

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Fairfield Court Elementary School
2510 Phaup Street
Richmond, VA 23223

PREPARED BY:

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BV PROJECT #:

166385.24R000-008.468

DATE OF REPORT:

May 23, 2024

ON SITE DATE:

February 23, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	2510 Phaup Street, Richmond, VA 23223
Site Developed	1957
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 Mobile: 614.949.1355 daniel.alu@gofmx.com
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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

The Fairfield Court Elementary School was originally constructed in 1957 and continues to operate as an elementary school.

Architectural

The building consists of brick, CMU, and steel construction with concrete and wood roof decking. In general, the structure appears to be sound, with no significant areas of settlement deficiencies observed. The roof membrane shows signs of significant wear, with some evidence of leakage throughout and requires replacement. The interior finishes have been repaired or replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while some components were replaced, many remain older and past their useful life. The building heating is served by two boilers, and these units feed air handlers, unit heaters and unit ventilators throughout the building. Cooling is provided by rooftop split systems. The BAS system is a combination of air controls and more modern electronic controls. The facility electrical distribution is supplied by switchboards. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers. The MEPF infrastructure itself is generally in fair working condition with some major expenditures anticipated in the short term.

Site

In general, the site has been well maintained. Most of the site contains moderate landscaping, and irrigation is not present. The asphalt paved parking areas and drive aisles are well maintained but due for restriping in the near future.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility, structural, and moisture intrusion.

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 Fairfield Court Elementary School / Main Building(1957)			
Replacement Value	Total SF	Cost/SF	
\$ 17,759,200	44,398	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 4,159,300		23.4 %
5-Year	\$ 4,822,800		27.2 %
10-Year	\$ 5,379,500		30.3 %



Immediate Needs

There are no immediate needs to report.



Key Findings



Sidewalk in Poor condition.

Concrete, Large Areas
Site Fairfield Court Elementary School Site

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$9,000

\$\$\$\$

concrete is settled and lifted causing trip hazards. - AssetCALC ID: 7453170



Roofing in Poor condition.

Built-Up
Main Building Fairfield Court Elementary
School Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$575,700

\$\$\$\$

Roofing is aged it has reported leaks and lots of standing water - AssetCALC ID: 7386464



Glazing in Poor condition.

any type by SF
Main Building Fairfield Court Elementary
School Building Exterior

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

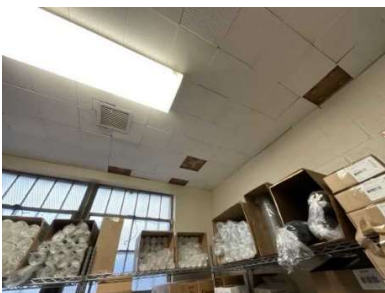
Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$225,500

\$\$\$\$

Original single pane, aluminum windows, have lots of corrosion, loose and missing caulking. Reported by staff that the windows leak. - AssetCALC ID: 7386598



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Main Building Fairfield Court Elementary
School Throughout building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$56,800

\$\$\$\$

Lots of missing/loose tiles - AssetCALC ID: 7386489



Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Main Building Fairfield Court Elementary School Building exterior

Uniformat Code: G4050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,400

\$\$\$\$

Reported in PSQ that exterior lighting is insufficient - AssetCALC ID: 7386532



BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades
Main Building Fairfield Court Elementary School Throughout building

Uniformat Code: D8010
Recommendation: **Upgrade/Install in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$111,000

\$\$\$\$

Reported in PSQ that the BAS system is problematic. - AssetCALC ID: 7386611



Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Site Fairfield Court Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$210,000

\$\$\$\$

Siding and roofing are in poor condition - AssetCALC ID: 7386468



Wall Finishes in Poor condition.

any surface
Main Building Fairfield Court Elementary School Throughout building

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,500

\$\$\$\$

Paint is flaking peeling - AssetCALC ID: 7386525

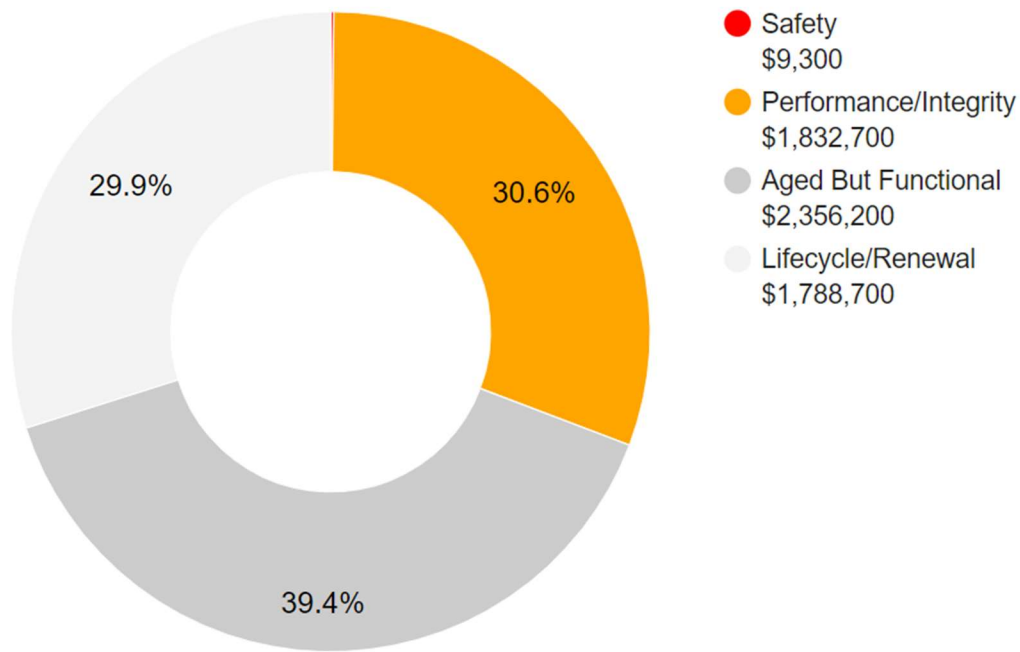
Plan Types

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: \$5,986,900



2. Main Building



Main Building: Systems Summary

Address	2510 Phaup Street, Richmond, VA 23223	
Constructed/Renovated	1957	
Building Area	44,398 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete and wood roof deck supported by steel joists with concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish. Secondary: Flat construction with Built-Up finish.	Poor
Interiors	Walls: Painted CMU and gypsum board, ceramic tile, wallpaper, and unfinished Floors: Carpet, VCT, terrazzo, ceramic tile, wood strip, and unfinished concrete Ceilings: Painted gypsum board, ACT and unfinished/exposed	Fair
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tank and gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers feeding fan coils, hydronic baseboard radiators and cabinet terminal units Non-Central System: Split-system heat pumps and window AC units Building Automation System (BAS)	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, and incandescent Exterior Building-Mounted Lighting: incandescent Emergency Power: none	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, 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	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Round roofing on top of A-wing, lack of ladder or other means of access 	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$3,011,400	\$3,011,400
Facade	-	\$232,300	\$53,300	\$107,300	\$1,167,100	\$1,560,000
Roofing	-	\$1,186,000	\$138,900	-	-	\$1,324,900
Interiors	-	\$68,900	\$579,100	\$223,200	\$658,700	\$1,530,000
Plumbing	-	-	\$652,600	\$19,600	\$6,300	\$678,600
HVAC	-	\$74,800	\$603,200	\$81,200	\$585,300	\$1,344,500
Fire Protection	-	-	-	\$4,500	\$6,000	\$10,500
Electrical	-	-	\$486,000	-	-	\$486,000
Fire Alarm & Electronic Systems	-	\$114,300	\$328,500	\$107,900	\$338,500	\$889,300
Equipment & Furnishings	-	\$4,900	\$281,800	\$12,900	\$320,000	\$619,600
Site Utilities	-	\$14,800	-	-	-	\$14,800
Site Development	-	-	\$3,300	-	-	\$3,300
TOTALS (3% inflation)	-	\$1,696,100	\$3,126,700	\$556,700	\$6,093,400	\$11,472,900

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.

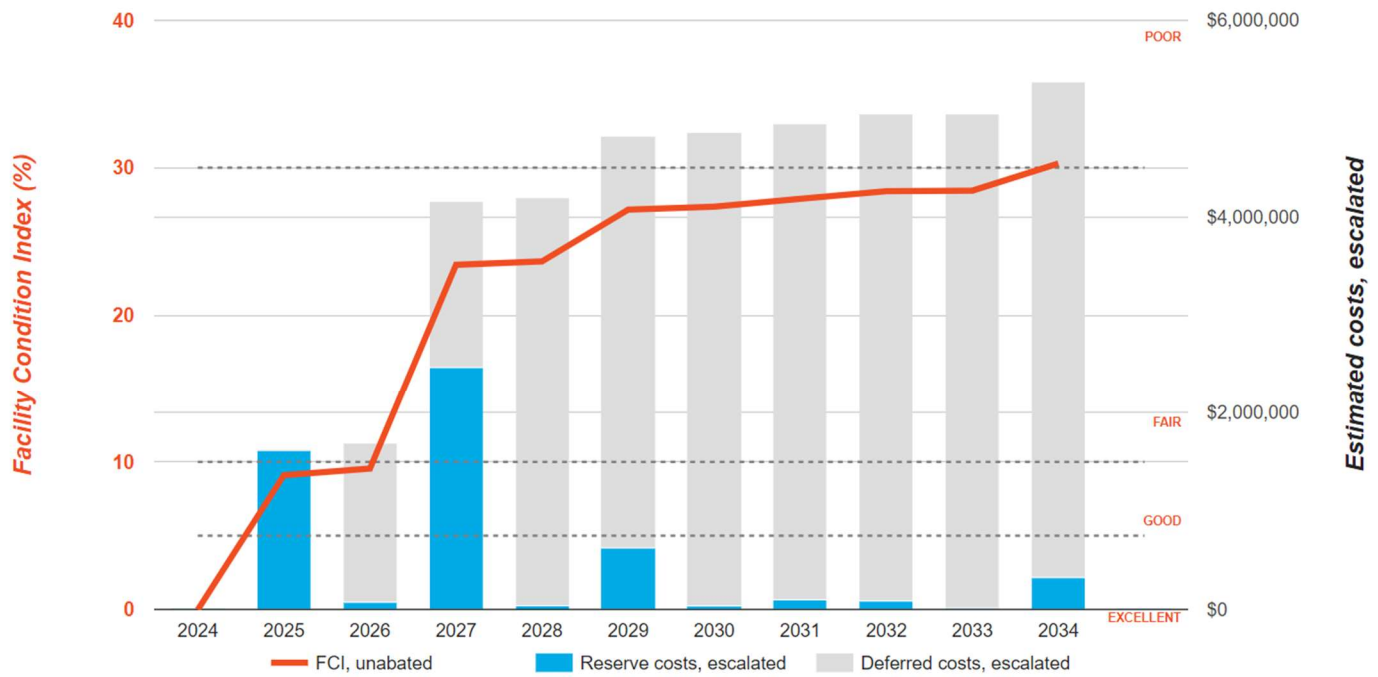
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Fairfield Court Elementary School Main Building

Replacement Value: \$17,759,200

Inflation Rate: 3.0%

Average Needs per Year: \$489,100



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - EXPOSED SUPERSTRUCTURE



5 - ROOFING



6 - MAIN ENTRY



7 - MULTIPURPOSE ROOM



8 - CLASSROOM



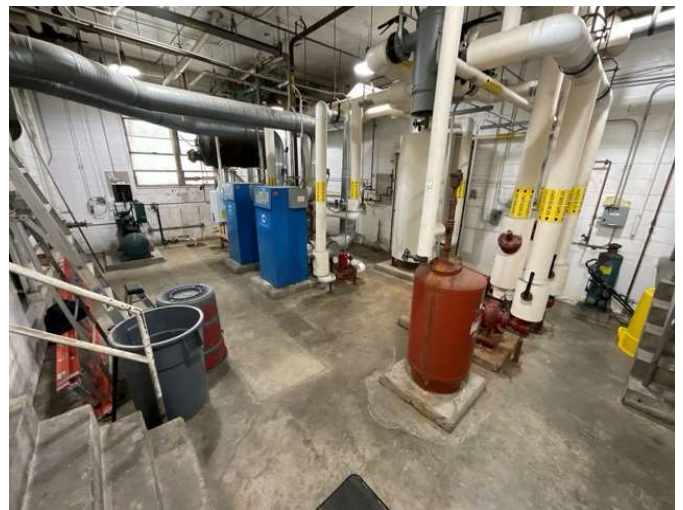
9 - OFFICE



10 - COMMERCIAL KITCHEN



11 - WATER HEATER



12 - BOILER ROOM



13 - AIR HANDLER



14 - ROOFTOP SPLIT SYSTEMS



15 - SWITCHBOARD



16 - FIRE EXTINGUISHER



17 - FIRE ALARM PANEL



18 - FIRE ALARM SYSTEM COMPONENTS

3. Site Summary



Site Information		
Site Area	7329 acres (estimated)	
Parking Spaces	46 total spaces all in open lots; 3 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building mounted and building entrance signage; chain link fencing Limited park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Manufactured modular building	Poor

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	\$216,300	-	-	\$17,900	\$234,200
Site Development	-	\$8,000	\$216,200	\$64,200	\$57,000	\$345,300
Site Pavement	-	\$9,300	\$8,000	\$85,400	\$173,100	\$275,800
TOTALS (3% inflation)	-	\$233,500	\$224,100	\$149,600	\$248,100	\$855,300

Site: Photographic Overview



1 - ANCILLARY CLASSROOM BUILDING



2 - SIDEWALK



3 - LANDSCAPING



4 - PLAY STRUCTURE



5 - SITE MONUMENT



6 - PARKING

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			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1957	No	No
Fairfield Court Elementary School	1957	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 Fairfield Court Elementary School, 2510 Phaup Street, Richmond, VA 23223, 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.

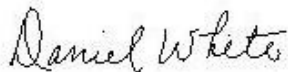
No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



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8. Appendices

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



Appendix A:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	166385.24R000-008.468	Fairfield Court Elementary School	
	Source	On-Site Date	
	Google	February 23, 2024	

Appendix B:

Pre-Survey Questionnaires

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Fairfield Court 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: 2/20/2024

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	1957		
2	Building size in SF	44398		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and Gravel
		Interiors		CMU, sheetrock, plaster, VCT, Terrazzo, VAT
		HVAC		Boiler and rooftop mini split units
		Electrical		
		Site Pavement		Asphalt
		Accessibility		Satisfied the 2007 lawsuit requirement
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Replace exhaust fans in 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Boiler replacement in the next 5 years, replace fire panel, no budget		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Pneumatic controls		

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				Ceiling tiles stained from roof or air conditioning leak
10	Are your elevators unreliable, with frequent service calls?		X			Chair lift for the stage
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Hallways
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fairfield Court Elementary School

BV Project Number: 166385.24R000-008.468

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



ACCESSIBLE ROUTE TO 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 | Fairfield Court Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	3,535 LF	20	7452378
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	44,398 SF	20	7452379
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	1,250 SF	10	7386497
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,065 SF	4	7386602
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	3,050 SF	8	7386546
B2010	Building Exterior	Fair	Exterior Walls, Brick	12,000 SF	20	7386494
B2020	Building Exterior	Poor	Glazing, any type by SF	4,100 SF	1	7386598
B2020	Throughout interior	Fair	Glazing, any type by SF	220 SF	3	7386492
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	29	4	7386548
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	5	7386595
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,355 SF	3	7452369
B3010	Roof	Poor	Roofing, Built-Up	41,124 SF	1	7386464
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	3	7386469
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	4	3	7386487
C1030	Throughout building	Fair	Door Hardware, School, per Door	98	5	7386488
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	57	3	7386565
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	16,220 SF	1	7386489
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	17,180 SF	3	7386462
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	6	7386551
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	155	3	7386483
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	5,820 SF	10	7386575
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	6,300 SF	1	7386525
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	2,160 SF	5	7386496
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	56,756 SF	5	7386570
C2030	Restrooms	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	60 SF	1	7386553
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	780 SF	3	7386584
C2030	Throughout building	Fair	Flooring, Terrazzo	6,950 SF	15	7386559
C2030	Throughout	Fair	Flooring, Carpet, Commercial Tile	200 SF	6	7453101
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,900 SF	10	7386467
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	250 SF	4	7453022
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	33,258 SF	5	7386592

Component Condition Report | Fairfield Court Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	9,800 SF	5	7386549
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	4	7386502
Plumbing						
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	11	7386528
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	44,398 SF	3	7386567
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	11	7386470
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7386498
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	7386518
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	3	7386586
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7386510
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	7386555
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	8	7386472
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	7386504
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	7386608
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	3	7386605
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	3	3	7386576
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7386478
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	29	3	7386606
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	7386484
D2010	Restrooms	Fair	Urinal, Standard	6	10	7386541
D2060	Boiler room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	3	7386552
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	3	7386587
HVAC						
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	21	7386538
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7386569
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	21	7386523
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	21	7386603
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	21	7386480
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	3	7386490
D3020	Throughout building	Fair	Radiator, Hydronic, Baseboard (per LF)	850 LF	3	7386545
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7386613
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386594
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386544
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7386485
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7386616
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386585

Component Condition Report | Fairfield Court Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7386476
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386547
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386607
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386512
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386593
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386554
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386493
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386571
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386537
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386471
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386574
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386526
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386515
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386482
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7386539
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	3	7386582
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	44,398 SF	3	7386513
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7386561
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	3	7386563
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7386465
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	3	7386558
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7386573
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7386511
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	29	2	7386522
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	17	7386550
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	17	7386557
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7386479
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	17	7386507
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	17	7386534
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	17	7386581
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7386568
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7386533
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	3	7386527
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	6	7386481
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7386475
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7386579

Component Condition Report | Fairfield Court Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7386591
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7386560
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	17	7386596
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7386503
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	25	6	7386477
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	7386589
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	3	7386474
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	3	7386517
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	44,398 SF	3	7386614
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	44,398 SF	3	7386508
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	44,398 SF	10	7386583
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	44,398 SF	3	7386461
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	44,398 SF	5	7386540
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7386601
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	44,398 SF	3	7386535
D8010	Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	44,398 SF	1	7386611
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	16	7386604
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7386506
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	11	7386615
E1030	Cafeteria	Fair	Cafeteria Equipment, Folding Table, Cafeteria	19	5	7386566
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7386486
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7386562
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	7386542
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	7386529
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	13	7386509
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	7386531
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7386530
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7386524
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	3	7386577
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	11	7386536
E1030	Kitchen	Fair	Commercial Kitchen, Food Preparation Line	1 LS	3	7386521
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	3	7386514

Component Condition Report | Fairfield Court Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	650 SF	3	7386590
E2010	Throughout building	Fair	Casework, Cabinetry Economy	460 LF	5	7386505
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	260 LF	3	7386597
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	3	7386520
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	24	1	7386532

Component Condition Report | Fairfield Court Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,050 SF	1	7386468
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	460 SF	15	7386501
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,200 SF	3	7386495
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	16,200 SF	10	7529528
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,700 SF	15	7386578
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	1,000 SF	1	7453170
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	5	7386600
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	7,500 SF	2	7386499
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	7386516
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	7386610
G2050	Site	Fair	Play Structure, Multipurpose, Medium	2	5	7386564
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	5	7386612
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,600 LF	10	7386463
G2060	Site	Fair	Flagpole, Metal	1	3	7386609
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	14	5	7386491
G2060	Site	Fair	Park Bench, Metal Powder-Coated	8	5	7386473
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	15	8	7386543
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	3	7386500
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	400 SF	15	7386556
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	5	7386588
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	5	7386580

Appendix E: Replacement Reserves

Replacement Reserves Report



5/23/2024

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
D2010	Kitchen	7386555	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500															\$2,500	
D2010	Kitchen	7386518	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	1	EA	\$2,100.00	\$2,100						\$2,100															\$2,100	
D2010	Hallway	7386608	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$1,500							\$1,500														\$1,500	
D2010	Hallway	7386484	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,500.00	\$1,500										\$1,500											\$1,500	
D2010	Hallway	7386478	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,500.00	\$1,500										\$1,500											\$1,500	
D2010	Hallway	7386510	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,500.00	\$1,500										\$1,500											\$1,500	
D2010	Hallway	7386498	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,500.00	\$1,500										\$1,500											\$1,500	
D2010	Restrooms	7386541	Urinal, Standard, Replace	30	20	10	6	EA	\$1,100.00	\$6,600											\$6,600										\$6,600	
D2060	Boiler room	7386587	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	\$10,600.00	\$10,600				\$10,600																	\$10,600	
D2060	Boiler room	7386552	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	17	3	1	EA	\$5,600.00	\$5,600				\$5,600																	\$5,600	
D3020	Boiler room	7386569	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	\$50,800.00	\$50,800												\$50,800									\$50,800	
D3020	Boiler room	7386613	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	\$50,800.00	\$50,800												\$50,800									\$50,800	
D3020	Throughout building	7386545	Radiator, Hydronic, Baseboard (per LF), Replace	30	27	3	850	LF	\$150.00	\$127,500				\$127,500																	\$127,500	
D3020	Kitchen	7386490	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100				\$2,100																	\$2,100	
D3030	Roof	7386476	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	\$6,100.00	\$6,100			\$6,100															\$6,100			\$12,200	
D3030	Roof	7386616	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700			\$13,400	
D3030	Roof	7386485	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700			\$13,400	
D3030	Roof	7386515	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386539	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386574	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386526	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386482	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386571	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386537	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386471	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386593	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386554	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386493	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386547	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386607	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386512	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386585	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700															\$6,700		\$13,400	
D3030	Roof	7386594	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3030	Roof	7386544	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100		\$12,200	
D3050	Boiler room	7386563	Pump, Distribution, HVAC Heating Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100															\$5,100		\$10,200	
D3050	Boiler room	7386558	Pump, Distribution, HVAC Heating Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100															\$5,100		\$10,200	
D3050	Throughout building	7386513	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	37	3	44398	SF	\$5.00	\$221,990				\$221,990																	\$221,990	
D3050	Boiler room	7386582	Pump, Distribution, HVAC Heating Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100															\$5,100		\$10,200	
D3050	Boiler room	7386511	Pump, Distribution, HVAC Heating Water, Replace	25	19	6	1	EA	\$6,500.00	\$6,500							\$6,500														\$6,500	
D3050	Boiler room	7386561	Pump, Distribution, HVAC Heating Water, Replace	25	19	6	1	EA	\$6,500.00	\$6,500							\$6,500														\$6,500	
D3050	Utility closet	7386465	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$31,000.00	\$31,000				\$31,000																	\$31,000	
D3050	Utility closet	7386573	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$31,000.00	\$31,000				\$31,000																	\$31,000	
D3060	Roof	7386503	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400	
D3060	Roof	7386527	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, Replace	20	17	3	1	EA	\$5,600.00	\$5,600				\$5,600																	\$5,600	
D3060	Roof	7386475	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400	
D3060	Roof	7386579	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400	
D3060	Roof	7386533	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400	
D3060	Roof	7386481	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	7386550	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	3	17	1	EA	\$1,400.00	\$1,400																		\$1,400			\$1,400	
D3060	Roof	7386557	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	3	17	1	EA	\$2,400.00	\$2,400																		\$2,400			\$2,400	
D3060	Roof	7386479	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000																		\$3,000			\$3,000	

Replacement Reserves Report



5/23/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
D3060	Roof	7386507	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	3	17	1	EA	\$2,400.00	\$2,400																					\$2,400	\$2,400		
D3060	Roof	7386534	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	3	17	1	EA	\$2,400.00	\$2,400																						\$2,400	\$2,400	
D3060	Roof	7386581	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, Replace	20	3	17	1	EA	\$5,600.00	\$5,600																						\$5,600	\$5,600	
D3060	Roof	7386568	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000																						\$3,000	\$3,000	
D3060	Roof	7386591	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000																						\$3,000	\$3,000	
D3060	Roof	7386560	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000																						\$3,000	\$3,000	
D3060	Roof	7386596	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	3	17	1	EA	\$1,400.00	\$1,400																						\$1,400	\$1,400	
D3060	Throughout building	7386522	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	29	EA	\$1,760.00	\$51,040			\$51,040									\$51,040									\$51,040	\$204,160		
D4030	Throughout building	7386477	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	25	EA	\$150.00	\$3,750						\$3,750															\$3,750	\$7,500		
D5020	Electrical room	7386517	Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$66,000.00	\$66,000				\$66,000																		\$66,000	\$66,000	
D5020	Electrical room	7386474	Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$66,000.00	\$66,000				\$66,000																		\$66,000	\$66,000	
D5020	Electrical room	7386589	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000	\$2,000	
D5030	Throughout building	7386614	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	44398	SF	\$2.50	\$110,995				\$110,995																			\$110,995	\$110,995
D5040	Throughout building	7386508	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	44398	SF	\$4.50	\$199,791				\$199,791																			\$199,791	\$199,791
D6020	Throughout building	7386583	Low Voltage System, Phone & Data Lines, Replace	20	10	10	44398	SF	\$1.50	\$66,597											\$66,597												\$66,597	\$66,597
D6060	Throughout building	7386461	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	44398	SF	\$1.65	\$73,257				\$73,257																			\$73,257	\$73,257
D7030	Throughout building	7386540	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	44398	SF	\$2.00	\$88,796					\$88,796																\$88,796	\$177,592		
D7050	Throughout building	7386535	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	44398	SF	\$3.00	\$133,194				\$133,194																			\$133,194	\$133,194
D7050	Office	7386601	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$15,000.00	\$15,000							\$15,000																\$15,000	\$15,000
D8010	Throughout building	7386611	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	14	1	44398	SF	\$2.50	\$110,995			\$110,995														\$110,995						\$110,995	\$221,990
E1030	Kitchen	7386531	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	7386514	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	12	3	1	EA	\$6,400.00	\$6,400				\$6,400																	\$6,400	\$12,800		
E1030	Kitchen	7386521	Commercial Kitchen, Food Preparation Line, Replace	15	12	3	1	LS	\$20,000.00	\$20,000				\$20,000																	\$20,000	\$40,000		
E1030	Kitchen	7386530	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																	\$5,100	\$10,200		
E1030	Kitchen	7386524	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	7386577	Commercial Kitchen, Service Line, Replace	15	12	3	1	LS	\$25,000.00	\$25,000				\$25,000																	\$25,000	\$50,000		
E1030	Kitchen	7386529	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																			\$30,000	\$30,000
E1030	Kitchen	7386562	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600									\$5,600										\$5,600	\$11,200
E1030	Kitchen	7386486	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																	\$5,100	\$10,200		
E1030	Kitchen	7386506	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600									\$5,600										\$5,600	\$11,200
E1030	Cafeteria	7386566	Cafeteria Equipment, Folding Table, Cafeteria, Replace	10	5	5	19	EA	\$2,100.00	\$39,900					\$39,900										\$39,900								\$39,900	\$79,800
E1030	Kitchen	7386542	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA	\$10,500.00	\$10,500							\$10,500														\$10,500	\$21,000		
E1030	Kitchen	7386615	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	4	11	1	EA	\$6,300.00	\$6,300											\$6,300												\$6,300	\$6,300
E1030	Kitchen	7386536	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	4	11	1	EA	\$4,600.00	\$4,600											\$4,600												\$4,600	\$4,600
E1030	Kitchen	7386509	Foodservice Equipment, Ice Maker, Freestanding, Replace	15	2	13	1	EA	\$6,700.00	\$6,700												\$6,700											\$6,700	\$6,700
E1030	Kitchen	7386604	Foodservice Equipment, Walk-In, Freezer, Replace	20	4	16	1	EA	\$25,000.00	\$25,000																\$25,000							\$25,000	\$25,000
E1070	Auditorium	7386590	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	650	SF	\$15.00	\$9,750				\$9,750																	\$9,750	\$19,500		
E2010	Throughout building	7386597	Casework, Countertop, Plastic Laminate, Replace	15	12	3	260	LF	\$50.00	\$13,000				\$13,000																	\$13,000	\$26,000		
E2010	Throughout building	7386505	Casework, Cabinetry Economy, Replace	20	15	5	460	LF	\$175.00	\$80,500					\$80,500																		\$80,500	\$80,500
G2060	Building exterior	7386520	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	20	EA	\$150.00	\$3,000				\$3,000																			\$3,000	\$3,000
G4050	Building exterior	7386532	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	19	1	24	EA	\$600.00	\$14,400			\$14,400																				\$14,400	\$14,400
Totals, Unescalated											\$0	\$1,569,307	\$75,140	\$2,254,205	\$36,770	\$536,672	\$30,950	\$76,540	\$71,050	\$6,000	\$243,907	\$124,650	\$51,040	\$21,020	\$16,470	\$246,834	\$141,765	\$113,240	\$213,650	\$0	\$2,563,182	\$8,392,392		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$1,616,386	\$79,716	\$2,463,230	\$41,385	\$622,150	\$36,956	\$94,135	\$90,004	\$7,829	\$327,791	\$172,545	\$72,771	\$30,869	\$24,912	\$384,559	\$227,491	\$187,168	\$363,725	\$0	\$4,629,392	\$11,473,013		

Fairfield Court 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	7386468	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	1050	SF	\$200.00	\$210,000		\$210,000																				\$210,000	\$210,000
F1020	Site	7386501	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	460	SF	\$25.00																								

Replacement Reserves Report



5/23/2024

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate				
G2050	Site	7386499	Playfield Surfaces, Chips Wood, 3" Depth, Replace		3	1	2	7500	SF	\$1.00	\$7,500			\$7,500			\$7,500			\$7,500			\$7,500			\$7,500			\$7,500			\$7,500	\$52,500				
G2050	Site	7386612	Play Structure, Swing Set, 4 Seats, Replace		20	15	5	2	EA	\$2,500.00	\$5,000						\$5,000																\$5,000				
G2050	Site	7386610	Play Structure, Multipurpose, Large, Replace		20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000																\$35,000				
G2050	Site	7386564	Play Structure, Multipurpose, Medium, Replace		20	15	5	2	EA	\$20,000.00	\$40,000						\$40,000																\$40,000				
G2050	Site	7386600	Play Structure, Multipurpose, Small, Replace		20	15	5	4	EA	\$10,000.00	\$40,000						\$40,000																\$40,000				
G2050	Site	7386516	Play Structure, Multipurpose, Large, Replace		20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000																\$35,000				
G2060	Site	7386588	Bike Rack, Fixed 1-5 Bikes, Replace		20	15	5	2	EA	\$600.00	\$1,200						\$1,200																\$1,200				
G2060	Site	7386580	Park Bench, Wood/Composite/Fiberglass, Replace		20	15	5	6	EA	\$600.00	\$3,600						\$3,600																\$3,600				
G2060	Site	7386473	Park Bench, Metal Powder-Coated, Replace		20	15	5	8	EA	\$700.00	\$5,600						\$5,600																\$5,600				
G2060	Site	7386491	Park Bench, Wood/Composite/Fiberglass, Replace		20	15	5	14	EA	\$600.00	\$8,400						\$8,400																\$8,400				
G2060	Site	7386463	Fences & Gates, Fence, Chain Link 6', Replace		40	30	10	1600	LF	\$21.00	\$33,600											\$33,600											\$33,600				
G2060	Site	7386609	Flagpole, Metal, Replace		30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500				
G2060	Site	7386500	Signage, Property, Monument, Replace/Install		20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000				
G2060	Site	7386543	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install		20	12	8	15	EA	\$500.00	\$7,500																						\$7,500				
G2060	Site	7386556	Dumpster Pad, Concrete, Replace/Install		50	35	15	400	SF	\$15.00	\$6,000																					\$6,000					
Totals, Unescalated														\$0	\$219,000	\$7,500	\$12,790	\$0	\$181,300	\$0	\$0	\$22,290	\$0	\$90,300	\$7,500	\$0	\$7,290	\$7,500	\$113,800	\$0	\$7,500	\$7,290	\$0	\$7,500			\$691,560
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$225,570	\$7,957	\$13,976	\$0	\$210,176	\$0	\$0	\$28,236	\$0	\$121,356	\$10,382	\$0	\$10,706	\$11,344	\$177,297	\$0	\$12,396	\$12,411	\$0	\$13,546			\$855,352

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	7386472	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	50 GAL	Fairfield Court Elementary School / Main Building	Utility closet	A. O. Smith	ENS-50 110	1746108217363	2017	http://ctrapp.com/contractorrewards/qr.do?rc=43H12C579X5R	
2	7386528	D2010	Water Heater	Gas, Tankless	3.95 GPM	Fairfield Court Elementary School / Main Building	Boiler room	Navien	NPE-240A2(NG)	2087C2321769085	2020	https://rvaschools.gofmx.com/equipment/1556408	
3	7386470	D2010	Backflow Preventer	Domestic Water	.75 IN	Fairfield Court Elementary School / Main Building	Boiler room	Watts Regulator	LF009M3QT	282367	2005	https://rvaschools.gofmx.com/equipment/1556417	
4	7386587	D2060	Air Compressor	Tank-Style	5 HP	Fairfield Court Elementary School / Main Building	Boiler room	Curtis	8DF4CD	No dataplate	2001	https://rvaschools.gofmx.com/equipment/1556414	
5	7386552	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Fairfield Court Elementary School / Main Building	Boiler room	Curtis	CR10	HG010A1150505082	2001	https://rvaschools.gofmx.com/equipment/1556413	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7386569	D3020	Boiler	Gas, HVAC	1500 MBH	Fairfield Court Elementary School / Main Building	Boiler room	PK THERMIFIC	SN-1500-2	CR17-05-27833	2005	https://rvaschools.gofmx.com/equipment/1556406	
2	7386613	D3020	Boiler	Gas, HVAC	1500 MBH	Fairfield Court Elementary School / Main Building	Boiler room	PK THERMIFIC	SN-1500-2	CR17-05-27841	2005	https://rvaschools.gofmx.com/equipment/1556407	
3	7386545	D3020	Radiator	Hydronic, Baseboard (per LF)		Fairfield Court Elementary School / Main Building	Throughout building						850
4	7386490	D3020	Unit Heater	Hydronic	45 MBH	Fairfield Court Elementary School / Main Building	Kitchen	Modine Manufacturing	H-455	03 J 107		https://rvaschools.gofmx.com/equipment/1556389	
5	7386538	D3020	Boiler Supplemental Components	Expansion Tank	400 GAL	Fairfield Court Elementary School / Main Building	Boiler room	Old Dominion	Illegible	Illegible	2005	https://rvaschools.gofmx.com/equipment/1556412	
6	7386523	D3020	Boiler Supplemental Components	Expansion Tank	6 GAL	Fairfield Court Elementary School / Main Building	Boiler room	Bell & Gossett	RL4F	31837	2005	https://rvaschools.gofmx.com/equipment/1556416	
7	7386603	D3020	Boiler Supplemental Components	Expansion Tank	80 GAL	Fairfield Court Elementary School / Main Building	Boiler room	Bell & Gossett	B300	139255	2005	https://rvaschools.gofmx.com/equipment/1556402	
8	7386480	D3020	Boiler Supplemental Components	Expansion Tank	600 GAL	Fairfield Court Elementary School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1556405	
9	7386594	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556429	
10	7386544	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2011		
11	7386485	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556379	
12	7386616	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556428	
13	7386585	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556375	
14	7386476	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556369	

15	7386547	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY A36NHA4	15U030083C	2011	https://rvaschools.gofmx.com/equipment/1556378
16	7386607	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	Illegible	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556370
17	7386512	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A36NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556380
18	7386593	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A42NHA4	02U00695B	2011	https://rvaschools.gofmx.com/equipment/1556425
19	7386554	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A42NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556373
20	7386493	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A36NHA4	15U03063C	2011	https://rvaschools.gofmx.com/equipment/1556426
21	7386571	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A36NHA4	15U03070C	2011	https://rvaschools.gofmx.com/equipment/1556368
22	7386537	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A42NHA4	15U00876C	2011	https://rvaschools.gofmx.com/equipment/1556377
23	7386471	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A42NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556430
24	7386574	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Inaccessible	Inaccessible	Inaccessible	2011	
25	7386526	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A36NHA4	15U03015C	2011	https://rvaschools.gofmx.com/equipment/1556367
26	7386515	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PHV-A42NHA4.	14U00844C	2011	https://rvaschools.gofmx.com/equipment/1556424
27	7386482	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3.5 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A42NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1556376
28	7386539	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 TON	Fairfield Court Elementary School / Roof Main Building	Mitsubishi Electric	PUY-A36NHA4	15U03066C	2011	https://rvaschools.gofmx.com/equipment/1556374
29	7386582	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Fairfield Court Elementary School / Boiler room Main Building	Bell & Gossett	80 BF 6.375	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1556410
30	7386561	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Fairfield Court Elementary School / Boiler room Main Building	Bell & Gossett	1510 BF 9.875	CV3298-02 E50	2005	https://rvaschools.gofmx.com/equipment/1556404
31	7386563	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Fairfield Court Elementary School / Boiler room Main Building	Bell & Gossett	80 BF 6.375	CV3299-02-E50	2005	https://rvaschools.gofmx.com/equipment/1556409
32	7386558	D3050	Pump	Distribution, HVAC Heating Water	.25 HP	Fairfield Court Elementary School / Boiler room Main Building	Bell & Gossett	No dataplate	No dataplate	2005	https://rvaschools.gofmx.com/equipment/1556411
33	7386511	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Fairfield Court Elementary School / Boiler room Main Building	Bell & Gossett	1510 BF 9.875	CV3298-01 E50	2005	https://rvaschools.gofmx.com/equipment/1556403
34	7386465	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5000 CFM	Fairfield Court Elementary School / Utility closet Main Building	Audivent	105400	LP 17 12		https://rvaschools.gofmx.com/equipment/1556419
35	7386573	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5418 CFM	Fairfield Court Elementary School / Utility closet Main Building	Audivent	WCMJES 5418-72	551379		https://rvaschools.gofmx.com/equipment/1556361

36	7386550	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Fairfield Court Elementary School / Roof Main Building		SOLER & PALAU	SDBD10	SN849219-1	2021	https://rvaschools.gofmx.com/equipment/1556427
37	7386596	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		SOLER & PALAU	SDBD10	SN849221-1	2021	https://rvaschools.gofmx.com/equipment/1556422
38	7386557	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible	2021	
39	7386507	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible	2021	
40	7386534	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible	2021	
41	7386533	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible		
42	7386481	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Fairfield Court Elementary School / Roof Main Building		Dayton	14YU94	11526054 0610	2010	https://rvaschools.gofmx.com/equipment/1556364
43	7386475	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1556381
44	7386579	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1556371
45	7386503	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible		
46	7386479	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		SOLER & PALAU	No dataplate	No dataplate	2021	https://rvaschools.gofmx.com/equipment/1556365
47	7386568	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Fairfield Court Elementary School / Roof Main Building		SOLER & PALAU	SDB24	SN849222-1	2021	https://rvaschools.gofmx.com/equipment/1556372
48	7386591	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Fairfield Court Elementary School / Roof Main Building		SOLER & PALAU	SDB24	SN849220-1	2021	https://rvaschools.gofmx.com/equipment/1556423
49	7386560	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible	2021	
50	7386581	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	9000 CFM	Fairfield Court Elementary School / Roof Main Building		SOLER & PALAU	STXBHP33RHUL	SN849218-1	2021	https://rvaschools.gofmx.com/equipment/1556363
51	7386527	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	9000 CFM	Fairfield Court Elementary School / Roof Main Building		Inaccessible	Inaccessible	Inaccessible		https://rvaschools.gofmx.com/equipment/1556366
52	7386522	D3060	Supplemental Components	Air Purifier, Electrostatic	2000 CFM	Fairfield Court Elementary School / Main Building	Throughout building	Carrier	FN1AAF006000	Various	2021	29

D40 Fire Protection

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7386477	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Fairfield Court Elementary School / Main Building	Throughout building						25

D50 Electrical

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7386474	D5020	Switchboard	120/208 V	1200 AMP	Fairfield Court Elementary School / Main Building	Electrical room	General Electric	No dataplate	71274		https://rvaschools.gofmx.com/equipment/1556418	
2	7386517	D5020	Switchboard	120/208 V	1200 AMP	Fairfield Court Elementary School / Main Building	Electrical room	General Electric	1	1S593SPR-1A		https://rvaschools.gofmx.com/equipment/1556358	

3	7386589	D5020	Distribution Panel	120/208 V	200 AMP	Fairfield Court Elementary School / Main Building	Electrical room	General Electric	NA	NA		https://rvaschools.gofmx.com/equipment/1556400	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7386601	D7050	Fire Alarm Panel	Fully Addressable		Fairfield Court Elementary School / Main Building	Office	Siemens	MXL-IQ	No dataplate		https://rvaschools.gofmx.com/equipment/1556360	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7386566	E1030	Cafeteria Equipment	Folding Table, Cafeteria		Fairfield Court Elementary School / Main Building	Cafeteria						19
2	7386506	E1030	Foodservice Equipment	Convection Oven, Single		Fairfield Court Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1556392	
3	7386562	E1030	Foodservice Equipment	Convection Oven, Single		Fairfield Court Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1556393	
4	7386486	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Fairfield Court Elementary School / Main Building	Kitchen	Delfield	GBF2P-S	1120469503	2011	https://rvaschools.gofmx.com/equipment/1556396	
5	7386530	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Fairfield Court Elementary School / Main Building	Kitchen	Traulsen	G22010	T65516E14		https://rvaschools.gofmx.com/equipment/1556395	
6	7386509	E1030	Foodservice Equipment	Icemaker, Freestanding		Fairfield Court Elementary School / Main Building	Kitchen	Motak	PKU0155FA	310655100	2022	https://rvaschools.gofmx.com/equipment/1556391	
7	7386531	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Fairfield Court Elementary School / Main Building	Kitchen	Delfield	GCR2P-S	1120340949	2011	https://rvaschools.gofmx.com/equipment/1556388	
8	7386524	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Fairfield Court Elementary School / Main Building	Kitchen	Beverage-Air Corporation	ER48-1AS	5627106		https://rvaschools.gofmx.com/equipment/1556397	
9	7386514	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Fairfield Court Elementary School / Main Building	Kitchen	Traulsen	G30010	T168397H11	2011	https://rvaschools.gofmx.com/equipment/1556387	
10	7386529	E1030	Foodservice Equipment	Steam Kettle		Fairfield Court Elementary School / Main Building	Kitchen	Groen	AH/1E-30	126263		https://rvaschools.gofmx.com/equipment/1556394	
11	7386542	E1030	Foodservice Equipment	Steamer, Freestanding		Fairfield Court Elementary School / Main Building	Kitchen	Convotherm	WS20002AB2AAUL	WS215030410	2021	https://rvaschools.gofmx.com/equipment/1556390	
12	7386615	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Fairfield Court Elementary School / Main Building	Kitchen	Kolpak	No dataplate	No dataplate	2020	https://rvaschools.gofmx.com/equipment/1556362	
13	7386536	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Fairfield Court Elementary School / Main Building	Kitchen	Kolpak	EL26-066-2EC-PR-8	410218231	2020	https://rvaschools.gofmx.com/equipment/1556386	
14	7386604	E1030	Foodservice Equipment	Walk-In, Freezer		Fairfield Court Elementary School / Main Building	Kitchen	Kolpak	6079110 LH	410218199DW1	2020	https://rvaschools.gofmx.com/equipment/1556385	