

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Bellevue Elementary School
2301 East Grace Street
Richmond, VA 23223

PREPARED BY:

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BV PROJECT #:

166385.24R000-001.468

DATE OF REPORT:

May 13, 2024

ON SITE DATE:

April 3, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	2301 East Grace Street, Richmond, VA 23223
Site Developed	1914, Renovated 1977
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 3, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

The site of the current school was once the home of Elizabeth Van Lew, a Southerner who conducted Union espionage work during the Civil War. The furnace, cafeteria and kitchen were renovated in 1975 to meet the provisions of the Clean Air Act of 1970. Repairs were needed after a fire damaged the building in 1977.

Architectural

Bellevue Elementary School opened its doors in 1914. The exterior walls are brick veneer, and the entrance is clad with limestone. Over the years the exterior mortar joints crack and crumble from precipitation and freeze thaw action. It is especially evident on the lower sections of the front elevations. The decorative cornice work is also cracked and missing around the perimeter. Repointing the entire wall system is recommended. There was no access to the roof but from satellite imaging, the roof looks to be in fair condition. (Spring break was scheduled during this assessment. The maintenance staff was not available.) The windows look original to the building. They are wood single pane units and are budgeted for replacement. There were 9"x9" VCT floor tiles found in a room on the lower level. These tiles are suspected to contain asbestos. Although the tiles are not friable, an effort should be made to replace the flooring. The finishes in the building are dated and are replaced on an as needed basis. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling systems were replaced in 2014/ 2015 and have 60% of life ahead. Heated and chilled water is pumped to fan coil units throughout all interior rooms. The FCU's look like they are close to end of life however data plates were not located. There are several exterior doors located in the rear of the structure that I believe may house additional MEPF equipment. The chiller area was also locked. These areas were not assessable during the visit. The central air handling units were not located or assessed. After opening several doors, it appears the central core of the lower level is used as a plenum. Further investigation is recommended.

The electrical infrastructure is generally in good working condition. The main electrical switchboard appears to have been updated in 1994. Interior lighting consists of florescent linear fixtures, LED fixtures, and several metal halide fixtures in common halls. A widespread LED retrofit program would reduce energy and maintenance costs.

The plumbing systems appear to be adequate to serve the school, with equipment and fixtures to be updated as needed. The domestic water service is well maintained, with no evidence of leaks observed at the domestic piping. The domestic hot water service consists of updated equipment and has six years of RUL. Supply appears to be adequate. No serious issues were observed or reported.

Fire protection system consists of a hard-wired fire alarm system and fire extinguishers. The alarm system consists of strobes, pull stations, illuminated exit signs, and emergency lighting. A building wide fire suppression (sprinkler) system is recommended to be installed to modernize life and safety in the school.

Site

The site primarily consists of flatwork, stairs, and landscaping features within immediate proximity to the building's footprint. There is no on-site parking with ADA street parking unmarked. Flatwork consists of asphalt paving play area, concrete pavement at the ADA entrance and concrete main entrance and brick paver sidewalk along the east side on the site. Granite stairs provide pedestrian access at building entrances. There is a playground and freshly installed woodchip play surface.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

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

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

FCI Analysis Bellevue Elementary School / Main Building(1914)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 16,686,900	55,623	\$ 300	
	Est Reserve Cost		FCI
Current	\$ 15,700		0.1 %
3-Year	\$ 1,644,500		9.9 %
5-Year	\$ 4,313,400		25.8 %
10-Year	\$ 6,945,600		41.6 %



Immediate Needs

Facility/Building	Total Items	Total Cost
Bellevue Elementary School / Main Building	4	\$15,600
Total	4	\$15,600

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7517379	Auditorium	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	\$2,400
7517352	102	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	Poor	Performance/Integrity	\$1,700
7517374	105	E2010	Casework, Cabinetry Economy, Replace	Poor	Performance/Integrity	\$4,000
7517383	Parking and entrance signage ,break room	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	Poor	Accessibility	\$7,500
Total (4 items)						\$15,600



Key Findings



Exterior Walls in Poor condition.

Brick
Main Building Bellevue Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$744,500

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Mortar joints can deteriorate over time due to weathering. If the mortar is poor quality, crumbled or open water can seep in and damage the masonry - AssetCALC ID: 7517429



Exterior Walls in Poor condition.

Limestone cornice
Main Building Bellevue Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$49,500

\$\$\$\$

There is a decorative limestone cornice that encircles the building that is cracked and damaged. - AssetCALC ID: 7517461



Window in Poor condition.

Wood Historical, up to 15 SF
Main Building Bellevue Elementary School
Building Exterior

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

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$460,000

\$\$\$\$

The units are single pane with no storms. Units look to be original to the building and highly inefficient. - AssetCALC ID: 7517354



Sink/Lavatory in Poor condition.

Wall-Hung, Enameled Steel
Main Building Bellevue Elementary School 102

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

The sink and faucet hardware is dated. Modernization is highly recommended. - AssetCALC ID: 7517352



Casework in Poor condition.

Priority Score: **82.9**

Cabinetry Economy
Main Building Bellevue Elementary School 105

Plan Type:
Performance/Integrity

Uniformat Code: E2010
Recommendation: **Replace in 2024**

Cost Estimate: \$4,000

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The cabinetry is chipped worn and dated. Countertops are not level and chipped. - AssetCALC ID: 7517374



Ceiling Finishes in Poor condition.

Priority Score: **81.9**

Gypsum Board/Plaster
Main Building Bellevue Elementary School
Auditorium

Plan Type:
Performance/Integrity

Uniformat Code: C2050
Recommendation: **Repair in 2024**

Cost Estimate: \$2,400

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Potential leakage from roof. Auditorium right side midway down aisle. Scaffolding will be needed to complete the repair. - AssetCALC ID: 7517379

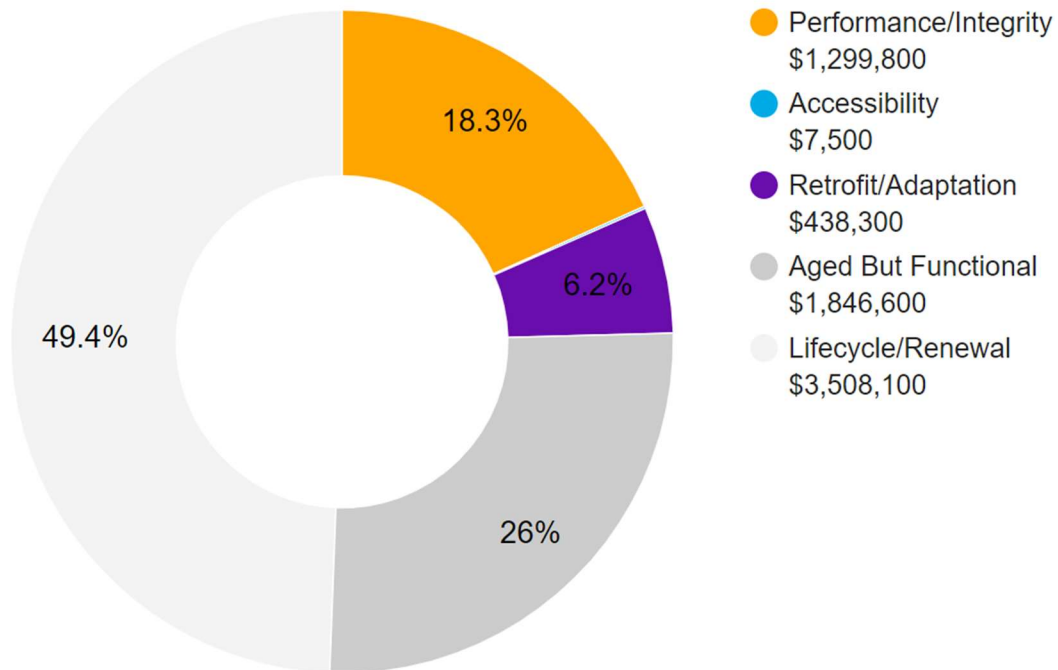
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,100,300



2. Building Information



Building Systems Summary		
Address	2301 East Grace Street; Richmond, VA	
Constructed/Renovated	1914 / 1977	
Building Area	55623 SF	
Number of Stories	3 above grade levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Wood	Poor
Roof	Primary: Flat construction with membrane	--
Interiors	Walls: Painted lath & plaster Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, coated concrete Ceilings: Painted lath & plaster and ACT	Fair
Elevators	Passenger: One car serving three floors Wheelchair lifts serve auditorium.	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil terminal units. Non-Central System: Split-system heat Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from street pole with copper wiring. Interior Lighting: LED, linear fluorescent, CFL, metal halide Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility’s overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Music room; locked room and no key ▪ Elevator machine room; locked room and no key ▪ Room 201: locked room and no key ▪ Roof and chiller area: locked and no key ▪ Exterior doors to rear of building: locked and no key 	



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$1,291,600	\$1,600	-	-	\$1,293,200
Roofing	-	-	-	\$406,000	-	\$406,000
Interiors	\$2,400	-	\$652,100	\$91,900	\$758,600	\$1,505,000
Conveying	-	-	\$19,400	-	\$15,800	\$35,100
Plumbing	\$1,700	-	\$41,500	\$1,007,600	\$58,700	\$1,109,600
HVAC	-	\$326,800	\$432,500	\$926,100	\$1,332,700	\$3,018,000
Fire Protection	-	-	\$438,200	\$2,000	\$8,800	\$449,000
Electrical	-	-	\$614,100	\$161,300	-	\$775,400
Fire Alarm & Electronic Systems	-	-	\$281,700	\$17,900	\$669,900	\$969,500
Equipment & Furnishings	\$4,000	\$3,800	\$194,500	\$19,400	\$119,400	\$341,200
Site Development	-	-	-	-	\$51,600	\$51,600
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$15,600	\$1,622,200	\$2,675,600	\$2,632,200	\$3,015,500	\$9,961,100

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.

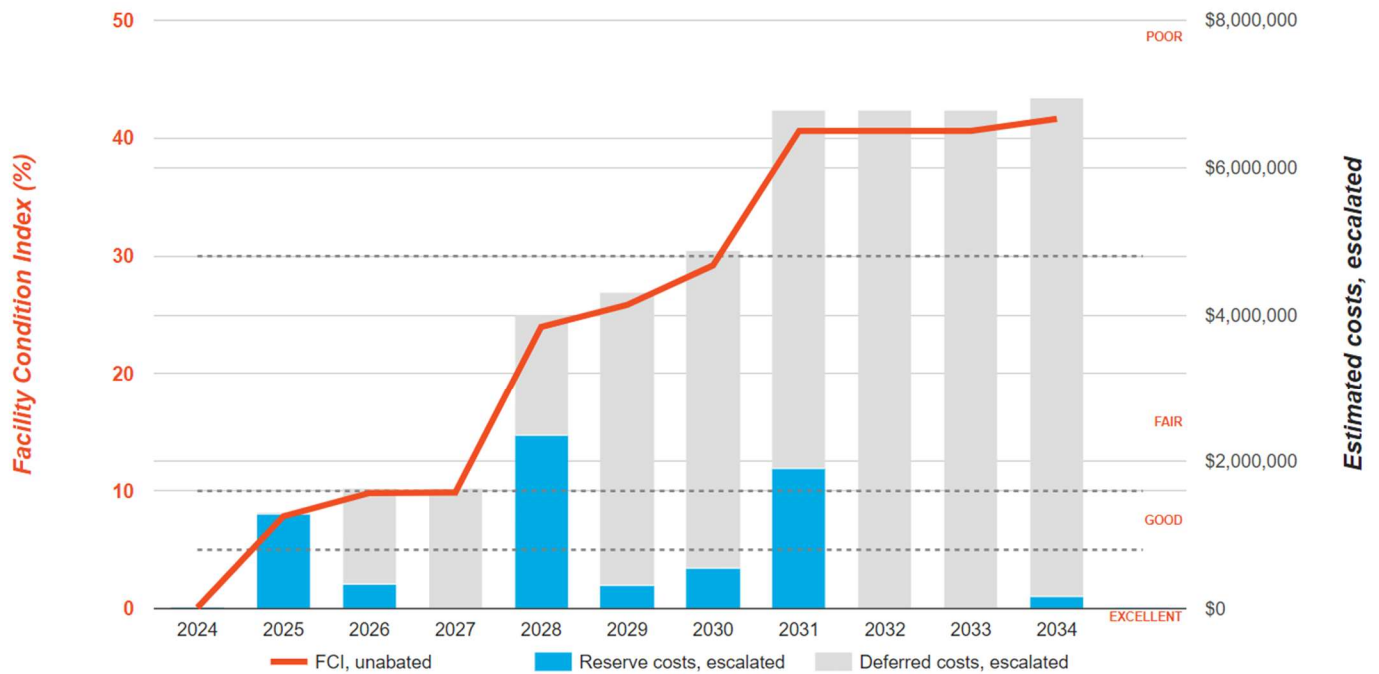
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bellevue Elementary School Main Building

Replacement Value: \$16,686,900

Inflation Rate: 3.0%

Average Needs per Year: \$631,500





1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMENT



6 - FOUNDATION SYSTEM



7 - BUILDING FACADE



8 - MAIN ENTRANCE



9 - PERIMETER ELEMENTS & DRAINAGE



10 - LIBRARY



11 - RECEPTION AREA



12 - CAFETERIA



13 - TYPICAL CLASSROOM



14 - LOBBY



15 - AUDITORIUM



16 - CAB FINISHES



17 - PLUMBING SYSTEM



18 - DOMESTIC HOT WATER SUPPLY



19 - MAIN MECHANICAL ROOM



20 - BOILERS AND PUMPS



21 - MAIN ELECTRICAL ROOM



22 - SECURITY/SURVEILLANCE SYSTEM



23 - FIRE ALARM PANEL



24 - FIRE EXTINGUISHER AND ALARM DEVICE

3. Site Summary



Site Information		
Site Area	2.26 acres (estimated)	
Parking Spaces	None	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link fencing; brick wall chiller enclosure Playgrounds, fencing, and site lights Limited Park benches,	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, Irrigation not present Severe site slopes along west and south boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site’s overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	\$3,500	\$3,900	\$6,000	\$97,500	\$110,900
Site Pavement	-	\$2,100	-	\$70,600	\$6,100	\$78,900
TOTALS (3% inflation)	-	\$5,600	\$3,900	\$76,600	\$103,700	\$189,800



1 - PLAY AREA



2 - PLAY AREA



3 - LANDSCAPING



4 - STATUE



5 - FENCING



6 - PROPERTY SIGNAGE

4. ADA Accessibility

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

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

However, this does not:

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

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

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bellevue Elementary School, 2301 East Grace Street, Richmond, VA 23223, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

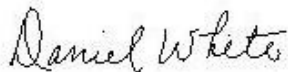
No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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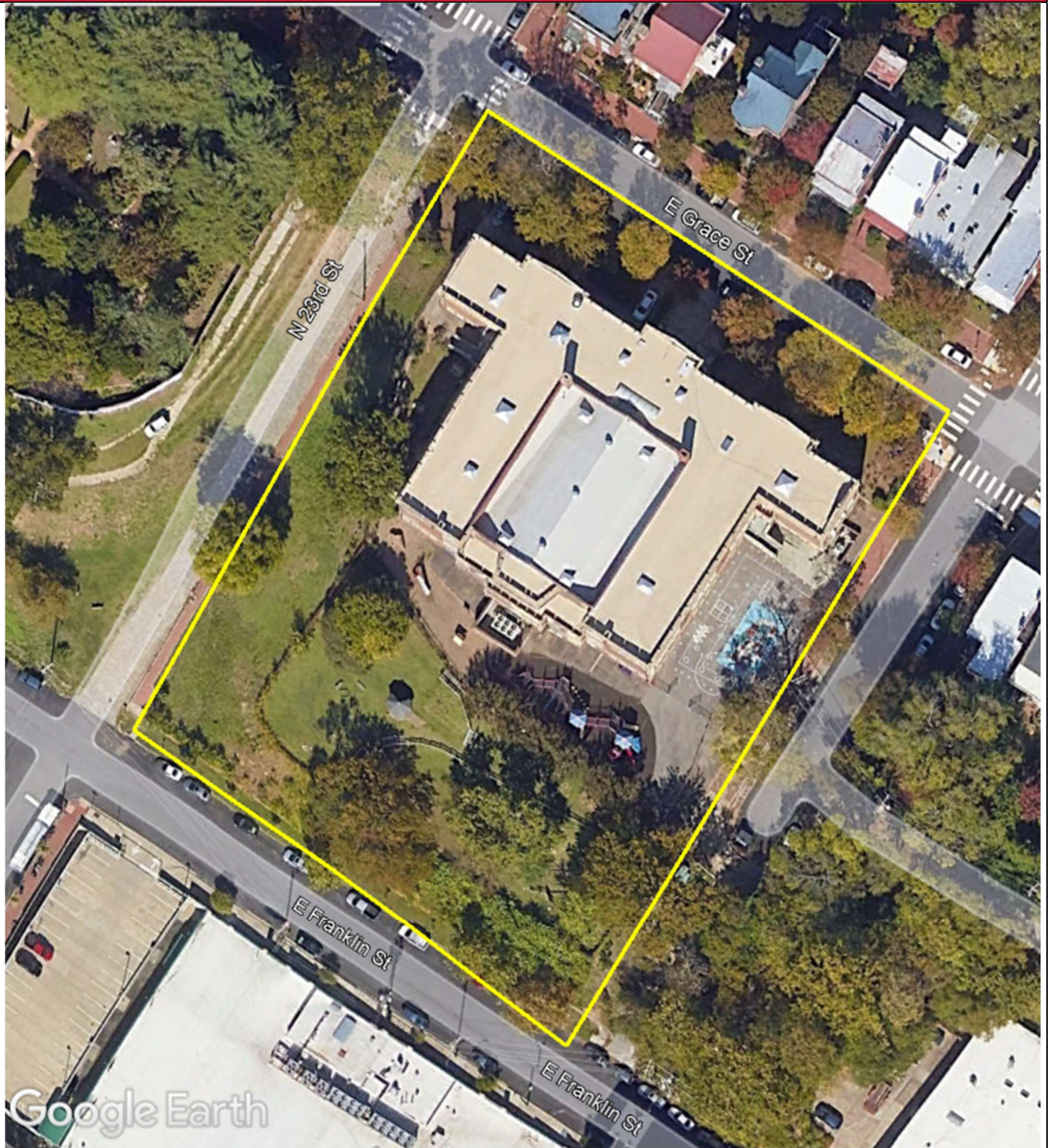
8. Appendices



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

Appendix A:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	166385.24R000-001.468	Bellevue Elementary School	
	Source	On-Site Date	
	Google	April 3, 2024	

Appendix B:

Pre-Survey Questionnaires

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Bellevue
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 4/3/2024
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	1914		
2	Building size in SF	55623		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stone
		Roof		Tar and gravel, TPO
		Interiors		Plaster/CMU
		HVAC		Boiler chiller, fan coil units, dual temperature
		Electrical		
		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).	Roof replaced 2021		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Pneumatic controls and dual temperature system is challenging to maintain comfort		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Entire building seasonal
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bellevue Elementary School

BV Project Number: 166385.24R000-001.468

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



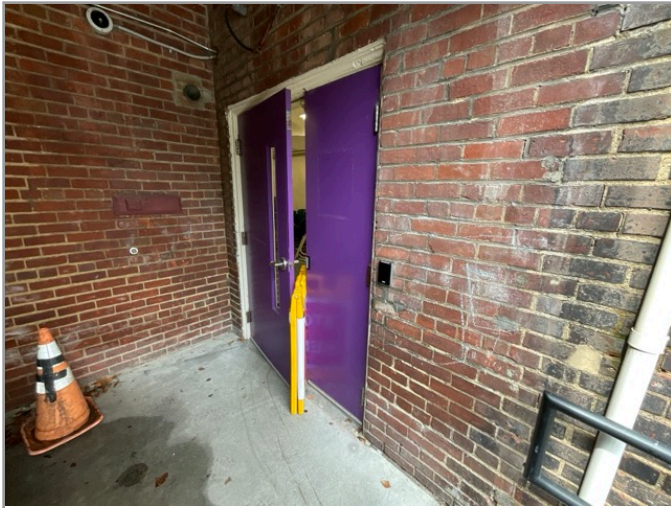
CURB CUT

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

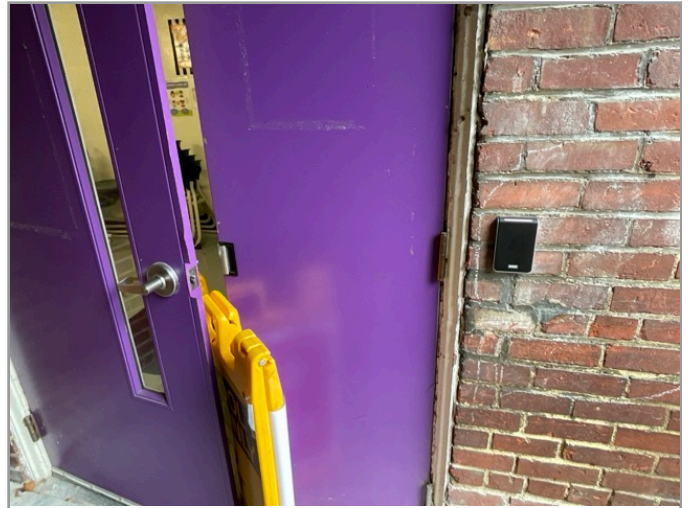
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



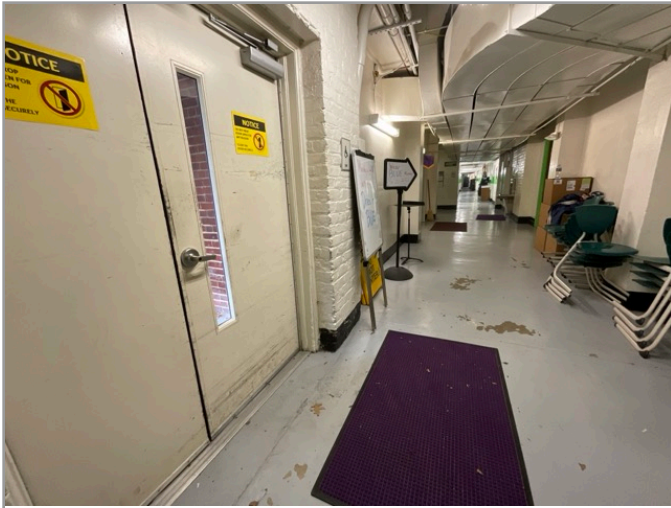
DOOR HARDWARE

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

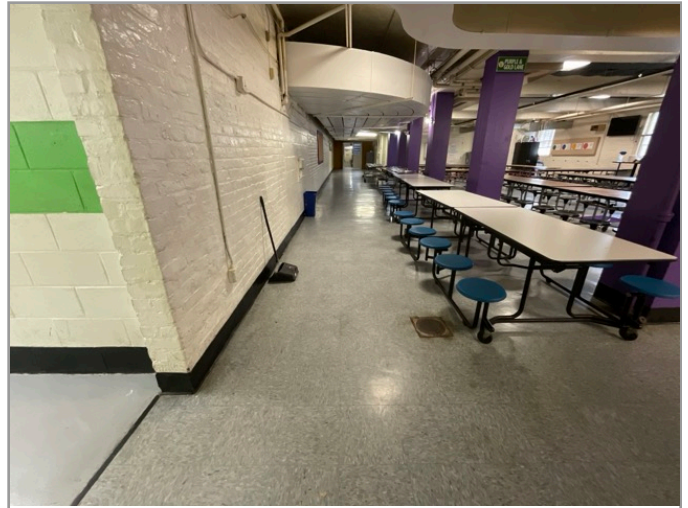
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



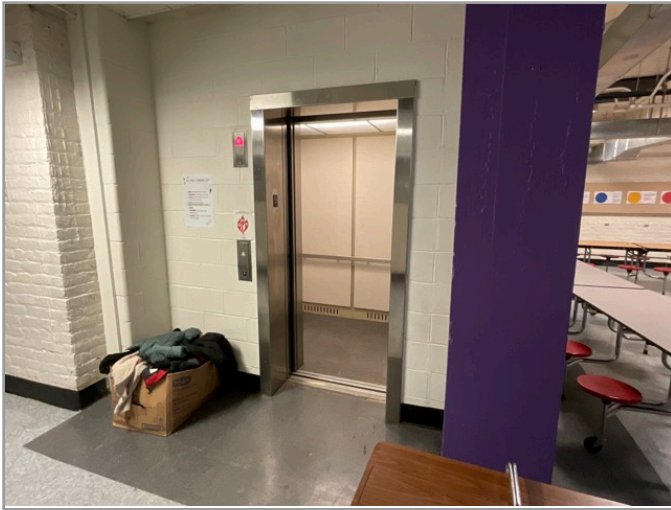
ACCESSIBLE INTERIOR PATH

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

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



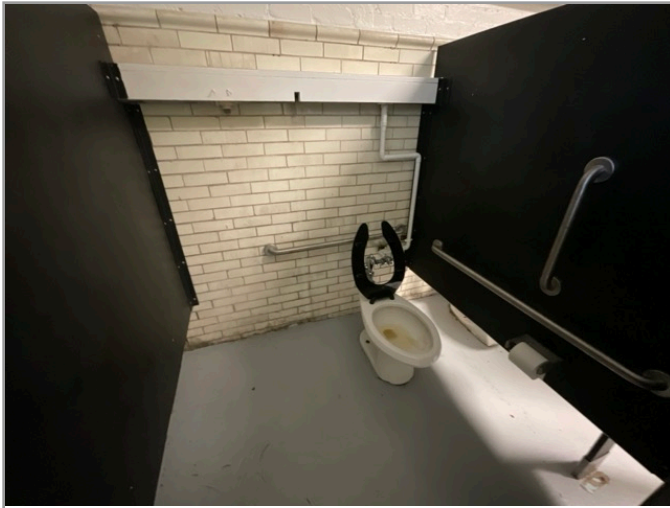
IN-CAB CONTROLS

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

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	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

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



BREAKROOM PATH OF TRAVEL

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?		✗		
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?		✗		
3	Is there an accessible countertop/preparation space of proper width and height ?		✗		
4	Is there an accessible sink space of proper width and height ?		✗		
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			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

Component Condition Report | Bellevue Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	throughout	Fair	Foundation System, Concrete or CMU / brick Walls w/out Footings, Concrete or CMU/ brick Walls w/out Footings	7,520 SF	21	7517343
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls, Repair	55,623 SF	21	7517540
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Limestone cornice, Repair	1,500 SF	0	7517461
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repaint	22,560 SF	0	7517429
B2010	Building Exterior front façade	Fair	Exterior Walls, Stone	100 SF	26	7517353
B2020	Building Exterior	Poor	Window, Wood Historical, up to 15 SF	200	1	7517354
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	4	7517333
B2050	Building Exterior	Fair	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	20	21	7517434
Roofing						
B3010	Main roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	20,000 SF	6	7559253
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	51	4	7517339
C1070	Library	Fair	Suspended Ceilings, Acoustical Tile (ACT)	792 SF	16	7517389
C1070	Kitchen	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,040 SF	4	7517456
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	83,435 SF	5	7517332
C2030	Hallway	Fair	Flooring, Terrazzo	5,000 SF	4	7517474
C2030	Basement level hallway	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,540 SF	4	7517369
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,040 SF	4	7517345
C2030	Restroom third floor	Fair	Flooring, Ceramic Tile	540 SF	21	7517355
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	7517428
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	21,861 SF	4	7517480
C2030	Classrooms	Fair	Flooring, Wood, Strip, Refinish	14,880 SF	6	7517356
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	1,662 SF	6	7517397
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,324 SF	6	7517453
C2030	Book room basement level	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	676 SF	4	7517347
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	53,491 SF	5	7517403
C2050	Auditorium	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	300 SF	0	7517379
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7517405
D1010	Auditorium	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	21	7517447
D1050	Mechanical room	Fair	Tube Station, Pneumatic, Material Handling	1	4	7517419
Plumbing						
D2010	Custodian two basement level	Fair	Water Heater, Gas, Residential	1	6	7517468
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	4	10	7517416
D2010	Third floor hallway	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	7517367
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	55,623 SF	7	7517415
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	4	7517396

Component Condition Report | Bellevue Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	6	7517475
D2010	Restrooms	Fair	Urinal, Waterless	7	4	7517404
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	4	7517411
D2010	102	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	1	0	7517352
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	16	7517365
D2010	Restricted area basement level	Fair	Boiler, Gas, Domestic	1	14	7517359
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	16	4	7517422
D2060	Restricted area basement level	Good	Air Compressor, Tank-Style	1	16	7517385
HVAC						
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	20	7517394
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	20	7517467
D3030	Site	Fair	Chiller, Air-Cooled	1	16	7517462
D3030	East side	Fair	Split System Ductless, Single Zone	1	3	7517358
D3030	East side	Fair	Split System, Condensing Unit/Heat Pump	1	4	7517344
D3050	Under stage	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7517331
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7517362
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7517473
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	55,623 SF	4	7517375
D3050	Under stage	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7517395
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	55,623 SF	7	7517469
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	35	2	7517426
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	11 LF	11	7517451
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	55,623 SF	4	7517537
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	10	10	7517477
Electrical						
D5020	Under stage	Fair	Switchboard, 277/480 V	1	10	7517399
D5020	Under stage	Fair	Secondary Transformer, Dry, Stepdown	1	4	7517450
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7517406
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	10	7517368
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	55,623 SF	4	7517442
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	55,623 SF	4	7517346
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	55,623 SF	4	7517460
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7517351
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	55,623 SF	11	7517366
D8010	Under stage	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	55,623 SF	4	7517449
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	7517440
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7517445

Component Condition Report | Bellevue Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7517435
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	13	7517391
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7517388
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7517384
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	7517382
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	13	7517363
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7517337
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7517357
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	7517436
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7517361
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	14	7517455
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	7517336
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	7517417
E2010	Auditorium	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	465 LF	4	7517386
E2010	105	Poor	Casework, Cabinetry Economy	23 LF	0	7517374

Sitework

G2060	Site right side of building across from Richmond Hill	Fair	Retaining Wall, Concrete Cast-in-Place	240 SF	17	7517364
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Accessibility

Y1090	Parking and entrance signage ,break room	Poor	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7517383
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Component Condition Report | Bellevue Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	24	4	7562909

Component Condition Report | Bellevue Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,000 SF	6	7517423
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	4,420 SF	2	7517342
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,200 SF	6	7517431
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Chips Wood, 6" Depth	1,664 SF	2	7517387
G2050	Site	Good	Play Structure, Multipurpose, Large	1	16	7517427
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	700 LF	16	7517334
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	7517348

Appendix E: Replacement Reserves

Replacement Reserves Report



5/13/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Bellevue Elementary School	\$0	\$0	\$0	\$0	\$68,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,341
Bellevue Elementary School / Main Building	\$15,625	\$1,291,599	\$330,576	\$6,666	\$2,357,550	\$311,363	\$559,259	\$1,903,237	\$0	\$0	\$169,737	\$237,076	\$439,134	\$14,979	\$76,673	\$411,279	\$313,147	\$585,108	\$10,385	\$725,980	\$201,788	\$9,961,163
Bellevue Elementary School / Site	\$0	\$0	\$5,641	\$0	\$0	\$3,858	\$69,971	\$2,446	\$4,216	\$0	\$0	\$4,607	\$2,836	\$0	\$5,034	\$0	\$76,384	\$8,788	\$0	\$0	\$6,011	\$189,792
Grand Total	\$15,625	\$1,291,599	\$336,217	\$6,666	\$2,425,891	\$315,221	\$629,231	\$1,905,683	\$4,216	\$0	\$169,737	\$241,683	\$441,970	\$14,979	\$81,707	\$411,279	\$389,531	\$593,896	\$10,385	\$725,980	\$207,799	\$10,219,296

Bellevue Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate								
D3050	Throughout building	7562909	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	16	4	24	EA	\$2,530.00	\$60,720				\$60,720																	\$60,720								
Totals, Unescalated											\$0	\$0	\$0	\$0	\$60,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,720				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$68,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,341

Bellevue Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7517461	Exterior Walls, Limestone cornice, Repair	0	1	* 0	1500	SF	\$33.00	\$49,500				\$49,500																	\$49,500
B2010	Building Exterior	7517429	Exterior Walls, Brick, Repair/Repoint	0	0	* 0	22560	SF	\$33.00	\$744,480				\$744,480																	\$744,480
B2020	Building Exterior	7517354	Window, Wood Historical, up to 15 SF, Replace	30	29	1	200	EA	\$2,300.00	\$460,000				\$460,000																	\$460,000
B2050	Building Exterior	7517333	Exterior Door, Wood, Solid-Core, Replace	25	21	4	2	EA	\$700.00	\$1,400					\$1,400																\$1,400
B3010	Main roof	7559253	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	20000	SF	\$17.00	\$340,000											\$340,000										\$340,000
C1030	Throughout building	7517339	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	36	4	51	EA	\$2,100.00	\$107,100				\$107,100																	\$107,100
C1070	Kitchen	7517456	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	1040	SF	\$3.50	\$3,640				\$3,640																	\$3,640
C1070	Library	7517389	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	792	SF	\$3.50	\$2,772																					\$2,772
C2010	Throughout building	7517332	Wall Finishes, any surface, Prep & Paint	10	5	5	83435	SF	\$1.50	\$125,153					\$125,153																\$125,153
C2030	Basement level hallway	7517369	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	3540	SF	\$1.50	\$5,310				\$5,310																	\$5,310
C2030	Kitchen	7517345	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	1040	SF	\$12.00	\$12,480				\$12,480																	\$12,480
C2030	Auditorium	7517453	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	3324	SF	\$1.50	\$4,986					\$4,986																\$4,986
C2030	Classrooms	7517356	Flooring, Wood, Strip, Refinish	10	4	6	14880	SF	\$4.00	\$59,520					\$59,520																\$59,520
C2030	Throughout building	7517480	Flooring, Vinyl Tile (VCT), Replace	15	11	4	21861	SF	\$5.00	\$109,305				\$109,305																	\$109,305
C2030	Book room basement level	7517347	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	11	4	676	SF	\$8.00	\$5,408				\$5,408																	\$5,408
C2030	Hallway	7517474	Flooring, Terrazzo, Replace	50	46	4	5000	SF	\$14.00	\$70,000				\$70,000																	\$70,000
C2030	Library	7517428	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3500	SF	\$7.50	\$26,250					\$26,250																\$26,250
C2030	Auditorium	7517397	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1662	SF	\$7.50	\$12,465					\$12,465																\$12,465
C2050	Auditorium	7517379	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	300	SF	\$8.00	\$2,400	\$2,400																				\$2,400
C2050	Throughout building	7517403	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	53491	SF	\$2.00	\$106,982				\$106,982																	\$106,982
D1010	Elevator	7517405	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D1050	Mechanical room	7517419	Tube Station, Pneumatic, Material Handling, Replace	25	21	4	1	EA	\$8,200.00	\$8,200				\$8,200																	\$8,200
D2010	Custodian two basement level	7517468	Water Heater, Gas, Residential, Replace	15	9	6	1	EA	\$1,300.00	\$1,300					\$1,300																\$1,300
D2010	Restricted area basement level	7517359	Boiler, Gas, Domestic, Replace	25	11	14	1	EA	\$22,500.00	\$22,500																					\$22,500
D2010	Throughout building	7517415	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	33	7	55623	SF	\$14.00	\$778,722																					\$778,722
D2010	102	7517352	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	30	0	1	EA	\$1,700.00	\$1,700	\$1,700																				\$1,700
D2010	Kitchen	7517396	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	26	4	1	EA	\$2,500.00	\$2,500				\$2,500																	\$2,500
D2010	Third floor hallway	7517367	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D2010	Restrooms	7517404	Urinal, Waterless, Replace	30	26	4	7	EA	\$600.00	\$4,200				\$4,200																	\$4,200
D2010	Kitchen	7517411	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	\$1,600.00	\$1,600				\$1,600																	\$1,600
D2010	Restrooms	7517422	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	16	EA	\$1,700.00	\$27,200				\$27,200																	\$27,200
D2010	Restrooms	7517475	Toilet, Commercial Water Closet, Replace	30	24	6	27	EA	\$1,300.00	\$35,100					\$35,100																\$35,100
D2010	Throughout building	7517416	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	4	EA	\$1,200.00	\$4,800																					\$4,800
D2010	Throughout building	7517365	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	4	EA	\$1,200.00	\$4,800																					\$4,800
D2060	Restricted area basement level	7517385	Air Compressor, Tank-Style, Replace	20	4	16	1	EA	\$10,600.00	\$10,600																					\$10,600
D3020	Mechanical room	7517467	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$50,800.00	\$50,800																					\$50,800
D3020	Mechanical room	7517394	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$50,800.00	\$50,800																					\$50,800
D3030	Site	7517462	Chiller, Air-Cooled, Replace	25	9	16	1	EA	\$100,000.00	\$100,000																					\$100,000
D3030	East side	7517358	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100																	\$6,100
D3030	East side	7517344																													

Replacement Reserves Report



5/13/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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		
D3050	Throughout building	7517375	HVAC System, Ductwork, High Density, Replace	30	26	4	55623	SF	\$6.00	\$333,738					\$333,738																	\$333,738		
D3060	Throughout building	7517426	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	35	EA	\$8,800.00	\$308,000			\$308,000				\$308,000					\$308,000					\$308,000					\$1,232,000		
D4010	Throughout building	7517537	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	40	36	4	55623	SF	\$7.00	\$389,361					\$389,361																	\$389,361		
D4010	Kitchen	7517451	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	11	LF	\$400.00	\$4,400												\$4,400										\$4,400		
D4030	Throughout building	7517477	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	10	EA	\$150.00	\$1,500											\$1,500								\$1,500			\$3,000		
D5020	Electrical room	7517406	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$25,000.00	\$25,000					\$25,000																	\$25,000		
D5020	Under stage	7517450	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000		
D5020	Under stage	7517399	Switchboard, 277/480 V, Replace	40	30	10	1	EA	\$75,000.00	\$75,000											\$75,000											\$75,000		
D5020	Electrical room	7517368	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$45,000.00	\$45,000											\$45,000											\$45,000		
D5030	Throughout building	7517442	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	55623	SF	\$4.00	\$222,492					\$222,492																	\$222,492		
D5040	Throughout building	7517346	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	55623	SF	\$5.00	\$278,115					\$278,115																	\$278,115		
D7030	Throughout building	7517460	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	55623	SF	\$2.00	\$111,246					\$111,246														\$111,246			\$222,492		
D7050	Main office	7517351	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000						\$15,000																\$15,000		
D7050	Throughout building	7517366	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	55623	SF	\$3.00	\$166,869												\$166,869										\$166,869		
D8010	Under stage	7517449	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	55623	SF	\$2.50	\$139,058					\$139,058														\$139,058			\$278,115		
E1030	Kitchen	7517435	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600															\$3,600				\$7,200		
E1030	Kitchen	7517388	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	\$5,100.00	\$5,100					\$5,100															\$5,100		\$10,200		
E1030	Kitchen	7517384	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00	\$4,500					\$4,500															\$4,500		\$9,000		
E1030	Kitchen	7517336	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	\$6,400.00	\$6,400					\$6,400															\$6,400		\$12,800		
E1030	Kitchen	7517337	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	\$5,100.00	\$5,100					\$5,100															\$5,100		\$10,200		
E1030	Kitchen	7517357	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700															\$1,700		\$3,400		
E1030	Kitchen	7517445	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600					\$5,600										\$5,600							\$11,200		
E1030	Kitchen	7517361	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600			\$9,200		
E1030	Kitchen	7517382	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600							\$5,600											\$5,600				\$11,200		
E1030	Kitchen	7517440	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600							\$5,600											\$5,600				\$11,200		
E1030	Kitchen	7517436	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600		
E1030	Kitchen	7517363	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	2	13	1	EA	\$5,100.00	\$5,100													\$5,100									\$5,100		
E1030	Kitchen	7517391	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	2	13	1	EA	\$5,100.00	\$5,100												\$5,100										\$5,100		
E1030	Kitchen	7517417	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$4,700.00	\$4,700															\$4,700							\$4,700		
E1030	Kitchen	7517455	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	1	14	1	EA	\$5,700.00	\$5,700														\$5,700								\$5,700		
E2010	105	7517374	Casework, Cabinetry Economy, Replace	20	20	0	23	LF	\$175.00	\$4,025	\$4,025																			\$4,025		\$8,050		
E2010	Auditorium	7517386	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	26	4	465	LF	\$300.00	\$139,500					\$139,500																	\$139,500		
G2060	Site right side of building across from Richmond Hill	7517364	Retaining Wall, Concrete Cast-in-Place, Replace	50	33	17	240	SF	\$130.00	\$31,200																		\$31,200				\$31,200		
Y1090	Parking and entrance signage ,break room	7517383	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500		
Totals, Unescalated											\$15,625	\$1,253,980	\$311,600	\$6,100	\$2,094,653	\$268,585	\$468,371	\$1,547,506	\$0	\$0	\$126,300	\$171,269	\$308,000	\$10,200	\$50,690	\$263,985	\$195,143	\$354,000	\$6,100	\$414,017	\$111,725			\$7,977,847
Totals, Escalated (3.0% inflation, compounded annually)											\$15,625	\$1,291,599	\$330,576	\$6,666	\$2,357,550	\$311,363	\$559,259	\$1,903,237	\$0	\$0	\$169,737	\$237,076	\$439,134	\$14,979	\$76,673	\$411,279	\$313,147	\$585,108	\$10,385	\$725,980	\$201,788			\$9,961,163

Bellevue Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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		
G2020	Site	7517342	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	4420	SF	\$0.45	\$1,989			\$1,989				\$1,989					\$1,989										\$7,956		
G2020	Site	7517423	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	5000	SF	\$3.50	\$17,500						\$17,500																	\$17,500	
G2030	Site	7517431	Sidewalk, Brick/Masonry Pavers, Replace	30	24	6	1200	SF	\$33.00	\$39,600						\$39,600																	\$39,600	
G2050	Site	7517387	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	1664	SF	\$2.00	\$3,328			\$3,328		\$3,328				\$3,328					\$3,328								\$3,328		
G2050	Site	7517427	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	\$35,000.00	\$35,000																\$35,000						\$35,000		
G2060	Site	7517334	Fences & Gates, Fence, Chain Link 4', Replace	40	24	16	700	LF	\$18.00	\$12,600																\$12,600						\$12,600		
G2060	Site	7517348	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500		
Totals, Unescalated											\$0	\$0	\$5,317	\$0	\$0	\$3,328	\$58,600	\$1,989	\$3,328	\$0	\$0	\$3,328	\$1,989	\$0	\$3,328	\$0	\$47,600	\$5,317	\$0	\$0	\$3,328			\$137,452
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$5,641	\$0	\$0	\$3,858	\$69,971	\$2,446	\$4,216	\$0	\$0	\$4,607	\$2,836	\$0	\$5,034	\$0	\$76,384	\$8,788	\$0	\$0	\$6,011			\$189,792

Appendix F: Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517447	D1010	Vertical Lift	Wheelchair, 5' Rise		Bellevue Elementary School / Main Building	Auditorium	AEI	No dataplate	No dataplate	2020	https://rvaschools.gofmx.com/equipment/1575081	
2	7517419	D1050	Tube Station	Pneumatic, Material Handling		Bellevue Elementary School / Main Building	Mechanical room	No dataplate	No dataplate	No dataplate	1914		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517359	D2010	Boiler	Gas, Domestic	180 MBH	Bellevue Elementary School / Main Building	Restricted area basement level	A. O. Smith	BTR 180 118	1341M000399	2013	https://rvaschools.gofmx.com/equipment/1575032	
2	7517468	D2010	Water Heater	Gas, Residential	40 GAL	Bellevue Elementary School / Main Building	Custodian two basement level	State	GS640BCT 400	1530A012474	2015	https://rvaschools.gofmx.com/equipment/1575052	
3	7517385	D2060	Air Compressor	Tank-Style	3 HP	Bellevue Elementary School / Main Building	Restricted area basement level	Quincy Compressor	QC03006500164	20041103-0044	2020	https://rvaschools.gofmx.com/equipment/1575051	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517394	D3020	Boiler	Gas, HVAC	1500 MBH	Bellevue Elementary School / Main Building	Mechanical room	Patterson-Kelley	N-1500	CY9-14-3055	2014	https://rvaschools.gofmx.com/equipment/1575129	
2	7517467	D3020	Boiler	Gas, HVAC	1500 MBH	Bellevue Elementary School / Main Building	Mechanical room	Patterson-Kelley	N1500	6738-14-38044	2014	https://rvaschools.gofmx.com/equipment/1575198	
3	7517462	D3030	Chiller	Air-Cooled	75 TON	Bellevue Elementary School / Main Building	Site	Daikin Industries	AGZ075EPANN-ERC0	STND15	2015	https://rvaschools.gofmx.com/equipment/1574861	
4	7517344	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Bellevue Elementary School / Main Building	East side	Trane	TWA120A30RGA	13023WXHYA	2013	https://rvaschools.gofmx.com/equipment/1574841	
5	7517358	D3030	Split System Ductless	Single Zone	2:5 TON	Bellevue Elementary School / Main Building	East side	Mitsubishi Electric	Illegible	Illegible	2012	https://rvaschools.gofmx.com/equipment/1574860	
6	7517331	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Bellevue Elementary School / Main Building	Under stage	Bell & Gossett	J552	NA	1991	https://rvaschools.gofmx.com/equipment/1575101	
7	7517395	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Bellevue Elementary School / Main Building	Under stage	Bell & Gossett	J552	NA	1991	https://rvaschools.gofmx.com/equipment/1575083	
8	7517362	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Bellevue Elementary School / Main Building	Mechanical room	Armstrong Pumps	4030BF	160828	1991	https://rvaschools.gofmx.com/equipment/1575065	
9	7517473	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Bellevue Elementary School / Main Building	Mechanical room	Armstrong Pumps	Illegible	Illegible	1991	https://rvaschools.gofmx.com/equipment/1575045	
10	7562909	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM	1000 CFM	Bellevue Elementary School	Throughout building				1991		24
11	7517426	D3060	Supplemental Components	Air Purifier, Electrostatic	600 CFM	Bellevue Elementary School / Main Building	Throughout building	Carrier	FN1AAF006000		2021	https://rvaschools.gofmx.com/equipment/1575079	35
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517451	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Bellevue Elementary School / Main Building	Kitchen	Ansul			2015		11
2	7517477	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Bellevue Elementary School / Main Building	Throughout building				2024		10
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517450	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Bellevue Elementary School / Main Building	Under stage	Cutler-Hammer	V48M28T49K		1994	https://rvaschools.gofmx.com/equipment/1575084	
2	7517406	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Bellevue Elementary School / Main Building	Electrical room	Westinghouse	NA	NA	1994	https://rvaschools.gofmx.com/equipment/1575031	
3	7517368	D5020	Switchboard	120/208 V	600 AMP	Bellevue Elementary School / Main Building	Electrical room	Westinghouse	PRL4B	NA	1994	https://rvaschools.gofmx.com/equipment/1575050	
4	7517399	D5020	Switchboard	277/480 V	1200 AMP	Bellevue Elementary School / Main Building	Under stage	Westinghouse	NA	NA	1994	https://rvaschools.gofmx.com/equipment/1575103	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517351	D7050	Fire Alarm Panel	Fully Addressable		Bellevue Elementary School / Main Building	Main office	Edwards	Inaccessible	Inaccessible	2015	https://rvaschools.gofmx.com/equipment/1575080	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517440	E1030	Foodservice Equipment	Convection Oven, Single		Bellevue Elementary School / Main Building	Kitchen	Manitowoc	WS20002AB2AAUL	WS216041423	2021	https://rvaschools.gofmx.com/equipment/1575058	
2	7517445	E1030	Foodservice Equipment	Convection Oven, Single		Bellevue Elementary School / Main Building	Kitchen	Welbilt	21CGA5	190423050719	2019	https://rvaschools.gofmx.com/equipment/1575057	

3	7517382	E1030	Foodservice Equipment	Convection Oven, Single	Bellevue Elementary School / Main Building	Kitchen	Manitowoc	WS20002AB2AAUL	WS216041402	2021	https://rvaschools.gofmx.com/equipment/1575039
4	7517435	E1030	Foodservice Equipment	Dairy Cooler/Wells	Bellevue Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	11714078	2011	https://rvaschools.gofmx.com/equipment/1575033
5	7517384	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Bellevue Elementary School / Main Building	Kitchen	Cushing	No dataplate	No dataplate	1988	https://rvaschools.gofmx.com/equipment/1575037
6	7517357	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Bellevue Elementary School / Main Building	Kitchen	Metro	NA	C5HME054003	2010	https://rvaschools.gofmx.com/equipment/1575056
7	7517455	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Bellevue Elementary School / Main Building	Kitchen	Delfield	SH-4-NU	2306820101434	2023	https://rvaschools.gofmx.com/equipment/1575053
8	7517391	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Delfield	Inaccessible	Inaccessible	2022	https://rvaschools.gofmx.com/equipment/1575035
9	7517388	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Traulsen	G22010	T51676K13	2013	https://rvaschools.gofmx.com/equipment/1575061
10	7517363	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Delfield	GBF2P-S	2209820201174	2022	https://rvaschools.gofmx.com/equipment/1575145
11	7517337	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Traulsen	G20010	T49175J13	2013	https://rvaschools.gofmx.com/equipment/1575041
12	7517417	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Bellevue Elementary School / Main Building	Kitchen	Welbilt	SCFT-60-NUP	2306820101435	2023	https://rvaschools.gofmx.com/equipment/1575034
13	7517436	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Traulsen	G20010	T167719H11	2016	https://rvaschools.gofmx.com/equipment/1575059
14	7517361	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Hobart	QF2	32-552-844	2014	https://rvaschools.gofmx.com/equipment/1575036
15	7517336	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Bellevue Elementary School / Main Building	Kitchen	Raetone	R-72-52	C7631R59	1959	https://rvaschools.gofmx.com/equipment/1575040