210,678**	**$28,813**	**$565,287**	**$305,706**	**$562,712**	**$81,073**	**$0**	**$4,818,768**	**$0**	**$1,055,320**	**$138,336**	**$16,638**	**$24,927**	**$461,514**	**$474,698**	**$525,882**	**$32,615**	**$392,714**	**$11,377,964**

Barack Obama 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
B1010	Building structure	7513339	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	65	10	44408	SF	$32.00	$1,421,056											$1,421,056											**$1,421,056**
D7050	Utility closet	7513341	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000															$15,000		**$30,000**
D8010	Throughout building	7611428	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	44408	SF	$2.50	$111,020						$111,020															$111,020	**$222,040**
G2080	Landscaping	7519132	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	15000	SF	$1.00	$15,000											$15,000											**$15,000**
P2030	Throughout Building	7530633	Engineering Study, Electrical, General Design, Study	0	0	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**
Totals, Unescalated											**$7,000**	**$0**	**$0**	**$0**	**$15,000**	**$111,020**	**$0**	**$0**	**$0**	**$0**	**$1,436,056**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,000**	**$111,020**	**$1,695,096**
Totals, Escalated (3.0% inflation, compounded annually)											**$7,000**	**$0**	**$0**	**$0**	**$16,883**	**$128,703**	**$0**	**$0**	**$0**	**$0**	**$1,929,939**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$26,303**	**$200,514**	**$2,309,341**

Barack Obama 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	7450397	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 3-5 Story Building, 3-5 Story Building	75	65	10	185	LF	$140.00	$25,900											$25,900											**$25,900**
B2010	Building Exterior	7450446	Exterior Walls, Brick, Replace	50	34	16	5000	SF	$53.00	$265,000																	$265,000					**$265,000**
B2020	Building Exterior	7450403	Window, Wood Historical, 16-25 SF, Restore	30	29	1	1	EA	$3,600.00	$3,600		$3,600																				**$3,600**
B2050	Building Exterior	7450386	Exterior Door, Wood, Solid-Core, Replace	25	20	5	9	EA	$700.00	$6,300						$6,300																**$6,300**
B3010	Roof	7450431	Roofing, Built-Up, Replace	25	24	1	12000	SF	$28.00	$336,000		$336,000																				**$336,000**
B3010	Roof	7450393	Roofing, Modified Bitumen, Replace	20	2	18	4000	SF	$20.00	$80,000																				$80,000		**$80,000**
B3020	Roof	7450447	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	28	12	12	LF	$90.00	$1,080													$1,080									**$1,080**
B3060	Roof	7450452	Roof Hatch, Metal, Replace	30	20	10	1	EA	$1,300.00	$1,300											$1,300											**$1,300**
C1010	Throughout building	7450449	Interior Wall, Brick, Replace	50	40	10	20000	SF	$53.00	$1,060,000											$1,060,000											**$1,060,000**
C1030	Throughout building	7450424	Interior Door, Wood, Solid-Core, Replace	40	34	6	60	EA	$700.00	$42,000							$42,000															**$42,000**
C1030	Throughout building	7450444	Door Hardware, School, per Door, Replace	30	25	5	60	EA	$400.00	$24,000						$24,000																**$24,000**
C1070	Throughout building	7450453	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	42000	SF	$3.50	$147,000		$147,000																				**$147,000**
C1090	Restrooms	7450404	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	20	EA	$750.00	$15,000								$15,000														**$15,000**
C2010	Throughout building	7450437	Wall Finishes, any surface, Prep & Paint	10	8	2	70000	SF	$1.50	$105,000			$105,000										$105,000									**$210,000**
C2030	Restrooms	7450465	Flooring, Ceramic Tile, Replace	40	30	10	2400	SF	$18.00	$43,200											$43,200											**$43,200**
C2030	Kitchen	7450398	Flooring, Quarry Tile, Replace	50	40	10	2000	SF	$26.00	$52,000											$52,000											**$52,000**
C2030	Stage	7450382	Flooring, Wood, Strip, Refinish	10	5	5	4000	SF	$4.00	$16,000						$16,000														$16,000		**$32,000**
C2030	Throughout building	7450405	Flooring, Vinyl Tile (VCT), Replace	15	12	3	26000	SF	$5.00	$130,000				$130,000															$130,000			**$260,000**
C2030	Hallways	7450459	Flooring, Terrazzo, Replace	50	45	5	6000	SF	$14.00	$84,000						$84,000																**$84,000**
C2030	Throughout building	7450366	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4000	SF	$7.50	$30,000				$30,000										$30,000								**$60,000**
C2050	Restrooms	7450443	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2400	SF	$2.00	$4,800			$4,800										$4,800									**$9,600**
D1010	Elevator	7450391	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	$9,000.00	$9,000							$9,000															**$9,000**
D1010	Elevator	7450402	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	12	18	1	EA	$70,000.00	$70,000																				$70,000		**$70,000**
D1010	Stage	7450371	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	12	13	1	EA	$17,000.00	$17,000														$17,000								**$17,000**
D2010	Mechanical room	7450450	Water Heater, Gas, Tankless, Replace	15	5	10	1	EA	$1,600.00	$1,600											$1,600											**$1,600**
D2010	Mechanical room	7450433	Water Heater, Gas, Tankless, Replace	15	5	10	1	EA	$1,600.00	$1,600											$1,600											**$1,600**
D2010	Throughout building	7450409	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	44408	SF	$11.00	$488,488											$488,488											**$488,488**
D2010	Throughout building	7450428	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	3	EA	$1,200.00	$3,600							$3,600															**$3,600**
D2010	Utility closet	7450419	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	3	EA	$800.00	$2,400											$2,400											**$2,400**
D2010	Throughout building	7450423	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	30	EA	$1,200.00	$36,000											$36,000											**$36,000**
D2010	Kitchen	7450411	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	$1,600.00	$1,600											$1,600											**$1,600**
D2010	Kitchen	7450410	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
D2010	Restrooms	7450385	Toilet, Commercial Water Closet, Replace	30	18	12	24	EA	$1,300.00	$31,200													$31,200									**$31,200**
D2010	Restrooms	7450412	Urinal, Standard, Replace	30	18	12	6	EA	$1,100.00	$6,600													$6,600									**$6,600**
D2010	Restrooms	7450440	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	21	EA	$1,500.00	$31,500													$31,500									**$31,500**
D2060	Mechanical room	7450454	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$15,900.00	$15,900				$15,900																		**$15,900**

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
D3020	Mechanical room	7450401	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$50,800.00	$50,800																		$50,800				**$50,800**
D3020	Mechanical room	7450395	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$50,800.00	$50,800																		$50,800				**$50,800**
D3030	Building exterior	7450407	Chiller, Air-Cooled, Replace	25	13	12	1	EA	$180,000.00	$180,000													$180,000									**$180,000**
D3030	Classrooms	7450414	Unit Ventilator, approx/nominal 2 Ton, Replace	20	19	1	30	EA	$7,400.00	$222,000		$222,000																				**$222,000**
D3030	Building exterior	7450380	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500															$3,500				**$7,000**
D3050	Mechanical room	7450442	Pump, Distribution, HVAC Heating Water, Replace	15	12	3	1	EA	$5,100.00	$5,100				$5,100															$5,100			**$10,200**
D3050	Mechanical room	7450376	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	$6,500.00	$6,500									$6,500													**$6,500**
D3050	Mechanical room	7450426	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	$6,500.00	$6,500									$6,500													**$6,500**
D3050	Throughout building	7450413	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	44408	SF	$5.00	$222,040											$222,040											**$222,040**
D3050	Mechanical room	7450462	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	9	16	1	EA	$6,100.00	$6,100																	$6,100					**$6,100**
D3050	Throughout building	7450408	HVAC System, Ductwork, Medium Density, Replace	30	20	10	44408	SF	$4.00	$177,632											$177,632											**$177,632**
D3050	Mechanical room	7450375	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	$22,000.00	$22,000													$22,000									**$22,000**
D3050	Mechanical room	7450394	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	$22,000.00	$22,000													$22,000									**$22,000**
D3050	Mechanical room	7450429	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	$22,000.00	$22,000													$22,000									**$22,000**
D3060	Roof	7450406	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	2	EA	$1,200.00	$2,400			$2,400																			**$2,400**
D3060	Roof	7450418	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	6	14	1	EA	$4,000.00	$4,000															$4,000							**$4,000**
D3060	Throughout building	7450377	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	20	EA	$8,800.00	$176,000			$176,000					$176,000					$176,000					$176,000				**$704,000**
D4010	Kitchen	7450436	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	10	LF	$400.00	$4,000									$4,000													**$4,000**
D5010	Mechanical room	7450434	Generator, Diesel, Replace	25	23	2	1	EA	$20,000.00	$20,000			$20,000																			**$20,000**
D5010	Building exterior	7450451	Generator, Diesel, Replace	25	12	13	1	EA	$40,000.00	$40,000														$40,000								**$40,000**
D5010	Mechanical room	7450422	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D5010	Mechanical room	7450427	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D5020	Mechanical room	7450383	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	$6,000.00	$6,000																			$6,000			**$6,000**
D5020	Throughout building	7450420	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	39	1	44408	SF	$13.00	$577,304		$577,304																				**$577,304**
D5020	Mechanical room	7450448	Distribution Panel, 120/208 V, 800 AMP, Replace	30	29	1	1	EA	$8,000.00	$8,000		$8,000																				**$8,000**
D5040	Throughout building	7450367	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	44408	SF	$4.50	$199,836								$199,836														**$199,836**
D6020	Throughout building	7450457	Low Voltage System, Phone & Data Lines, Replace	20	15	5	44408	SF	$1.50	$66,612						$66,612																**$66,612**
D6060	Throughout building	7450425	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	44408	SF	$1.65	$73,273						$73,273																**$73,273**
D7030	Throughout building	7450460	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	44408	SF	$2.00	$88,816						$88,816															$88,816	**$177,632**
D7050	Throughout building	7450400	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	44408	SF	$3.00	$133,224							$133,224															**$133,224**
E1030	Kitchen	7450461	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	7450392	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	7450456	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7450438	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000										$7,000							**$14,000**
E1030	Kitchen	7450378	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	7450370	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	$4,700.00	$4,700						$4,700														$4,700		**$9,400**
E1030	Kitchen	7450415	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	$4,700.00	$4,700						$4,700														$4,700		**$9,400**
E1030	Kitchen	7450379	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600		**$7,200**
E1030	Kitchen	7450374	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	7450445	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Kitchen	7450387	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Kitchen	7450430	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Kitchen	7450464	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	7450388	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	7450381	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	7450417	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1040	Classrooms	7450416	Ceramics Equipment, Kiln, Replace	20	10	10	2	EA	$3,200.00	$6,400											$6,400											**$6,400**
E1040	Throughout building	7450463	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	$1,500.00	$1,500								$1,500										$1,500				**$3,000**
E1070	Stage	7450432	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	800	SF	$15.00	$12,000								$12,000														**$12,000**
E2010	Throughout building	7450390	Casework, Countertop, Plastic Laminate, Replace	15	9	6	60	LF	$50.00	$3,000							$3,000															**$3,000**
E2010	Throughout building	7450399	Casework, Cabinetry Economy, Replace	20	12	8	100	LF	$175.00	$17,500									$17,500													**$17,500**
G4050	Building exterior	7450368	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	8	EA	$600.00	$4,800									$4,800													**$4,800**
P2030	Throughout building	7450372	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	0	0	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**

Replacement Reserves Report

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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
Totals, Unescalated											$7,000	$1,293,904	$316,300	$185,600	$10,600	$376,601	$218,524	$398,536	$54,300	$0	$2,124,360	$0	$642,180	$87,000	$11,000	$16,000	$285,100	$287,200	$295,700	$3,600	$106,416	$6,719,921
Totals, Escalated (3.0% inflation, compounded annually)											$7,000	$1,332,721	$335,563	$202,810	$11,930	$436,584	$260,929	$490,149	$68,786	$0	$2,854,962	$0	$915,595	$127,762	$16,638	$24,927	$457,502	$474,698	$503,409	$6,313	$192,199	$8,720,479

Barack Obama 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	7450396	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$2,500																	$2,500						**$2,500**
G2020	Site	7450421	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	16000	SF	$0.45	$7,200				$7,200					$7,200					$7,200					$7,200				**$28,800**
G2020	Site	7450441	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	16000	SF	$3.50	$56,000								$56,000															**$56,000**
G2050	Site	7450439	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	28000	SF	$3.50	$98,000													$98,000										**$98,000**
G2050	Site	7450458	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	$35,000.00	$35,000							$35,000																**$35,000**
G2050	Site	7450369	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	$2,500.00	$2,500							$2,500																**$2,500**
G2060	Site	7450435	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	1400	LF	$18.00	$25,200											$25,200												**$25,200**
G2060	Site	7450373	Signage, Property, Monument, Replace/Install	20	13	7	1	EA	$3,000.00	$3,000								$3,000															**$3,000**
G2060	Site	7450455	Flagpole, Metal, Replace	30	22	8	1	EA	$2,500.00	$2,500									$2,500														**$2,500**
G2060	Site	7450389	Dumpster Pad, Concrete, Replace/Install	50	32	18	400	SF	$15.00	$6,000																			$6,000				**$6,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$7,200**	**$0**	**$0**	**$37,500**	**$59,000**	**$9,700**	**$0**	**$25,200**	**$0**	**$98,000**	**$7,200**	**$0**	**$0**	**$2,500**	**$0**	**$13,200**	**$0**	**$0**	**$259,500**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$7,868**	**$0**	**$0**	**$44,777**	**$72,563**	**$12,288**	**$0**	**$33,867**	**$0**	**$139,725**	**$10,573**	**$0**	**$0**	**$4,012**	**$0**	**$22,472**	**$0**	**$0**	**$348,143**

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	7450402	D1010	**Passenger Elevator** [1]	Hydraulic, 3 Floors	2100 LB	Barack Obama Elementary School / Main Building	Elevator	ThyssenKrupp	EP12525	EBG736	2012	https://rvaschools.gofmx.com/equipment/1555173	
2	7450371	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Barack Obama Elementary School / Main Building	Stage	Garaventa	HY-US-SW-42	53593	2012	https://rvaschools.gofmx.com/equipment/1555174	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7450450	D2010	**Water Heater**	Gas, Tankless	3.2 - 6.4 GPM	Barack Obama Elementary School / Main Building	Mechanical room	Navien	NPE-240A2	No dataplate	2019	https://rvaschools.gofmx.com/equipment/1555184	
2	7450433	D2010	**Water Heater**	Gas, Tankless	3.2 - 6.4 GPM	Barack Obama Elementary School / Main Building	Mechanical room	Navien	NPE-240A2	No dataplate	2019	https://rvaschools.gofmx.com/equipment/1555185	
3	7450454	D2060	**Air Compressor**	Tank-Style	10 HP	Barack Obama Elementary School / Main Building	Mechanical room	Emax	SH 135 HD 124	129751	2003	https://rvaschools.gofmx.com/equipment/1555175	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7450401	D3020	**Boiler** [B-1]	Gas, HVAC	1500 MBH	Barack Obama Elementary School / Main Building	Mechanical room	Lochinvar	SBN1500	H11H00235069	2011	https://rvaschools.gofmx.com/equipment/1555187	
2	7450395	D3020	**Boiler** [B-2]	Gas, HVAC	1500 MBH	Barack Obama Elementary School / Main Building	Mechanical room	Lochinvar	SBN1500	H11H00235069	2011	https://rvaschools.gofmx.com/equipment/1555188	

3	7450407	D3030	**Chiller**	Air-Cooled	150 TON	Barack Obama Elementary School / Main Building	Building exterior	Carrier	30RBB1506C-LC773	3011076226	2011	https://rvaschools.gofmx.com/equipment/1555207	
4	7450380	D3030	**Split System Ductless**	Single Zone	1 TON	Barack Obama Elementary School / Main Building	Building exterior	Carrier	38MVQ012---301-	2111V18139		https://rvaschools.gofmx.com/equipment/1555209	
5	7450414	D3030	**Unit Ventilator**	approx/nominal 2 Ton	8 - 12 CFM	Barack Obama Elementary School / Main Building	Classrooms						30
6	7450462	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	5 HP	Barack Obama Elementary School / Main Building	Mechanical room	WEG	005180T3E184TC	No dataplate		https://rvaschools.gofmx.com/equipment/1555180	
7	7450426	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Barack Obama Elementary School / Main Building	Mechanical room	WEG	007180T3E213TC	No dataplate		https://rvaschools.gofmx.com/equipment/1555179	
8	7450376	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Barack Obama Elementary School / Main Building	Mechanical room	WEG	007180T3E213TC	No dataplate		https://rvaschools.gofmx.com/equipment/1555177	
9	7450442	D3050	**Pump** [HWRP-1]	Distribution, HVAC Heating Water	1 - 3 HP	Barack Obama Elementary School / Main Building	Mechanical room	Armstrong	116638-061	160287		https://rvaschools.gofmx.com/equipment/1555186	
10	7450429	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2401 - 4000 CFM	Barack Obama Elementary School / Main Building	Mechanical room	Carrier	39MASTL05GKHCGXX1X	3011U32271	2011	https://rvaschools.gofmx.com/equipment/1555182	
11	7450394	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2401 - 4000 CFM	Barack Obama Elementary School / Main Building	Mechanical room	Carrier	39M1STL05KKHCGXX1X	3011U32273	2011	https://rvaschools.gofmx.com/equipment/1555183	

12	7450375	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2401 - 4000 CFM	Barack Obama Elementary School / Main Building	Mechanical room	Carrier	39M1STL05FKGCGXX1X	3011U32272	2011	https://rvaschools.gofmx.com/equipment/1555178	
13	7450406	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Barack Obama Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			2
14	7450418	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	Barack Obama Elementary School / Main Building	Roof	Greenheck	CUBE-360-30-6	13353769 1307		https://rvaschools.gofmx.com/equipment/1555170	
15	7450377	D3060	**Supplemental Components**	Air Purifier, Electrostatic	2000 CFM	Barack Obama Elementary School / Main Building	Throughout building	NA	NA	NA	2021		20

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7450436	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Barack Obama Elementary School / Main Building	Kitchen						10

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7450434	D5010	**Generator**	Diesel	10 - 30 KW	Barack Obama Elementary School / Main Building	Mechanical room	Onan	12DJC L 1D	E900320770		https://rvaschools.gofmx.com/equipment/1555181	
2	7450451	D5010	**Generator**	Diesel	35 - 60 KW	Barack Obama Elementary School / Main Building	Building exterior	Kohler	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555208	
3	7450422	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	400 AMP	Barack Obama Elementary School / Main Building	Mechanical room	Kohler	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555189	

4	7450427	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	400 AMP	Barack Obama Elementary School / Main Building	Mechanical room	Kohler	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555176	
5	7450383	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Barack Obama Elementary School / Main Building	Mechanical room	Eaton	H15E040	J12H01474	2012	https://rvaschools.gofmx.com/equipment/1555190	
6	7450448	D5020	**Distribution Panel**	120/208 V, 800 AMP	800 AMP	Barack Obama Elementary School / Main Building	Mechanical room	General Electric	ADS36200HB	NA			

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7513341	D7050	**Fire Alarm Panel**	Fully Addressable		Barack Obama Elementary School	Utility closet	No dataplate	No dataplate	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7450445	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Barack Obama Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555200	
2	7450417	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Barack Obama Elementary School / Main Building	Kitchen	Metro	C519-HFC-U	No dataplate	2019	https://rvaschools.gofmx.com/equipment/1555191	
3	7450388	E1030	**Foodservice Equipment** [1]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Welbilt	GBF2P-S	1120529250		https://rvaschools.gofmx.com/equipment/1555204	
4	7450464	E1030	**Foodservice Equipment** [10]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Delfield	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1555203	

5	7450461	E1030	**Foodservice Equipment** [2]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Victory	Illegible	Illegible	https://rvaschools.gofmx.com/equipment/1555198
6	7450381	E1030	**Foodservice Equipment** [4]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Traulsen	G20010	T168423H11	https://rvaschools.gofmx.com/equipment/1555205
7	7450392	E1030	**Foodservice Equipment** [5]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Hobart	QF2	321029404	https://rvaschools.gofmx.com/equipment/1555206
8	7450378	E1030	**Foodservice Equipment** [6]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Hobart	QF2	321030385	https://rvaschools.gofmx.com/equipment/1555202
9	7450374	E1030	**Foodservice Equipment** [8]	Refrigerator, 2-Door Reach-In		Barack Obama Elementary School / Main Building	Kitchen	Manitowoc	GBR2-S	1120090631	https://rvaschools.gofmx.com/equipment/1555195
10	7450456	E1030	**Foodservice Equipment** [9]	Dairy Cooler/Wells		Barack Obama Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555194
11	7450370	E1030	**Foodservice Equipment** [B]	Prep Table Refrigerated, Salad/Sandwich		Barack Obama Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555193
12	7450415	E1030	**Foodservice Equipment** [C]	Prep Table Refrigerated, Salad/Sandwich		Barack Obama Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555197
13	7450387	E1030	**Foodservice Equipment** [D]	Steamer, Tabletop		Barack Obama Elementary School / Main Building	Kitchen	Convotherm	C4eT 6.20 GS	W5215070917	https://rvaschools.gofmx.com/equipment/1555199

14	7450430	E1030	**Foodservice Equipment** [D]	Steamer, Tabletop	Barack Obama Elementary School / Main Building	Kitchen	Convotherm	C4eT 6.20 GS	WS215070918	https://rvaschools.gofmx.com/equipment/1555201		
15	7450438	E1030	**Foodservice Equipment** [E]	Steamer, Tabletop	Barack Obama Elementary School / Main Building	Kitchen	Cleveland	21CGA5	WC 78582-02H-02	https://rvaschools.gofmx.com/equipment/1555192		
16	7450379	E1030	**Foodservice Equipment** [O]	Dairy Cooler/Wells	Barack Obama Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555196		
17	7450416	E1040	**Ceramics Equipment**	Kiln	Barack Obama Elementary School / Main Building	Classrooms					2	
18	7450463	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	Barack Obama Elementary School / Main Building	Throughout building						