

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Richmond Public Schools**  
301 North Ninth Street  
Richmond, VA 23219



G.H. Reid Elementary School  
1301 Whitehead Road  
Richmond, VA 23225

**PREPARED BY:**

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**BV PROJECT #:**

*166385.24R000-021.468*

**DATE OF REPORT:**

*May 12, 2024*

**ON SITE DATE:**

*March 18, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	3
<b>Main Address</b>	1301 Whitehead Road, Richmond, VA 23225
<b>Site Developed</b>	1958
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	March 18, 2024
<b>Management Point of Contact</b>	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 <a href="mailto:daniel.alu@gofmx.com">daniel.alu@gofmx.com</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The property and the main building were established in 1958, then the kindergarten building was added to the site, and finally in 2016 the modular building was installed. The school was operating normally and at full capacity during the visit.

### Architectural

No significant issues were observed in the building structure, roofing, and façade. However, the interior finishes such as flooring, cabinetry, and doors appear to be worn out and have exceeded their typical life span. Exterior single pane windows are original and need to be replaced. Most other architectural components are in fair/good condition and only typical life cycle replacements are needed.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC components appear to be the most significant issues found during the site visit. The building uses a two-pipe hydronic system that provides both heating and cooling and the system needs to be upgraded to a four-pipe system for efficiency. The fan coils that are fed from the hydronic piping are original and are in dire need of replacement. The packaged units were installed in 2001 and are reaching the end of their lifespan. The BAS system appears to be outdated and needs to be upgraded with a modern and more convenient system. Fire suppression is limited to fire extinguishers and the fire alarm system appears to be in fair condition. Most of the electrical panels and electrical wiring were replaced in 2001. Finally, the plumbing system is original to 1958 and will need to be replaced in the medium term before it starts failing. Overall, the MEPF components are in fair condition, but they will need major upgrade/renovation in the near future to maintain the building in an adequate working condition.

### Site

Site maintenance appears to be fine, and site improvements and landscaping are generally in good condition. The concrete pavement and sidewalks are free of cracks and heaving.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Kindergarten	\$300	8,000	\$2,400,000	0.0%	4.9%	7.3%	22.9%
Main Building (1958)	\$300	40,000	\$12,000,000	0.3%	16.1%	26.6%	52.8%
Modular Building (2016)	\$200	8,000	\$1,600,000	0.0%	0.0%	0.2%	23.5%

## Immediate Needs

Facility/Building	Total Items	Total Cost
G.H. Reid Elementary School / Main Building	2	\$32,800
<b>Total</b>	<b>2</b>	<b>\$32,800</b>

## Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7524625	G.H. Reid Elementary School / Main Building	Kitchen	E1030	Foodservice Equipment, Convection Oven, Double, Replace	Poor	Performance/Integrity	\$8,300
7524610	G.H. Reid Elementary School / Main Building	Kitchen	E1030	Foodservice Equipment, Tilting Skillet, Replace	Poor	Performance/Integrity	\$24,500
<b>Total (2 items)</b>							<b>\$32,800</b>

## Key Findings



### HVAC System in Poor condition.

Hydronic Piping, 4-Pipe  
Main Building G.H. Reid Elementary School  
Throughout building

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

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$320,000

\$\$\$\$

2-pipe system needs to be upgraded to 4-pipe for efficiency purposes. - AssetCALC ID: 7524641



### Foodservice Equipment in Poor condition.

Tilting Skillet  
Main Building G.H. Reid Elementary School  
Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$24,500

\$\$\$\$

Tilting skillet is offline and needs to be replaced. - AssetCALC ID: 7524610



### Foodservice Equipment in Poor condition.

Convection Oven, Double  
Main Building G.H. Reid Elementary School  
Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

Oven is not operating and needs to be replaced. - AssetCALC ID: 7524625

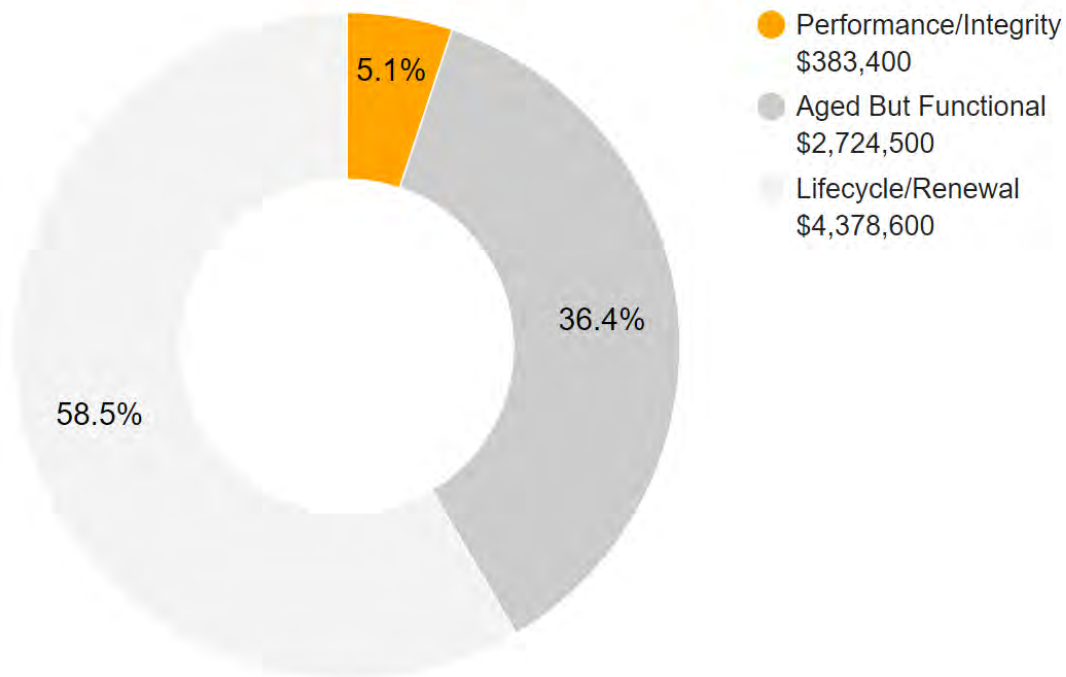
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$7,486,500





## 2. Kindergarten



### Kindergarten: Systems Summary

<b>Address</b>	1301 Whitehead Road; Richmond, VA 23225	
<b>Constructed/Renovated</b>	Information not provided	
<b>Building Area</b>	8,200 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab.	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted surfaces Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair

<b>Kindergarten: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Roof; lack of ladder or other means of access</li> </ul>	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	\$751,300	\$751,300
Facade	-	-	\$47,200	\$23,500	\$39,500	\$110,200
Roofing	-	-	-	\$173,300	-	\$173,300
Interiors	-	\$42,400	\$20,900	-	\$158,500	\$221,800
Plumbing	-	-	\$1,000	\$43,800	\$1,500	\$46,300
HVAC	-	\$33,400	\$500	\$43,000	-	\$76,900
Electrical	-	-	\$2,000	\$75,300	-	\$77,300
Fire Alarm & Electronic Systems	-	-	\$27,800	-	-	\$27,800
Equipment & Furnishings	-	-	-	\$16,100	-	\$16,100
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$75,900</b>	<b>\$99,400</b>	<b>\$375,000</b>	<b>\$950,900</b>	<b>\$1,501,200</b>

**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.

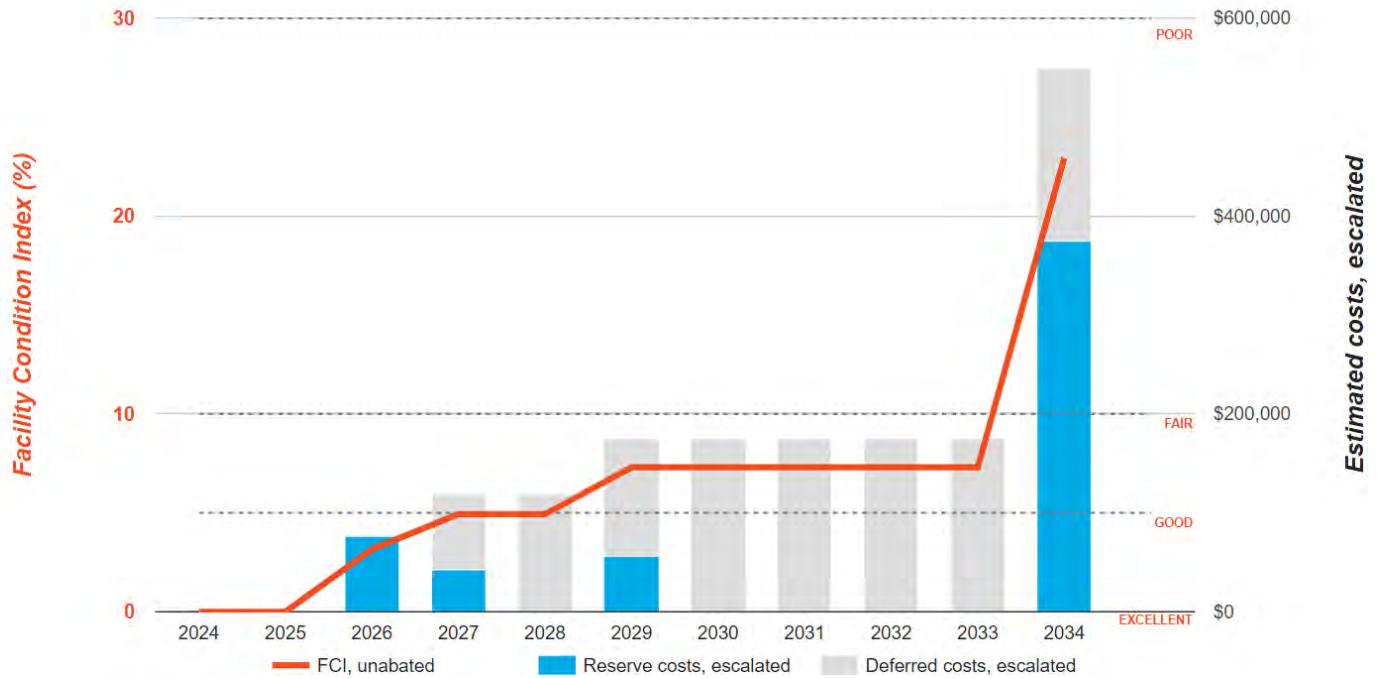
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: G.H. Reid Elementary School Kindergarten

Replacement Value: \$2,400,000

Inflation Rate: 3.0%

Average Needs per Year: \$50,100





## Kindergarten: Photographic Overview



1 - FRONT ELEVATION



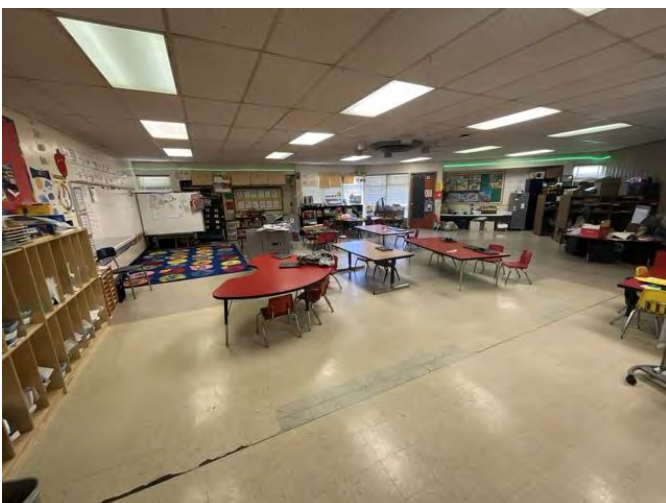
2 - LEFT ELEVATION



3 - ROOF OVERVIEW



4 - CLASSROOM 002



5 - TYPICAL CLASSROOM



6 - HVAC SYSTEM



### 3. Main Building



#### Main Building: Systems Summary

<b>Address</b>	1301 Whitehead Road; Richmond, VA 23225	
<b>Constructed/Renovated</b>	1958	
<b>Building Area</b>	40,000 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab.	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted surfaces and ceramic Floors: Carpet, VCT, ceramic tile, wood strip, terrazzo, and Unfinished Ceilings: Painted surfaces and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	\$3,756,700	\$3,756,700
Facade	-	-	\$872,100	-	\$27,100	\$899,200
Roofing	-	-	-	\$644,800	-	\$644,800
Interiors	-	\$119,900	\$453,600	\$281,600	\$331,400	\$1,186,500
Conveying	-	-	-	-	\$72,700	\$72,700
Plumbing	-	-	\$511,600	\$210,700	\$11,700	\$734,100
HVAC	-	\$405,600	\$217,900	\$128,700	\$500,000	\$1,252,200
Electrical	-	-	\$127,500	\$1,636,800	-	\$1,764,400
Fire Alarm & Electronic Systems	-	\$254,600	\$155,500	\$139,000	\$422,200	\$971,400
Equipment & Furnishings	\$32,800	\$8,800	\$37,500	\$91,500	\$134,500	\$305,100
Site Utilities	-	-	-	\$4,000	-	\$4,000
<b>TOTALS (3% inflation)</b>	<b>\$32,800</b>	<b>\$788,900</b>	<b>\$2,375,700</b>	<b>\$3,137,300</b>	<b>\$5,256,300</b>	<b>\$11,591,000</b>

**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.

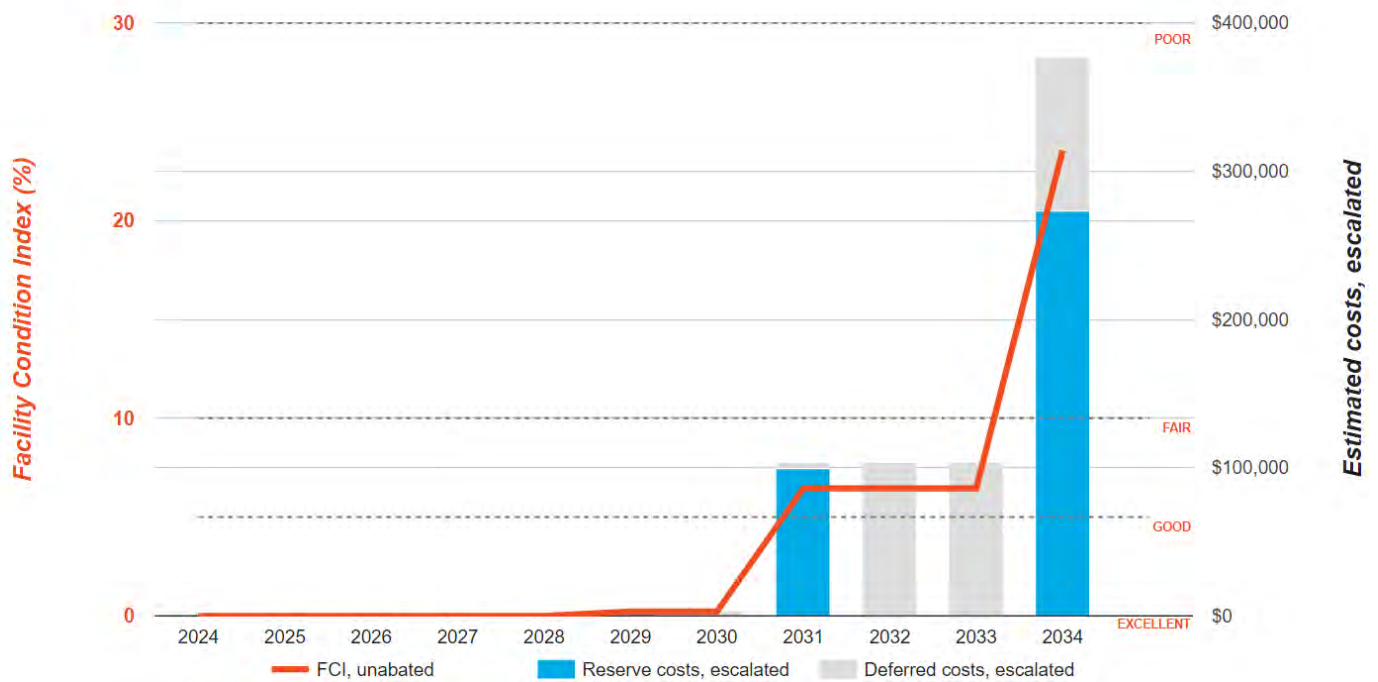
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: G.H. Reid Elementary School Modular Building

Replacement Value: \$1,600,000

Inflation Rate: 3.0%

Average Needs per Year: \$34,300





## Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - ROOF OVERVIEW



5 - ENTRANCE LOBBY



6 - ADMINISTRATION OFFICE





7 - CAFETERIA



8 - CLASSROOM 201



9 - CLASSROOM 218



10 - LIBRARY



11 - MAIN ELECTRICAL EQUIPMENT



12 - MECHANICAL ROOM

## 4. Modular Building



### Modular Building: Systems Summary

<b>Address</b>	1301 Whitehead Road; Richmond, VA 23225	
<b>Constructed/Renovated</b>	2016	
<b>Building Area</b>	8,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Prefabricated modular building	Good
<b>Façade</b>	Wall Finish: Vinyl Siding Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: FRP and vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



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

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	\$1,000	-	\$1,400	\$2,400
Facade	-	-	-	-	\$73,200	\$73,200
Roofing	-	-	-	\$182,800	-	\$182,800
Interiors	-	-	-	\$86,900	\$133,600	\$220,500
Plumbing	-	-	\$1,000	\$4,400	\$55,600	\$61,100
HVAC	-	-	\$1,400	-	\$121,100	\$122,600
Electrical	-	-	-	\$48,400	\$98,400	\$146,800
Fire Alarm & Electronic Systems	-	-	-	\$50,700	-	\$50,700
Site Utilities	-	-	-	-	\$5,600	\$5,600
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$3,500</b>	<b>\$373,200</b>	<b>\$489,000</b>	<b>\$865,700</b>

**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.

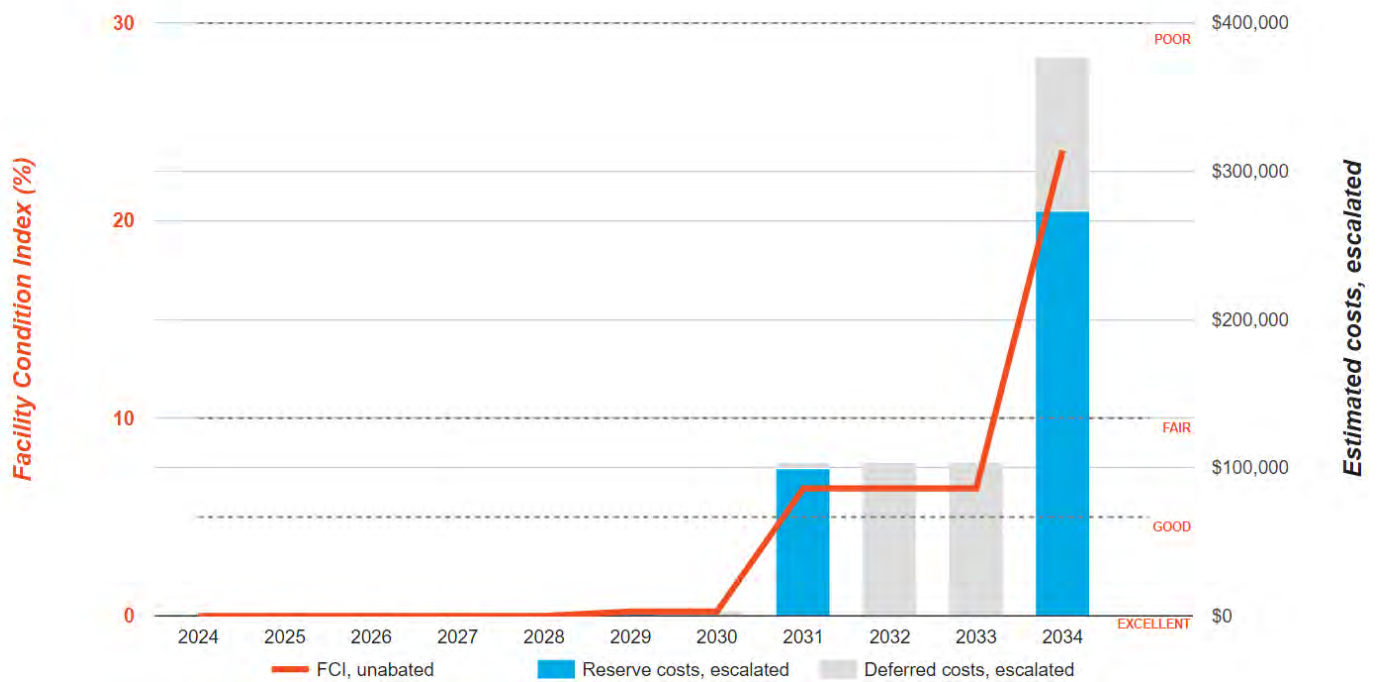
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: G.H. Reid Elementary School Modular Building

Replacement Value: \$1,600,000

Inflation Rate: 3.0%

Average Needs per Year: \$34,300





## Modular Building: Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - ROOF OVERVIEW

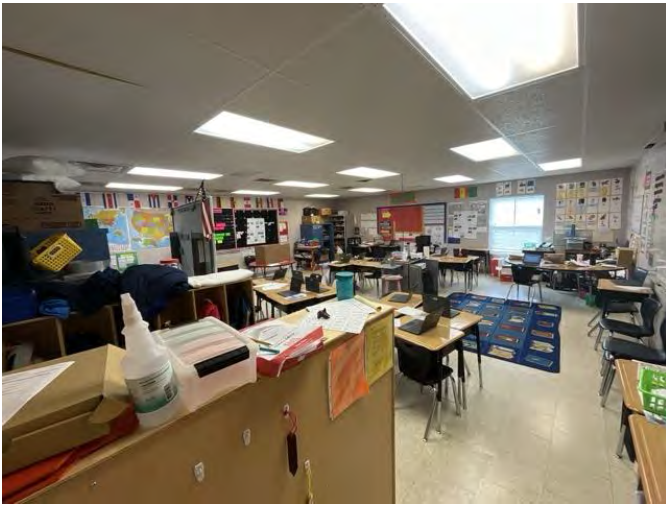


5 - CLASSROOM M1



6 - CLASSROOM M3





7 - CLASSROOM M5



8 - CLASSROOM M8



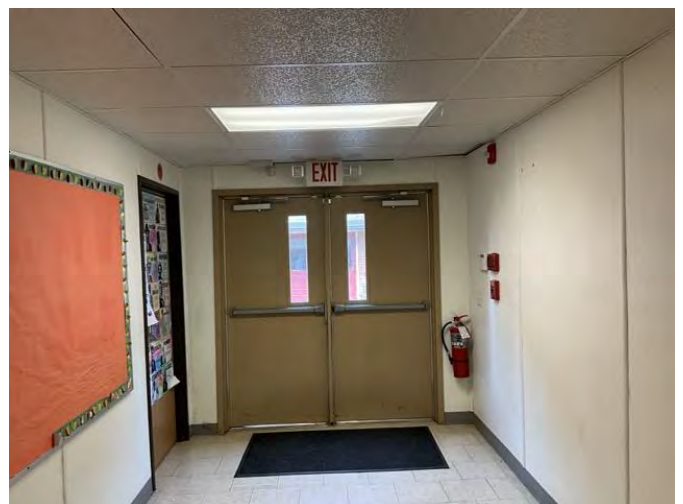
9 - RESTROOM



10 - WATER HEATER



11 - WALL-MOUNTED HEAT PUMPS



12 - FIRE ALARM COMPONENTS

## 5. Site Summary



Site Information		
<b>Site Area</b>	10.89 acres (estimated)	
<b>Parking Spaces</b>	80 total spaces all in open lots; 3 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	None	--
<b>Ancillary Structures</b>	Storage sheds and Gazebo	Fair



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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	\$1,400	\$97,400	-	\$98,900
Site Pavement	-	-	\$25,600	\$29,600	\$333,700	\$388,900
Site Development	-	\$9,500	\$21,600	\$39,500	\$149,000	\$219,600
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$9,500</b>	<b>\$48,600</b>	<b>\$166,600</b>	<b>\$482,700</b>	<b>\$707,400</b>

### Site: Photographic Overview



1 - MAIN PARKING AREA



2 - SECONDARY PARKING AREA



3 - OVERVIEW OF SITE



4 - PLAYGROUND AND BASEBALL FIELD



5 - SIDEWALK



6 - PICNIC AREA



## 6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

## 7. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 8. Opinions of Probable Costs

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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.

## 9. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of G.H. Reid Elementary School, 1301 Whitehead Road, Richmond, VA 23225, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

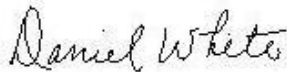
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Rashad Alnial,  
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**Reviewed by:**



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Program Manager  
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800.733.0660 x7296234

## 10. Appendices

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



# Appendix A:



## Site Plan(s)

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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	166385.24R000-021.468	G.H. Reid Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	March 18, 2024	

## **Appendix B:** Pre-Survey Questionnaire(s)

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# Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** G.H. Reid 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:** March 4, 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	64964		
2	Building size in SF	1958		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tara and Gravel roof
		Interiors		CMU, Plaster, sheetrock, ceramic tile, terror, drop ceiling
		HVAC		Hot water boilers, chiller, dual temperature HVAC
		Electrical		Existing
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Chiller replaced 2018		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Install 4 modular classrooms		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Comfort control		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> 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?					Steel frames rusted and challenge to close
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 from roof leaks and air conditioning leaks.
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Seasonal change over difficult due to dual temperature HVAC system
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				Bus loop underground pipe damaged
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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: G.H. Reid Elementary School

BV Project Number: 166385.24R000-021.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2007
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
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

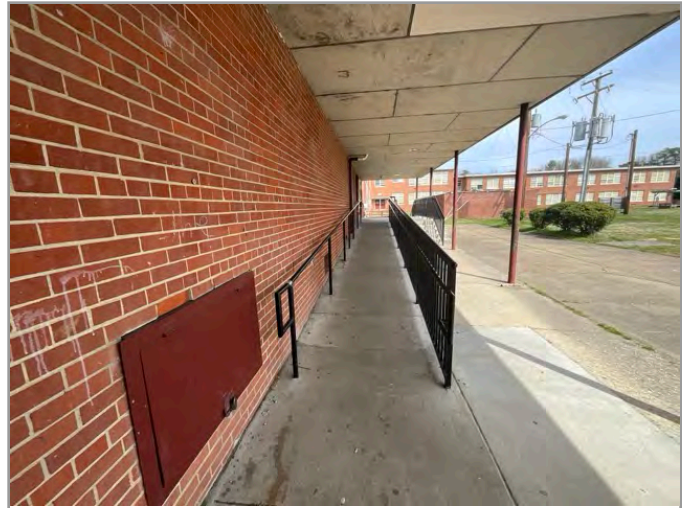
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
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 RAMP

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
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



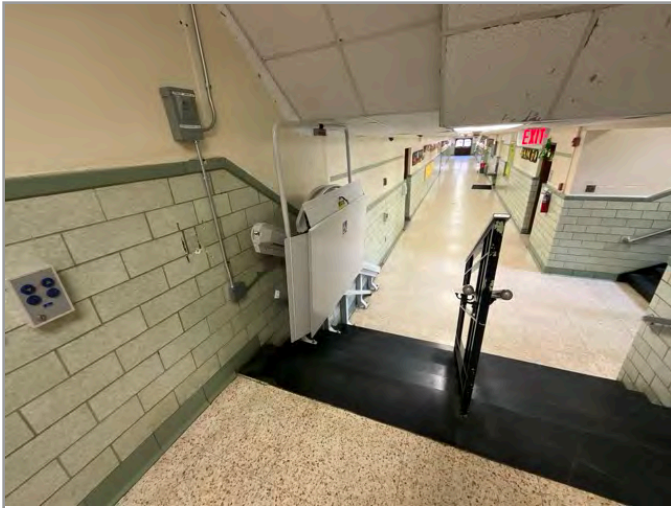
ADDITIONAL ENTRANCE

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

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 LIFT



ACCESSIBLE INTERIOR PATH

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

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

# Abbreviated Accessibility Checklist

## 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



OVERVIEW OF PLAYGROUND

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

## Appendix D:

### Component Condition Report

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## Component Condition Report | G.H. Reid Elementary School / Kindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Kindergarten	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	8,000 SF	20	7557315
B1010	Building Exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	8,000 SF	20	7557310
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	4,950 SF	50	7524597
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	750 SF	15	7524688
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,750 SF	5	7524767
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,750 SF	10	7524774
B2020	Building Exterior	Fair	Glazing, any type by SF	684 SF	3	7524721
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	7524675
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	9,000 SF	10	7524776
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	330 LF	10	7524626
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	9	15	7524613
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	13	15	7524691
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	15	7524703
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	12	7524629
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,000 SF	5	7524738
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,000 SF	2	7524737
<b>Plumbing</b>						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	3	7524642
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	10	7524743
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	5	10	7524754

## Component Condition Report | G.H. Reid Elementary School / Kindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	10	7524751
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	7524720
<b>HVAC</b>						
D3020	Throughout building	Fair	Baseboard Heater, Electric, 4 LF	2	3	7524618
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	2	7524615
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	2	7524619
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,000 SF	10	7524647
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,000 SF	10	7524655
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,000 SF	10	7524733
D5040	Utility closet	Fair	Lighting Controls, Dimming Panel, Standard	1	5	7524692
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,000 SF	5	7524684
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood High-End	24 LF	10	7524654

## Component Condition Report | G.H. Reid Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	40,000 SF	20	7557316
B1010	Throughout building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	40,000 SF	20	7557309
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	24,000 SF	30	7524739
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	347	3	7524636
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	29	15	7524624



## Component Condition Report | G.H. Reid Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	33,500 SF	10	7524740
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,200 LF	10	7524758
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	84	10	7524773
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	36,000 SF	10	7524608
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	33	10	7524605
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	9	5	7524764
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	60,000 SF	5	7524726
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	5	7524680
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	5	7524770
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	2	7524696
C2030	Throughout building	Fair	Flooring, Terrazzo	17,500 SF	5	7524623
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,200 SF	2	7524777
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	17,500 SF	2	7524735
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	7524611
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	5	7524603
<b>Conveying</b>						
D1010	Interior hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	7524766
D1010	Interior hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	7524687
D1010	Interior hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	7524757
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	18	10	7524627
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	12	7524628
D2010	Throughout building	Fair	Toilet, Child-Sized	7	10	7524664

**Component Condition Report | G.H. Reid Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	7524714
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7524632
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	34	10	7524637
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	35	10	7524761
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	12	7524683
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	10	7524723
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	34	10	7524732
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	40,000 SF	5	7524604
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	7524674
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7524729
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7524598
<b>HVAC</b>						
D3020	Kitchen	Fair	Unit Heater, Electric	1	5	7524727
D3020	Throughout building	Fair	Baseboard Heater, Electric, 4 LF	27	3	7524718
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [Boiler #1]	1	8	7524741
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [Boiler #2]	1	8	7524695
D3020	Kitchen	Fair	Unit Heater, Electric	1	5	7524730
D3030	Custodial Office	Fair	Air Conditioner, Window/Thru-Wall	1	2	7524640
D3030	Mechanical room	Fair	Unit Ventilator, approx/nominal 3 Ton	1	5	7524702
D3030	Throughout building	Fair	Air Conditioner, Window/Thru-Wall	6	2	7524639
D3030	Site	Good	Chiller, Air-Cooled	1	19	7524669
D3030	Roof	Fair	Split System, Fan Coil Unit, DX	1	3	7524651
D3030	MPR	Fair	Split System, Fan Coil Unit, DX	1	2	7524706
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	4	3	7524713
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	37	3	7524689

## Component Condition Report | G.H. Reid Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Chilled Water Pump 1]	1	19	7524631
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [HWP-1]	1	3	7524621
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	2	7524657
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-3]	1	3	7524762
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-4]	1	5	7524736
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	2	7524749
D3050	Throughout building	Poor	HVAC System, Hydronic Piping, 4-Pipe	40,000 SF	2	7524641
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [HWP-2]	1	5	7524676
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Chilled Water Pump 2]	1	19	7524649
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	1	2	7524679
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	5	7524663
D3060	Mechanical room	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	7524693
<b>Electrical</b>						
D5010	Roof	Fair	Solar Power, Inverter	1	7	7524645
D5010	Roof	Fair	Solar Power, Inverter	1	7	7524652
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	497	10	7524705
D5010	Roof	Fair	Solar Power, Inverter	1	7	7524778
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7524744
D5020	Mechanical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	5	7524707
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7524666
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7524682
D5020	Electrical room	Fair	Distribution Panel, 120/240 V [HP3]	1	7	7524747
D5020	Mechanical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	7	7524712
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V [MDP]	1	7	7524672
D5020	Utility closet	Fair	Distribution Panel, 120/240 V [HP1]	1	7	7524670

## Component Condition Report | G.H. Reid Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V [HP3]	1	7	7524656
D5020	Building exterior	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	10	7524622
D5030	Main Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,000 SF	5	7524699
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	40,000 SF	10	7524646
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	56,521 SF	7	7524602
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7524710
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	40,000 SF	5	7524765
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	40,000 SF	2	7524742
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [1]	1	11	7524717
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [8]	1	7	7524599
E1030	Kitchen	Poor	Foodservice Equipment, Convection Oven, Double	1	0	7524625
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7524734
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7524748
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [3]	1	7	7524698
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	7524662
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7524715
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7524612
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	7524708
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7524685
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	7524643
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [1]	1	7	7524700
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7524677
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	3	7524709



### Component Condition Report | G.H. Reid Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7524671
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [C]	1	2	7524607
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [2]	1	7	7524772
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7524630
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7524673
E1030	Kitchen	Poor	Foodservice Equipment, Tilting Skillet	1	0	7524610
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	7524620
E1060	Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	7524667
E2010	Throughout building	Fair	Casework, Cabinetry Economy	130 LF	3	7524763

#### Sitework

G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	10	7524661
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### Component Condition Report | G.H. Reid Elementary School / Modular Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1010	Site	Fair	Structural Flooring/Decking, Wood, Refinish	450 SF	5	7524653
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	5,700 SF	15	7524617
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	8	15	7524728
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7524704
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	8,000 SF	10	7524759
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	20	7524690
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	15	7524725

## Component Condition Report | G.H. Reid Elementary School / Modular Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	10	7524634
C2010	Throughout building	Fair	Wall Finishes, Vinyl	9,000 SF	7	7524701
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	3,000 SF	15	7524644
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,000 SF	7	7524755
<b>Plumbing</b>						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	7524760
D2010	Restrooms	Fair	Urinal, Standard	2	20	7524745
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	7	7524752
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	20	7524609
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	20	7524775
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	7524722
<b>HVAC</b>						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524697
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524711
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524600
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524659
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524724
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524716
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524614
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524678
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	12	7524638
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,000 SF	15	7524648
D3060	Restrooms	Fair	Exhaust Fan, Residential Bathroom	5	5	7524746
<b>Electrical</b>						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	15	7524668

## Component Condition Report | G.H. Reid Elementary School / Modular Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Site	Fair	Distribution Panel, 277/480 V	1	15	7524650
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,000 SF	20	7524753
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,000 SF	10	7524635
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,000 SF	10	7524681
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	7	7524606
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	15	7524731

## Component Condition Report | G.H. Reid Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	1,900 SF	10	7524768
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	25	7524658
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	5	7524771
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	10	7524769
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,000 SF	3	7524665
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,000 SF	12	7524686
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7524694
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7524719
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	3,000 SF	2	7524616
<b>Sitework</b>						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	11	5	7524750

**Component Condition Report | G.H. Reid Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,450 LF	20	7524633
G2060	Site	Good	Flagpole, Metal	1	20	7524779
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	2	7524756
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	10	5	7524660
G2080	Site	Fair	Planter Boxes, Pre-Manufactured, Standard	180 LF	12	7524601



## Appendix E: Replacement Reserves

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Replacement Reserves Report



5/12/2024

Summary table with columns for Location, years 2024-2044, and Total Escalated Estimate. Includes rows for G.H. Reid Elementary School and Grand Total.

G.H. Reid Elementary School

G.H. Reid Elementary School / Kindergarten

Detailed table for G.H. Reid Elementary School / Kindergarten. Columns include Uniformat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2024-2044. Includes a Totals section at the bottom.

G.H. Reid Elementary School / Main Building

Detailed table for G.H. Reid Elementary School / Main Building. Columns include Uniformat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, and years 2024-2044.









Replacement Reserves Report



5/12/2024

Uniform 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		7524719	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000				
G2060	Site		7524750	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	11	EA	\$600.00	\$6,600						\$6,600																	\$6,600			
G2060	Site		7524660	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	10	EA	\$600.00	\$6,000						\$6,000																	\$6,000			
G2060	Site		7524633	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1450	LF	\$21.00	\$30,450																					\$30,450	\$30,450				
G2060	Site		7524756	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	\$3,000.00	\$3,000			\$3,000																				\$3,000			
G2060	Site		7524779	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,500.00	\$2,500																						\$2,500	\$2,500			
G2080	Site		7524601	Planter Boxes, Pre-Manufactured, Standard, Replace	25	13	12	180	LF	\$200.00	\$36,000												\$36,000											\$36,000			
<b>Totals, Unescalated</b>												\$0	\$0	\$9,000	\$23,400	\$0	\$19,850	\$0	\$0	\$29,400	\$0	\$96,250	\$6,000	\$218,000	\$23,400	\$6,000	\$0	\$0	\$6,000	\$23,400	\$0	\$0	\$6,000	\$23,400	\$0	\$38,950	\$499,650
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$9,548	\$25,570	\$0	\$23,012	\$0	\$0	\$37,243	\$0	\$129,352	\$8,305	\$310,816	\$34,364	\$9,076	\$0	\$0	\$9,917	\$39,837	\$0	\$0	\$9,917	\$39,837	\$0	\$70,348	\$707,387

## Appendix F: Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524766	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		G.H. Reid Elementary School / Main Building	Interior hallway					<a href="https://rvaschools.gofmx.com/equipment/1578561">https://rvaschools.gofmx.com/equipment/1578561</a>	
2	7524687	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		G.H. Reid Elementary School / Main Building	Interior hallway					<a href="https://rvaschools.gofmx.com/equipment/1578563">https://rvaschools.gofmx.com/equipment/1578563</a>	
3	7524757	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		G.H. Reid Elementary School / Main Building	Interior hallway					<a href="https://rvaschools.gofmx.com/equipment/1578565">https://rvaschools.gofmx.com/equipment/1578565</a>	

**D20 Plumbing**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524642	D2010	<b>Water Heater</b>	Electric, Residential	50 GAL	G.H. Reid Elementary School / Kindergarten	Utility closet	Vanguard	3WA71	VG 1010B19265	2010	<a href="https://rvaschools.gofmx.com/equipment/1578564">https://rvaschools.gofmx.com/equipment/1578564</a>	
2	7524760	D2010	<b>Water Heater</b>	Electric, Residential	40 GAL	G.H. Reid Elementary School / Modular Building	Utility closet	Bradford White	RE340S6	NC37407196		<a href="https://rvaschools.gofmx.com/equipment/1578555">https://rvaschools.gofmx.com/equipment/1578555</a>	
3	7524628	D2010	<b>Water Heater</b>	Gas, Tankless	3.95 GPM	G.H. Reid Elementary School / Main Building	Mechanical room	Navien	NPE-240A2(NG)	2087Y2182726941		<a href="https://rvaschools.gofmx.com/equipment/1578542">https://rvaschools.gofmx.com/equipment/1578542</a>	
4	7524683	D2010	<b>Water Heater</b>	Gas, Tankless	3.95 GPM	G.H. Reid Elementary School / Main Building	Mechanical room	Navien	NPE-240A2(NG)	2087W2182706937		<a href="https://rvaschools.gofmx.com/equipment/1578541">https://rvaschools.gofmx.com/equipment/1578541</a>	

**D30 HVAC**

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524741	D3020	<b>Boiler</b> [Boiler #1]	Gas, HVAC	1200 MBH	G.H. Reid Elementary School / Main Building	Mechanical room	Patterson-Kelley	N-1200	BL33-02-23930	2002	<a href="https://rvaschools.gofmx.com/equipment/1578543">https://rvaschools.gofmx.com/equipment/1578543</a>	



2	7524695	D3020	<b>Boiler</b> [Boiler #2]	Gas, HVAC	1200 MBH	G.H. Reid Elementary School / Main Building	Mechanical room	Patterson-Kelley	N-1200	BL33-02-23931	2002	<a href="https://rvaschools.gofmx.com/equipment/1578544">https://rvaschools.gofmx.com/equipment/1578544</a>	
3	7524718	D3020	<b>Baseboard Heater</b>	Electric, 4 LF	1 KW	G.H. Reid Elementary School / Main Building	Throughout building	No dataplate					27
4	7524618	D3020	<b>Baseboard Heater</b>	Electric, 4 LF	1 KW	G.H. Reid Elementary School / Kindergarten	Throughout building						2
5	7524727	D3020	<b>Unit Heater</b>	Electric	5 KW	G.H. Reid Elementary School / Main Building	Kitchen	Taskmaster	Inaccessible	Inaccessible			
6	7524730	D3020	<b>Unit Heater</b>	Electric	5 KW	G.H. Reid Elementary School / Main Building	Kitchen	Taskmaster	G1G5105CAIN	60721-832			
7	7524669	D3030	<b>Chiller</b>	Air-Cooled	170 TON	G.H. Reid Elementary School / Main Building	Site	Daikin Industries	AGZ170EDSEPNN00	STNU180500005	2018	<a href="https://rvaschools.gofmx.com/equipment/1578556">https://rvaschools.gofmx.com/equipment/1578556</a>	
8	7524640	D3030	<b>Air Conditioner</b>	Window/Thru-Wall	1 TON	G.H. Reid Elementary School / Main Building	Custodial Office	Inaccessible					
9	7524639	D3030	<b>Air Conditioner</b>	Window/Thru-Wall	1 TON	G.H. Reid Elementary School / Main Building	Throughout building						6
10	7524697	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344340-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578576">https://rvaschools.gofmx.com/equipment/1578576</a>	
11	7524711	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344923-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578568">https://rvaschools.gofmx.com/equipment/1578568</a>	
12	7524600	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344346-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578575">https://rvaschools.gofmx.com/equipment/1578575</a>	

13	7524659	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344922-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578567">https://rvaschools.gofmx.com/equipment/1578567</a>
14	7524724	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344344-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578573">https://rvaschools.gofmx.com/equipment/1578573</a>
15	7524716	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344337-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578572">https://rvaschools.gofmx.com/equipment/1578572</a>
16	7524614	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344920-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578571">https://rvaschools.gofmx.com/equipment/1578571</a>
17	7524678	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W36R2-A10	309A163300344-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578569">https://rvaschools.gofmx.com/equipment/1578569</a>
18	7524638	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	G.H. Reid Elementary School / Modular Building	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHWH42-A10B	332J163344339-02	2016	<a href="https://rvaschools.gofmx.com/equipment/1578570">https://rvaschools.gofmx.com/equipment/1578570</a>
19	7524651	D3030	<b>Split System</b>	Fan Coil Unit, DX	2.5 TON	G.H. Reid Elementary School / Main Building	Roof	Carrier	38CKC030500	1799E10217		<a href="https://rvaschools.gofmx.com/equipment/1578529">https://rvaschools.gofmx.com/equipment/1578529</a>
20	7524706	D3030	<b>Split System</b>	Fan Coil Unit, DX	1200 TON	G.H. Reid Elementary School / Main Building	MPR	Inaccessible			2001	
21	7524702	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton	1000 CFM	G.H. Reid Elementary School / Main Building	Mechanical room	Inaccessible				
22	7524631	D3050	<b>Pump [Chilled Water Pump 1]</b>	Distribution, HVAC Chilled or Condenser Water	7.5 HP	G.H. Reid Elementary School / Main Building	Mechanical room	A. O. Smith	E300M	016086	2018	<a href="https://rvaschools.gofmx.com/equipment/1578545">https://rvaschools.gofmx.com/equipment/1578545</a>

23	7524649	D3050	<b>Pump</b> [Chilled Water Pump 2]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	G.H. Reid Elementary School / Main Building	Mechanical room	A. O. Smith	300M	290076M	2018	850115OJ
24	7524762	D3050	<b>Pump</b> [CWP-3]	Distribution, HVAC Chilled or Condenser Water	5 HP	G.H. Reid Elementary School / Main Building	Mechanical room	Baldor	M3218T	P020856H376	2002	<a href="https://rvaschools.gofmx.com/equipment/1578547">https://rvaschools.gofmx.com/equipment/1578547</a>
25	7524736	D3050	<b>Pump</b> [CWP-4]	Distribution, HVAC Chilled or Condenser Water	5 HP	G.H. Reid Elementary School / Main Building	Mechanical room	Baldor	PH32181	P020855H374	2002	<a href="https://rvaschools.gofmx.com/equipment/1578548">https://rvaschools.gofmx.com/equipment/1578548</a>
26	7524621	D3050	<b>Pump</b> [HWP-1]	Distribution, HVAC Heating Water	1.5 HP	G.H. Reid Elementary School / Main Building	Mechanical room	Baldor Reliance	M3154T	Illegible	2001	<a href="https://rvaschools.gofmx.com/equipment/1578550">https://rvaschools.gofmx.com/equipment/1578550</a>
27	7524676	D3050	<b>Pump</b> [HWP-2]	Distribution, HVAC Heating Water	1.5 HP	G.H. Reid Elementary School / Main Building	Mechanical room	NEMA Premium	2NKX7B	974158-0001 M 0011	2011	<a href="https://rvaschools.gofmx.com/equipment/1578549">https://rvaschools.gofmx.com/equipment/1578549</a>
28	7524713	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	800 CFM	G.H. Reid Elementary School / Main Building	Throughout building					4
29	7524689	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	1600 CFM	G.H. Reid Elementary School / Main Building	Throughout building					37
30	7524615	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	2 TON	G.H. Reid Elementary School / Kindergarten	Roof	Inaccessible	Inaccessible	Inaccessible		3
31	7524619	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	3 TON	G.H. Reid Elementary School / Kindergarten	Roof	Inaccessible	Inaccessible	Inaccessible		2
32	7524749	D3050	<b>Packaged Unit</b> [RTU-1]	RTU, Pad or Roof-Mounted	9 TON	G.H. Reid Elementary School / Main Building	Roof	Carrier	39NC09	0401100321	2001	<a href="https://rvaschools.gofmx.com/equipment/1578531">https://rvaschools.gofmx.com/equipment/1578531</a>
33	7524657	D3050	<b>Packaged Unit</b> [RTU-2]	RTU, Pad or Roof-Mounted	9 TON	G.H. Reid Elementary School / Main Building	Roof	Carrier	39NC09	401V100331	2001	<a href="https://rvaschools.gofmx.com/equipment/1578530">https://rvaschools.gofmx.com/equipment/1578530</a>

34	7524663	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	1000 CFM	G.H. Reid Elementary School / Main Building	Building exterior	Inaccessible	Inaccessible	Inaccessible			2
35	7524693	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1500 CFM	G.H. Reid Elementary School / Main Building	Mechanical room	Inaccessible	Inaccessible	Inaccessible			
<b>D50 Electrical</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524645	D5010	<b>Solar Power</b>	Inverter	23 KW	G.H. Reid Elementary School / Main Building	Roof	Chnt Power	Illegible	Illegible		<a href="https://rvaschools.gofmx.com/equipment/1578579">https://rvaschools.gofmx.com/equipment/1578579</a>	
2	7524652	D5010	<b>Solar Power</b>	Inverter	60 KW	G.H. Reid Elementary School / Main Building	Roof	Chnt Power	Illegible	Illegible		<a href="https://rvaschools.gofmx.com/equipment/1578577">https://rvaschools.gofmx.com/equipment/1578577</a>	
3	7524778	D5010	<b>Solar Power</b>	Inverter	60 KW	G.H. Reid Elementary School / Main Building	Roof	Chnt Power	Illegible	Illegible		<a href="https://rvaschools.gofmx.com/equipment/1578578">https://rvaschools.gofmx.com/equipment/1578578</a>	
4	7524744	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	225 KVA	G.H. Reid Elementary School / Main Building	Mechanical room	Siemens	3F3Y225B	NA	2001	<a href="https://rvaschools.gofmx.com/equipment/1578535">https://rvaschools.gofmx.com/equipment/1578535</a>	
5	7524666	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	G.H. Reid Elementary School / Main Building	Mechanical room	HPS	30	33749-17212-082	2001	<a href="https://rvaschools.gofmx.com/equipment/1578539">https://rvaschools.gofmx.com/equipment/1578539</a>	
6	7524682	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	G.H. Reid Elementary School / Main Building	Mechanical room	HPS	SG3A0030KB	NA	2001	<a href="https://rvaschools.gofmx.com/equipment/1578540">https://rvaschools.gofmx.com/equipment/1578540</a>	
7	7524668	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	300 KVA	G.H. Reid Elementary School / Modular Building	Site	General Electric	9T10A1008	NA		<a href="https://rvaschools.gofmx.com/equipment/1578554">https://rvaschools.gofmx.com/equipment/1578554</a>	
8	7524650	D5020	<b>Distribution Panel</b>	277/480 V	800 AMP	G.H. Reid Elementary School / Modular Building	Site	Inaccessible	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1578557">https://rvaschools.gofmx.com/equipment/1578557</a>	



9	7524670	D5020	<b>Distribution Panel [HP1]</b>	120/240 V	400 AMP	G.H. Reid Elementary School / Main Building	Utility closet	Siemens	S1C42ML400CTS	79-65326-B00	2001	<a href="https://rvaschools.gofmx.com/equipment/1578558">https://rvaschools.gofmx.com/equipment/1578558</a>
10	7524747	D5020	<b>Distribution Panel [HP3]</b>	120/240 V	400 AMP	G.H. Reid Elementary School / Main Building	Electrical room	Siemens	S1C42ML400CBS	79-65326-B00	2001	<a href="https://rvaschools.gofmx.com/equipment/1578566">https://rvaschools.gofmx.com/equipment/1578566</a>
11	7524656	D5020	<b>Distribution Panel [HP3]</b>	277/480 V	400 AMP	G.H. Reid Elementary School / Main Building	Mechanical room	Square D	12167136360010001	NA	2001	<a href="https://rvaschools.gofmx.com/equipment/1578536">https://rvaschools.gofmx.com/equipment/1578536</a>
12	7524672	D5020	<b>Distribution Panel [MDP]</b>	277/480 V	1200 AMP	G.H. Reid Elementary School / Main Building	Mechanical room	Siemens	S5E90511200TS	17-65326-C00	2001	<a href="https://rvaschools.gofmx.com/equipment/1578534">https://rvaschools.gofmx.com/equipment/1578534</a>

### D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524710	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		G.H. Reid Elementary School / Main Building	Office	No dataplate			2001	<a href="https://rvaschools.gofmx.com/equipment/1578559">https://rvaschools.gofmx.com/equipment/1578559</a>	
2	7524606	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		G.H. Reid Elementary School / Modular Building	Utility closet	Fire-Lite					

### E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524625	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		G.H. Reid Elementary School / Main Building	Kitchen	Garland	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1578515">https://rvaschools.gofmx.com/equipment/1578515</a>	
2	7524620	E1030	<b>Foodservice Equipment</b>	Convection Oven, Single		G.H. Reid Elementary School / Main Building	Kitchen	Convotherm	WS20002ABZAAUL	WS219114821		<a href="https://rvaschools.gofmx.com/equipment/1578512">https://rvaschools.gofmx.com/equipment/1578512</a>	
3	7524715	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		G.H. Reid Elementary School / Main Building	Kitchen	Delfield	SCSC-60-EF	1203150001641		<a href="https://rvaschools.gofmx.com/equipment/1578508">https://rvaschools.gofmx.com/equipment/1578508</a>	

4	7524612	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	G.H. Reid Elementary School / Main Building	Kitchen	Delfield	SCSC-60-EF	1203150001643		<a href="https://rvaschools.gofmx.com/equipment/1578519">https://rvaschools.gofmx.com/equipment/1578519</a>
5	7524671	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	G.H. Reid Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-W	11401561		<a href="https://rvaschools.gofmx.com/equipment/1578527">https://rvaschools.gofmx.com/equipment/1578527</a>
6	7524630	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	G.H. Reid Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-W	11401560		<a href="https://rvaschools.gofmx.com/equipment/1578526">https://rvaschools.gofmx.com/equipment/1578526</a>
7	7524643	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF	G.H. Reid Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1578514">https://rvaschools.gofmx.com/equipment/1578514</a>
8	7524734	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	G.H. Reid Elementary School / Main Building	Kitchen	Metro	NA	C5HME034030		<a href="https://rvaschools.gofmx.com/equipment/1578517">https://rvaschools.gofmx.com/equipment/1578517</a>
9	7524748	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	G.H. Reid Elementary School / Main Building	Kitchen	Metro	NA	C5HME029582	2019	<a href="https://rvaschools.gofmx.com/equipment/1578528">https://rvaschools.gofmx.com/equipment/1578528</a>
10	7524685	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	G.H. Reid Elementary School / Main Building	Kitchen	Delfield	SH-5-NU	1203150001640		<a href="https://rvaschools.gofmx.com/equipment/1578518">https://rvaschools.gofmx.com/equipment/1578518</a>
11	7524673	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	G.H. Reid Elementary School / Main Building	Kitchen	Delfield	SH-5-NU	1203150001644		<a href="https://rvaschools.gofmx.com/equipment/1578509">https://rvaschools.gofmx.com/equipment/1578509</a>
12	7524708	E1030	<b>Foodservice Equipment</b>	Freezer, 2-Door Reach-In	G.H. Reid Elementary School / Main Building	Kitchen	Delfield	GCF2-S	1120223543		<a href="https://rvaschools.gofmx.com/equipment/1578505">https://rvaschools.gofmx.com/equipment/1578505</a>
13	7524677	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	G.H. Reid Elementary School / Main Building	Kitchen	Manitowoc	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1578524">https://rvaschools.gofmx.com/equipment/1578524</a>
14	7524709	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	G.H. Reid Elementary School / Main Building	Kitchen	Mccall	7-7070T	S-784257		<a href="https://rvaschools.gofmx.com/equipment/1578506">https://rvaschools.gofmx.com/equipment/1578506</a>

15	7524610	E1030	<b>Foodservice Equipment</b>	Tilting Skillet	G.H. Reid Elementary School / Main Building	Kitchen	Cleveland	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1578513">https://rvaschools.gofmx.com/equipment/1578513</a>
16	7524662	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	G.H. Reid Elementary School / Main Building	Kitchen	Kolpak	Inaccessible	Inaccessible	2015	<a href="https://rvaschools.gofmx.com/equipment/1578523">https://rvaschools.gofmx.com/equipment/1578523</a>
17	7524700	E1030	<b>Foodservice Equipment [1]</b>	Refrigerator, 3-Door Reach-In	G.H. Reid Elementary School / Main Building	Kitchen	Traulsen	G30010	T08477J05		<a href="https://rvaschools.gofmx.com/equipment/1578521">https://rvaschools.gofmx.com/equipment/1578521</a>
18	7524717	E1030	<b>Foodservice Equipment [1]</b>	Walk-In, Freezer	G.H. Reid Elementary School / Main Building	Kitchen	Kolpak	5455086DW1S	410106523DW1S	2015	<a href="https://rvaschools.gofmx.com/equipment/1578522">https://rvaschools.gofmx.com/equipment/1578522</a>
19	7524772	E1030	<b>Foodservice Equipment [2]</b>	Refrigerator, 3-Door Reach-In	G.H. Reid Elementary School / Main Building	Kitchen	Traulsen	G30010	T45502110		<a href="https://rvaschools.gofmx.com/equipment/1578511">https://rvaschools.gofmx.com/equipment/1578511</a>
20	7524698	E1030	<b>Foodservice Equipment [3]</b>	Refrigerator, 2-Door Reach-In	G.H. Reid Elementary School / Main Building	Kitchen	Traulsen	G20010	T19699H12		<a href="https://rvaschools.gofmx.com/equipment/1578510">https://rvaschools.gofmx.com/equipment/1578510</a>
21	7524599	E1030	<b>Foodservice Equipment [8]</b>	Refrigerator, 2-Door Reach-In	G.H. Reid Elementary School / Main Building	Kitchen	Delfield	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1578520">https://rvaschools.gofmx.com/equipment/1578520</a>
22	7524607	E1030	<b>Foodservice Equipment [C]</b>	Convection Oven, Double	G.H. Reid Elementary School / Main Building	Kitchen	Garland	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1578516">https://rvaschools.gofmx.com/equipment/1578516</a>