

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, Virginia 23219



Albert Hill Middle School
3400 Patterson Avenue
Richmond, Virginia 23221

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

March 11-12, 2024

Bureau Veritas

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1. 3400 Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	3400 Patterson Avenue, Richmond, Virginia 23221
Site Developed	1925
Outside Occupants/Leased Spaces	None
Date(s) of Visit	March 11-12, 2024
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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

Albert Hill Middle School was built in 1925 originally as Richmond Normal School, and renamed for the former Superintendent of Richmond Public Schools, in 1933. The school interior spaces being a combination of offices, classrooms, supporting restrooms, administrative offices, library, kitchen, mechanical, gymnasium and utility spaces. The building was reported to be consistently occupied.

Architectural

Building construction is composed of brick façade, exterior features of ornate stone carvings with wooden windows, exterior doors are metal, and the roofs are flat, with built-up roofing membrane. The Facilities' superstructures are concealed and appear structurally sound, with no significant areas of settlement or structural-related deficiencies reported. Walls and floors appeared to be plumb, level, and stable. Interior finishes are typical of a school and include terrazzo, wood, and vinyl tile floors; suspended acoustical tile ceilings, and painted gypsum/CMU walls. Building materials and finishes were observed aged, original to the building construction. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of gas-fired boilers for the central heating, and air-cooled chillers for central cooling. Distribution of chilled and hot water is provided to roof mounted air handling unit and ceiling level hydronic fan coil units. Electrical service equipment and systems are original and outdated. The plumbing system is dated and will require renovation in the mid-term. The upper floors are served by a hydraulic elevator. The lighting system is primarily linear fluorescent fixtures and LED bulbs. The facility is protected by a fire alarm system and fire extinguishers. Most of the MEFP will require replacement during the reserve term, typical lifecycle replacements and ongoing maintenance is budgeted and anticipated.

Site

The site contains two asphalt parking areas and drive aisles connecting site features along the north elevation of the building. The concrete walkways were observed in good condition, with no deficiencies observed. Site lighting is furnished by a series of building-mounted LED fixtures. Widespread areas of chain-link were observed throughout, Storm water from the roofs, landscaped areas, and paved areas flows into a drain pond with underground piping connected to the municipal storm water management system. There are landscaped areas interspersed throughout the site mostly consisting of grass lawns and trees.

Recommended Additional Studies

The school building is not protected by fire suppression; due to its construction date, facilities are most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit to be performed. A budgetary cost is included.

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 | Albert Hill Middle School / Main Building(1925)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 28,403,200	81,152	\$ 350

	Est Reserve Cost	FCI
Current	\$ 0	0.0 %
3-Year	\$ 661,400	2.3 %
5-Year	\$ 6,742,000	23.7 %
10-Year	\$ 8,336,000	29.3 %

Immediate Needs

There are no immediate needs to report.



Key Findings

There are no key findings to report.



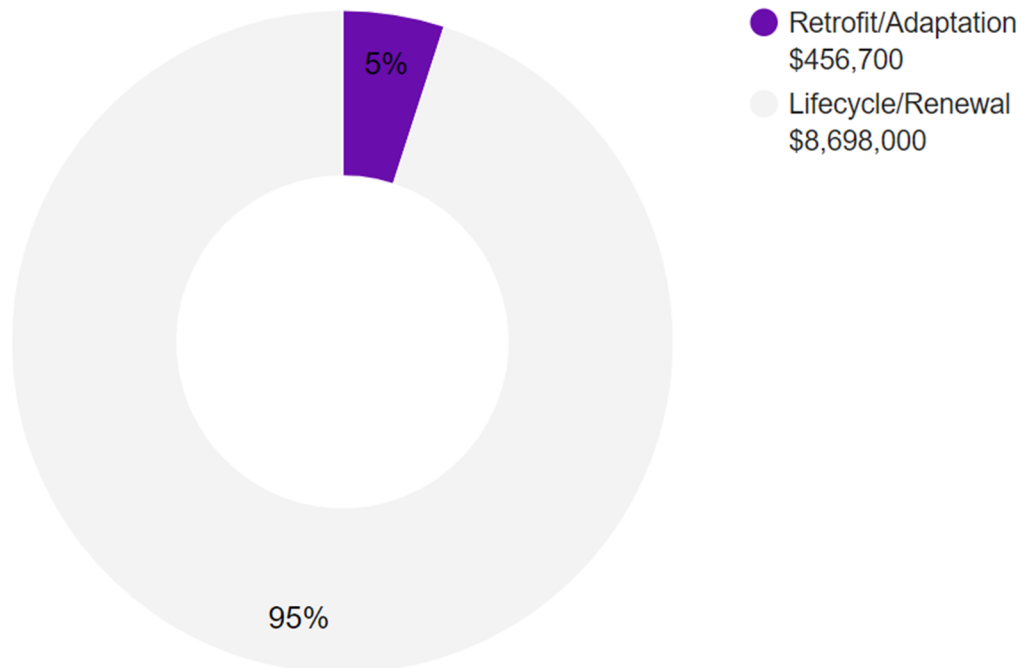
Plan Types

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: \$9,154,700

2. Main Building



Main Building: Systems Summary

Address	3400 Patterson Avenue, Richmond, Virginia 23221	
Constructed/Renovated	1925	
Building Area	81,152 SF	
Number of Stories	3 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over concrete slab and footing foundation.	Fair
Façade	Primary Wall Finish: Brick Veneer Windows: Wood	Fair
Roof	Primary: Flat construction with built-up finish (ballasted)	Fair
Interiors	Walls: Painted gypsum board and CMU. Floors: Carpet, VCT, wood strip, terrazzo, Ceilings: Painted gypsum board	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, feeding fan coil terminal units Non-Central System: Packaged units	Fair

Main Building: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, strobes, pull stations and exit signs.	Fair
Equipment/Special	Commercial kitchen equipment.	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The school building is not protected by fire suppression; Bureau Veritas recommends a retrofit be performed.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
		(1-2 yr)	(3-5 yr)	(6-10 yr)	(11-20 yr)	
Structure	-	-	-	-	\$7,643,300	\$7,643,300
Facade	-	-	\$366,600	\$10,600	\$560,800	\$938,000
Roofing	-	-	\$540,300	-	-	\$540,300
Interiors	-	-	\$896,900	\$358,600	\$3,322,600	\$4,578,100
Conveying	-	-	\$18,500	-	-	\$18,500
Plumbing	-	-	\$1,082,800	\$54,100	\$142,800	\$1,279,800
HVAC	-	-	\$1,052,500	\$436,200	\$1,000,900	\$2,489,600
Fire Protection	-	-	\$456,700	-	-	\$456,700
Electrical	-	-	\$2,123,300	-	\$20,800	\$2,144,100
Fire Alarm & Electronic Systems	-	-	\$17,400	\$218,100	\$27,100	\$262,600
Equipment & Furnishings	-	-	\$186,900	\$511,500	\$140,000	\$838,500
Site Development	-	-	-	-	\$4,700	\$4,700
Site Utilities	-	-	-	\$4,800	-	\$4,800
TOTALS (3% inflation)	-	-	\$6,741,900	\$1,594,100	\$12,863,000	\$21,199,000

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.

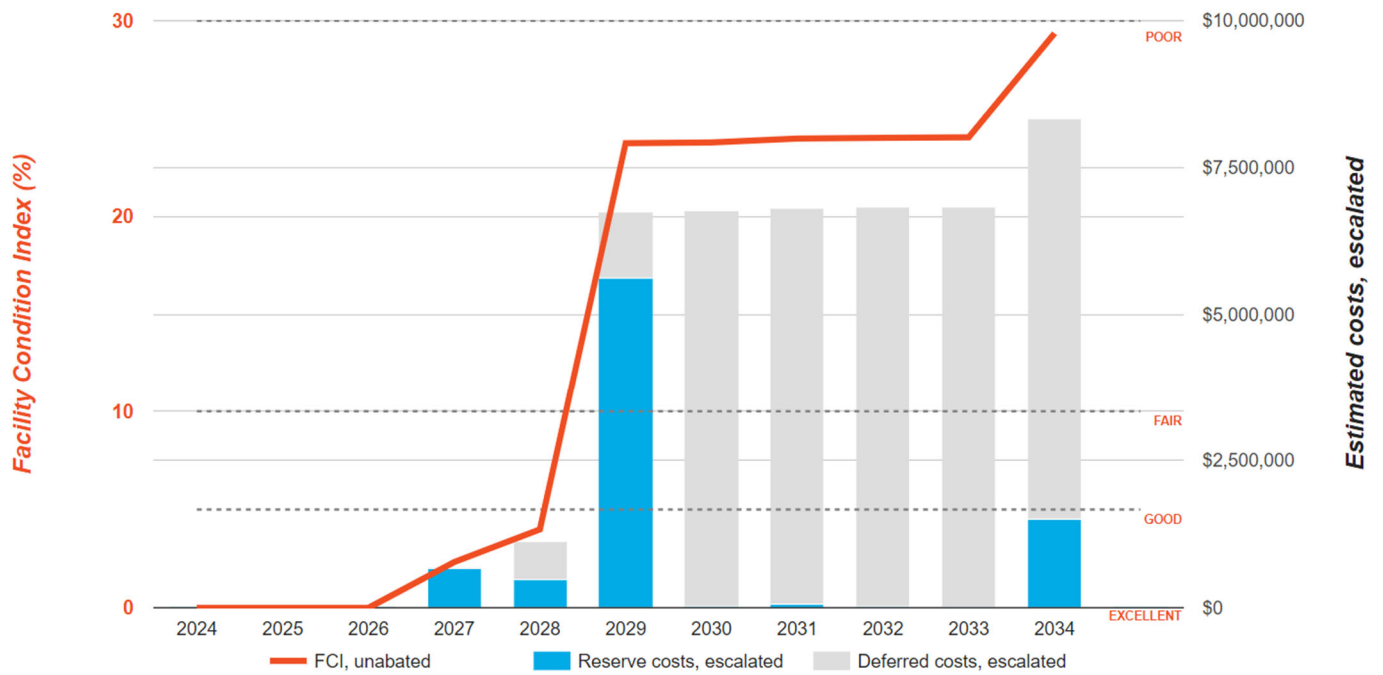
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Albert Hill Middle School Main Building

Replacement Value: \$28,403,200

Inflation Rate: 3.0%

Average Needs per Year: \$757,900



Main Building Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILT-UP ROOF



6 - MODIFIED BITUMEN ROOF

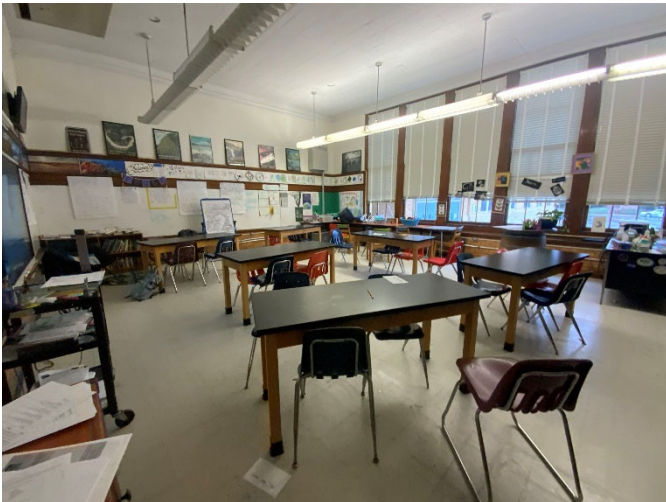
School Building Photographic Overview



7 – GYMNASIUM



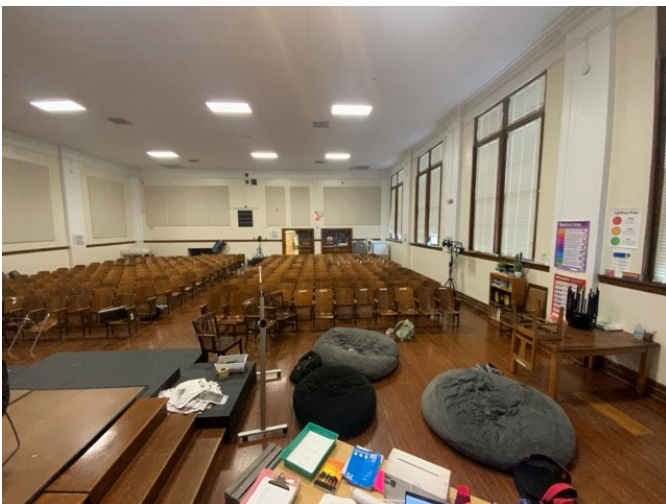
8 – LIBRARY



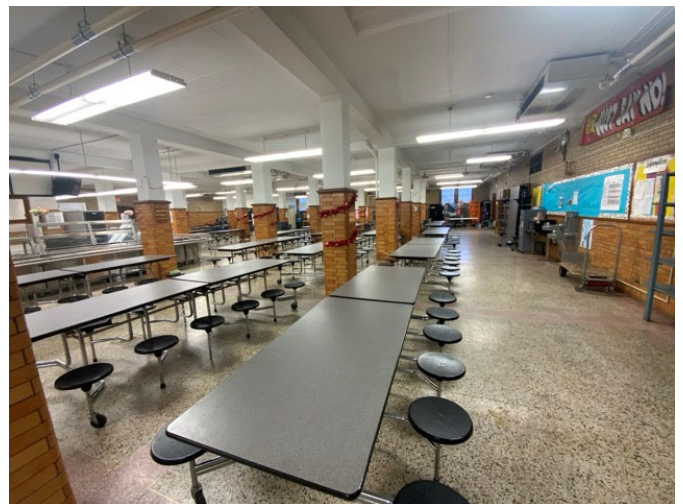
9 – CLASSROOM



10 – CLASSROOM



11 – AUDITORIUM



12 – CAFETERIA

3. Site Summary



Site Information		
Site Area	3.5 acres (estimated)	
Parking Spaces	120 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with adjacent concrete sidewalks, curbs, and stairs and a secondary gravel parking lot at the rear of the building.	Poor
Site Development	Building-mounted and property entrance signage; chain link fencing. Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	

Site Information

Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$14,800	-	\$14,800
Site Development	-	-	-	\$30,000	\$52,100	\$82,000
Site Pavement	-	-	\$292,000	\$36,600	\$246,000	\$574,600
TOTALS (3% inflation)	-	-	\$292,000	\$81,300	\$298,100	\$671,400

Site Photographic Overview



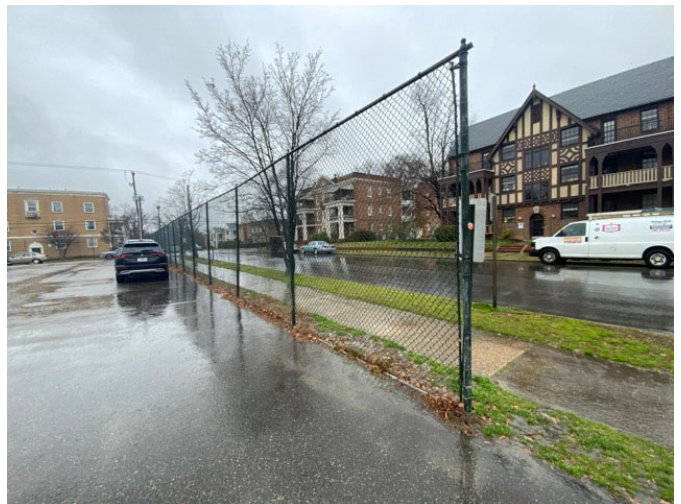
1 - MAIN PARKING AREA



2 - DRIVE AISLE



3 - PROPERTY SIGNAGE



4 - FENCING AND LANDSCAPING



5 - SIDEWALKS



6 - PARKING OVERVIEW

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1925	No	No

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



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Albert Hill Middle School, 3400 Patterson Avenue, Richmond, Virginia 23221, 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.

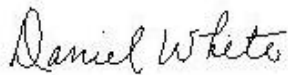
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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 Questionnaire
- 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	
	166385.24R000-028.468	Albert Hill Middle School	
	Source	On-Site Date	
	Google Earth	March 11-12, 2024	

Appendix B:

Pre-Survey Questionnaire

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Albert Hill Middle School

Name of person completing form: Ronald Hathaway

Title / Association with property: Director of Facilities

Length of time associated w/ property: 30

Date Completed: 3/4/2024

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	1925		
2	Building size in SF	81152		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stone, Brick
		Roof		Rolled asphalt,
		Interiors		Drop ceiling, terrazzo, hardwood, VAT, VCT, CMU, ceramic tile,
		HVAC		Steam boilers, Chiller, fan coil units for air conditioning, Air handlers for heat
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Boilers replaced in 2018, Chiller replaced in 2020,		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatic controls, upgrade BAS, no funding		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Overheating, wooden windows,		

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				Plumbing waste pipe starting to fail in the basement
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Hallways
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Albert Hill Middle School

BV Project Number: 166385.24R000-028.468

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 ?	✗			
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?			✗	No ramps present.
4	Do curb ramps appear to have compliant slopes for all components ?			✗	No ramps present.
5	Do ramp runs on an accessible route appear to have compliant slopes ?			✗	No ramps present.
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	No ramps present.

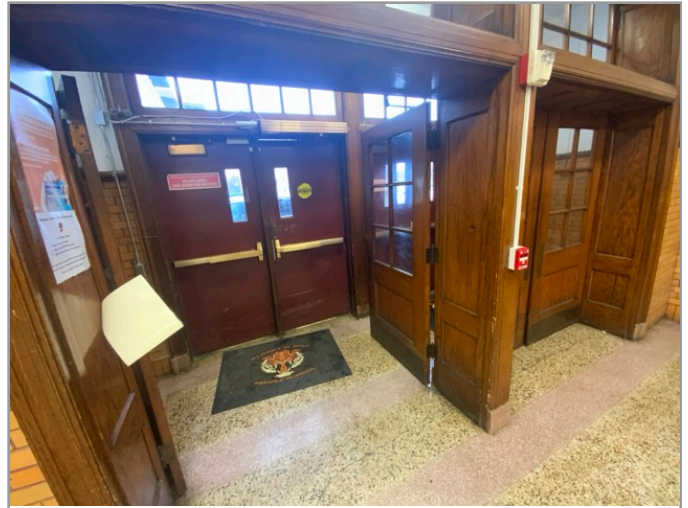
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✘	No ramps present.
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✘	No ramps present.
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✘	No stairways present.

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



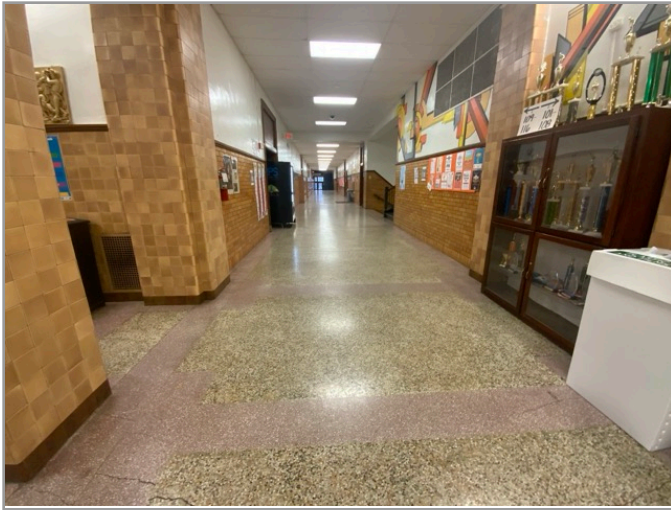
ACCESSIBLE ENTRANCE

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

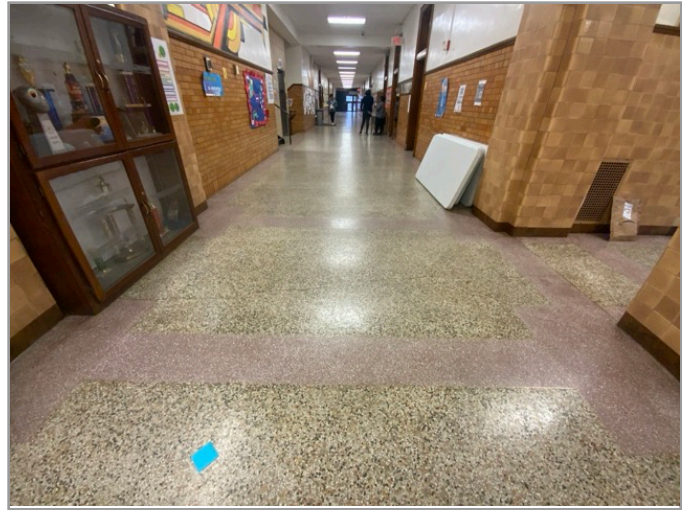
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



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



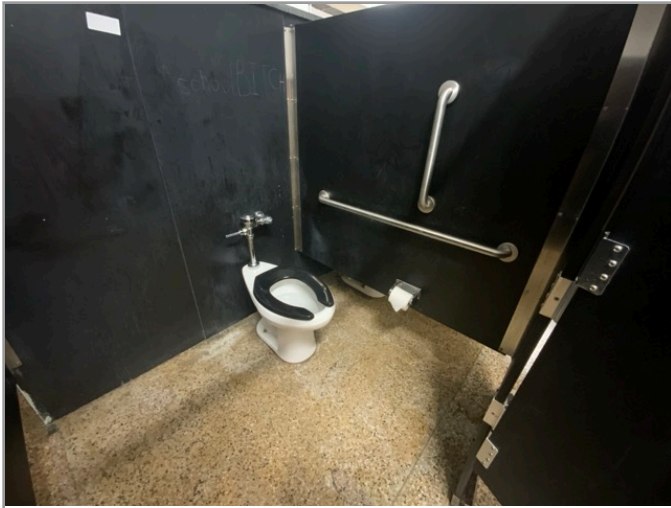
IN-CAB CONTROLS

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 ?	✗			
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

Kitchens/Kitchenettes



KITCHEN OVERVIEW



KITCHEN OVERVIEW

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) ?	✘			
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Appendix D:

Component Condition Report

Component Condition Report | Albert Hill Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	81,152 SF	20	7562576
B1010	Throughout building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	81,152 SF	20	7562574
B1080	Throughout building	Fair	Stairs, Metal or Pan-Filled, Interior	250 SF	20	7419028
Facade						
B2010	Main Building	Fair	Exterior Walls, Brick Veneer	11,500 SF	20	7418979
B2020	Building exterior	Fair	Window, Wood, 28-40 SF	192	5	7419033
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	8	7418967
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	6	5	7419024
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	34,545 SF	3	7419051
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,200 LF	3	7418990
Interiors						
C1010	Throughout building	Fair	Interior Wall, Brick	16,230 SF	20	7418997
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	223	15	7419057
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	56,800 SF	10	7418959
C1090	Restrooms	Fair	Toilet Partitions, Metal	26	5	7419049
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	125,000 SF	5	7418976
C2030	Auditorium	Fair	Flooring, Wood, Strip	24,340 SF	5	7419004
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,000 SF	10	7419020
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,050 SF	3	7419003
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	24,340 SF	5	7418978
C2030	Throughout building	Fair	Flooring, Terrazzo	24,340 SF	20	7419012
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	24,340 SF	5	7418954
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, High-End	1	5	7418987
Plumbing						
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	7	7419048
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7418960
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	7418957
D2010	Restrooms	Fair	Urinal, Standard	14	5	7418983
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7418973
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH), 184 GAL	1	5	7419036
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	7419018
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	15	7419022
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	81,152 SF	5	7419044
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	7	7419042
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	30	15	7419001

Component Condition Report | Albert Hill Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Throughout building	Fair	Radiator, Hydronic, Baseboard (per LF)	1,500 LF	5	7419011
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B2]	1	15	7418971
D3020	Boiler room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	15	7419015
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B1]	1	15	7419009
D3030	Building exterior	Good	Chiller, Air-Cooled	1	20	7418953
D3030	Building exterior	Good	Chiller, Air-Cooled	1	20	7419027
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	62	5	7419052
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	81,152 SF	5	7418980
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	7419017
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	81,152 SF	10	7418989
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	3	7418975
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	7419032
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	21	7418966
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	21	7418986
D3060	Basement	Fair	Exhaust Fan, Propeller, 10 HP Motor	1	3	7418985
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	81,152 SF	4	7562575
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	7418991
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	20	7418955
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	81,152 SF	5	7418977
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	81,152 SF	5	7419000
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	81,152 SF	10	7419007
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	7418962
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7418970
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7419056
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7419059
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7418951
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	7419034
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7419023
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7419013
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	7419047
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	7419014
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7419006
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7418988
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7419030

Component Condition Report | Albert Hill Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7419060
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	9	7418994
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	3	7419053
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	14	7419055
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	11	7418964
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	10	7418996
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	1,090 LF	10	7418956
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	90	10	7419041
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	286	5	7418993
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	15	7419040
Sitework						
G4050	Facade	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	7512609

Component Condition Report | Albert Hill Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Fair	Stairs, Concrete, Exterior	200 SF	10	7418982
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	64,180 SF	5	7419005
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	64,180 SF	3	7419054
G2030	Building exterior	Fair	Sidewalk, Concrete, Large Areas	9,500 SF	20	7419002
Sitework						
G2060	Building exterior	Fair	Picnic Table, Wood/Composite/Fiberglass	12	8	7419043
G2060	Building exterior	Fair	Park Bench, Wood/Composite/Fiberglass	6	10	7419025
G2060	Building exterior	Fair	Bike Rack, Fixed 6-10 Bikes	3	10	7419029
G2060	Site	Fair	Flagpole, Metal	1	12	7418968
G2060	Parking lot	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	20	7419039
G2060	Building exterior	Fair	Fences & Gates, Fence, Metal Tube 4'	745 LF	15	7418974
G2060	Building exterior	Fair	Signage, Property, Pylon Standard, Replace/Install	1	10	7419045

Component Condition Report | Albert Hill Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	11,500 SF	30	7586947
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	81,152 SF	10	7586953
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	81,152 SF	10	7586962
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7419019

Component Condition Report | Albert Hill Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7418965

Appendix E: Replacement Reserves

Replacement Reserves Report



5/14/2024

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
Albert Hill Middle School	\$0	\$0	\$0	\$5,027	\$0	\$4,173	\$0	\$0	\$0	\$0	\$436,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,831	\$0	\$6,502	\$459,779
Albert Hill Middle School / Main Building	\$0	\$0	\$0	\$661,324	\$474,244	\$5,606,356	\$12,538	\$54,114	\$10,641	\$8,872	\$1,507,890	\$7,060	\$0	\$44,607	\$26,168	\$1,346,458	\$16,849	\$0	\$56,180	\$8,943	\$11,356,744	\$21,198,989
Albert Hill Middle School / Site	\$0	\$0	\$0	\$31,559	\$0	\$260,408	\$0	\$0	\$45,706	\$0	\$35,614	\$0	\$3,564	\$42,413	\$0	\$39,463	\$0	\$0	\$49,168	\$0	\$163,453	\$671,348
Grand Total	\$0	\$0	\$0	\$697,909	\$474,244	\$5,870,937	\$12,538	\$54,114	\$56,347	\$8,872	\$1,979,750	\$7,060	\$3,564	\$87,019	\$26,168	\$1,385,921	\$16,849	\$0	\$113,179	\$8,943	\$11,526,699	\$22,330,116

Albert Hill Middle School

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate													
D6060	Throughout	7586953	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	81152	SF	\$1.50	\$121,728											\$121,728											\$121,728														
D8010	Throughout	7586962	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	5	10	81152	SF	\$2.50	\$202,880											\$202,880											\$202,880														
E1030	Kitchen	7418965	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200														
E1030	Kitchen	7419019	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600					\$3,600															\$3,600		\$7,200														
Totals, Unescalated											\$0	\$0	\$0	\$4,600	\$0	\$3,600	\$0	\$0	\$0	\$0	\$0	\$324,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600	\$0	\$3,600	\$341,008					
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$5,027	\$0	\$4,173	\$0	\$0	\$0	\$0	\$0	\$0	\$436,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,831	\$0	\$6,502	\$459,779

Albert Hill Middle School / Main Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
A1010	Throughout building	7562576	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	75	55	20	81152	SF	\$24.00	\$1,947,648																							\$1,947,648		
B1010	Throughout building	7562574	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	75	55	20	81152	SF	\$28.00	\$2,272,256																								\$2,272,256	
B1080	Throughout building	7419028	Stairs, Metal or Pan-Filled, Interior, Replace	50	30	20	250	SF	\$48.00	\$12,000																								\$12,000	
B2010	Main Building	7418979	Exterior Walls, Brick Veneer, Replace	50	30	20	11500	SF	\$27.00	\$310,500																								\$310,500	
B2020	Building exterior	7419033	Window, Wood, 28-40 SF, Replace	30	25	5	192	EA	\$1,600.00	\$307,200											\$307,200														\$307,200
B2050	Building exterior	7419024	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	20	5	6	EA	\$1,500.00	\$9,000											\$9,000														\$9,000
B2050	Building Exterior	7418967	Exterior Door, Steel, Standard, Replace	40	32	8	14	EA	\$600.00	\$8,400												\$8,400													\$8,400
B3010	Roof	7419051	Roofing, Built-Up, Replace	25	22	3	34545	SF	\$14.00	\$483,630							\$483,630																		\$483,630
B3020	Roof	7418990	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	1200	LF	\$9.00	\$10,800							\$10,800																		\$10,800
C1010	Throughout building	7418997	Interior Wall, Brick, Replace	50	30	20	16230	SF	\$53.00	\$860,190																									\$860,190
C1030	Throughout building	7419057	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	25	15	223	EA	\$1,500.00	\$334,500																				\$334,500					\$334,500
C1070	Throughout building	7418959	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	56800	SF	\$3.50	\$198,800												\$198,800													\$198,800
C1090	Restrooms	7419049	Toilet Partitions, Metal, Replace	20	15	5	26	EA	\$850.00	\$22,100											\$22,100														\$22,100
C2010	Throughout building	7418976	Wall Finishes, any surface, Prep & Paint	10	5	5	125000	SF	\$1.50	\$187,500																									\$187,500
C2030	Auditorium	7419004	Flooring, Wood, Strip, Replace	30	25	5	24340	SF	\$15.00	\$365,100																									\$365,100
C2030	Throughout building	7418978	Flooring, Vinyl Tile (VCT), Replace	15	10	5	24340	SF	\$5.00	\$121,700																									\$121,700
C2030	Throughout building	7419012	Flooring, Terrazzo, Replace	50	30	20	24340	SF	\$14.00	\$340,760																									\$340,760
C2030	Throughout building	7419003	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4050	SF	\$7.50	\$30,375							\$30,375																		\$30,375
C2030	Gymnasium	7419020	Flooring, Maple Sports Floor, Replace	30	20	10	4000	SF	\$17.00	\$68,000													\$68,000												\$68,000
C2050	Throughout building	7418954	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	24340	SF	\$2.00	\$48,680																									\$48,680
D1010	Elevator	7418987	Elevator Cab Finishes, High-End, Replace	20	15	5	1	EA	\$16,000.00	\$16,000												\$16,000													\$16,000
D2010	Boiler room	7419036	Water Heater, Gas, Commercial (200 MBH), 184 GAL, Replace	20	15	5	1	EA	\$16,600.00	\$16,600																									\$16,600
D2010	Boiler room	7419042	Water Heater, Gas, Commercial (400 MBH), Replace	20	13	7	1	EA	\$22,000.00	\$22,000														\$22,000											\$22,000
D2010	Boiler room	7419048	Water Heater, Gas, Commercial (400 MBH), Replace	20	13	7	1	EA	\$22,000.00	\$22,000															\$22,000										\$22,000
D2010	Throughout building	7419044	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	81152	SF	\$11.00	\$892,672																									\$892,672
D2010	Throughout building	7419018	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	\$1,200.00	\$3,600																									\$3,600
D2010	Restrooms	7418983	Urinal, Standard, Replace	30	25	5	14	EA	\$1,100.00	\$15,400																									\$15,400
D2010	Throughout building	7418957	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	4	EA	\$1,500.00	\$6,000																									\$6,000
D2010	Restrooms	7419001	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	30	EA	\$1,500.00	\$45,000																									\$45,000
D2010	Restrooms	7419022	Toilet, Commercial Water Closet, Replace	30	15	15	24	EA	\$1,300.00	\$31,200																									\$31,200
D2010	Kitchen	7418960	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,100.00	\$2,100																									\$2,100
D2010	Kitchen	7418973	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																									\$2,500
D3020	Boiler room	7418971	Boiler, Gas, HVAC, Replace	30	15	15	1	EA	\$135,000.00	\$135,000																									

Replacement Reserves Report



5/14/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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	Roof	7418975	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	17	3	1	EA	\$37,200.00	\$37,200				\$37,200																		\$37,200			
D3050	Throughout building	7419052	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	15	5	62	EA	\$3,840.00	\$238,080						\$238,080																	\$238,080		
D3050	Throughout building	7418989	HVAC System, Ductwork, Medium Density, Replace	30	20	10	81152	SF	\$4.00	\$324,608											\$324,608												\$324,608		
D3060	Basement	7418985	Exhaust Fan, Propeller, 10 HP Motor, Replace	20	17	3	1	EA	\$4,200.00	\$4,200				\$4,200																			\$4,200		
D4010	Throughout building	7562575	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	81152	SF	\$5.00	\$405,760					\$405,760																		\$405,760		
D5020	Electrical room	7418991	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$6,000.00	\$6,000				\$6,000																			\$6,000		
D5020	Throughout building	7418977	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	35	5	81152	SF	\$18.00	\$1,460,736					\$1,460,736																		\$1,460,736		
D5020	Mechanical room	7418955	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$11,500.00	\$11,500																				\$11,500			\$11,500		
D5040	Throughout building	7419000	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	81152	SF	\$4.50	\$365,184					\$365,184																		\$365,184		
D7050	Utility closet	7418962	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000					\$15,000															\$15,000			\$30,000		
D7050	Throughout building	7419007	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	81152	SF	\$2.00	\$162,304											\$162,304												\$162,304		
E1030	Kitchen	7419053	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	12	3	1	EA	\$6,800.00	\$6,800				\$6,800															\$6,800				\$13,600		
E1030	Kitchen	7419060	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600				\$9,200		
E1030	Kitchen	7419047	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500															\$4,500				\$9,000		
E1030	Kitchen	7419006	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600				\$9,200		
E1030	Kitchen	7418970	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700				\$3,400		
E1030	Kitchen	7419056	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600															\$3,600				\$7,200		
E1030	Kitchen	7419013	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600															\$3,600				\$7,200		
E1030	Kitchen	7418988	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	7418951	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	\$10,500.00	\$10,500					\$10,500										\$10,500								\$21,000		
E1030	Kitchen	7419030	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600														\$3,600				\$7,200	
E1030	Kitchen	7419034	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$6,400.00	\$6,400						\$6,400														\$6,400				\$12,800	
E1030	Kitchen	7419023	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280								\$16,560	
E1030	Kitchen	7419014	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	\$10,500.00	\$10,500							\$10,500														\$10,500				\$21,000
E1030	Kitchen	7418994	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	6	9	1	EA	\$6,800.00	\$6,800											\$6,800													\$6,800	
E1030	Kitchen	7419059	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700												\$1,700												\$1,700	
E1030	Kitchen	7418964	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	4	11	1	EA	\$5,100.00	\$5,100												\$5,100												\$5,100	
E1030	Kitchen	7419055	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	1	14	1	EA	\$6,800.00	\$6,800															\$6,800									\$6,800	
E1070	Stage	7418996	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	600	SF	\$15.00	\$9,000												\$9,000												\$9,000	
E2010	Throughout building	7418956	Casework, Cabinetry, Standard, Replace	20	10	10	1090	LF	\$300.00	\$327,000																								\$327,000	
E2010	Auditorium	7418993	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	15	5	286	EA	\$350.00	\$100,100						\$100,100																		\$100,100	
E2010	Gymnasium	7419041	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	90	EA	\$300.00	\$27,000																								\$27,000	
G2050	Gymnasium	7419040	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	10	15	1	EA	\$3,000.00	\$3,000																	\$3,000							\$3,000	
G4050	Facade	7512609	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6	EA	\$600.00	\$3,600												\$3,600												\$3,600	
Totals, Unescalated											\$0	\$0	\$0	\$605,205	\$421,360	\$4,836,092	\$10,500	\$44,000	\$8,400	\$6,800	\$1,122,012	\$5,100	\$0	\$30,375	\$17,300	\$864,240	\$10,500	\$0	\$33,000	\$5,100	\$6,287,954	\$14,307,938			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$661,324	\$474,244	\$5,606,356	\$12,538	\$54,114	\$10,641	\$8,872	\$1,507,890	\$7,060	\$0	\$44,607	\$26,168	\$1,346,458	\$16,849	\$0	\$56,180	\$8,943	\$11,356,744	\$21,198,989			

Albert Hill Middle School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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		
B1080	Building exterior	7418982	Stairs, Concrete, Exterior, Replace	50	40	10	200	SF	\$55.00	\$11,000											\$11,000													\$11,000
G2020	Parking lot	7419054	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	64180	SF	\$0.45	\$28,881				\$28,881															\$28,881					\$115,524
G2020	Parking lot	7419005	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	64180	SF	\$3.50	\$224,630						\$224,630																		\$224,630
G2030	Building exterior	7419002	Sidewalk, Concrete, Large Areas, Replace	50	30	20	9500	SF	\$9.00	\$85,500																				\$85,500				\$85,500
G2060	Building exterior	7419043	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	12	EA	\$600.00	\$7,200					\$7,200																			\$7,200
G2060	Building exterior	7419029	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	3	EA	\$800.00	\$2,400												\$2,400												\$2,400
G2060	Building exterior	7419025	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	6	EA	\$600.00	\$3,600																								\$3,600
G2060	Building exterior	7418974	Fences & Gates, Fence, Metal Tube 4', Replace	40	25	15	745	LF	\$34.00	\$25,330																\$25,330								\$25,330
G2060	Parking lot	7419039	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	200	LF	\$25.00	\$5,000																					\$5,000			\$5,000
G2060	Building exterior																																	

Appendix F: Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419036	D2010	Water Heater	Gas, Commercial (200 MBH), 184 GAL	184 GAL	Albert Hill Middle School / Main Building	Boiler room	A. O. Smith	BTR 199 104	ML990888629	1999	3805	
2	7419048	D2010	Water Heater	Gas, Commercial (400 MBH)	190 GAL	Albert Hill Middle School / Main Building	Boiler room	A. O. Smith	BTR 199 118	1132M000763	2011	3803	
3	7419042	D2010	Water Heater	Gas, Commercial (400 MBH)	190 GAL	Albert Hill Middle School / Main Building	Boiler room	A. O. Smith	BTR 199 118	1138M000080	2011	3804	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419009	D3020	Boiler [B1]	Gas, HVAC	3082 MBH	Albert Hill Middle School / Main Building	Boiler room	Weil-McLain	1088	Not found	2009	3801	
2	7418971	D3020	Boiler [B2]	Gas, HVAC	3082 MBH	Albert Hill Middle School / Main Building	Boiler room	Weil-McLain	1088	Not found	2009	3802	
3	7419011	D3020	Radiator	Hydronic, Baseboard (per LF)		Albert Hill Middle School / Main Building	Throughout building				1925		1500
4	7418953	D3030	Chiller	Air-Cooled	150 TON	Albert Hill Middle School / Main Building	Building exterior	Daikin Industries	AGZ150EDSEMNN00	STNU191100021	2019	3810	
5	7419027	D3030	Chiller	Air-Cooled	130 TON	Albert Hill Middle School / Main Building	Building exterior	Daikin Industries	AGZ130EDSEMNN00	STNU191100129	2019	3811	
6	7419017	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Albert Hill Middle School / Main Building	Boiler room	Bell & Gossett	E-1510-SSF 8.75	1SSF505F91	2020	3808	
7	7419032	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Albert Hill Middle School / Main Building	Boiler room	Bell & Gossett	E-1510-SSF 8.75	1SSF415F91	2020	3807	
8	7418966	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Albert Hill Middle School / Main Building	Boiler room	Bell & Gossett	E-1510-SSF 8.75	1SSF415F91	2020	380	
9	7418986	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Albert Hill Middle School / Main Building	Boiler room	Bell & Gossett	E-1510-SSF 8.75	1SSF505F91	2020	3812	
10	7418975	D3050	Air Handler	Exterior AHU, 4001 to 6000 CFM	4500 CFM	Albert Hill Middle School / Main Building	Roof	Trane	TSCA010BBB0BBAC0	K02A07593	2002	3836	
11	7419052	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM	1500 CFM	Albert Hill Middle School / Main Building	Throughout building				2009		62
12	7418985	D3060	Exhaust Fan	Propeller, 10 HP Motor	50000 CFM	Albert Hill Middle School / Main Building	Basement	Illegible	Illegible	Illegible	1925	3841	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418991	D5020	Distribution Panel	120/208 V	400 AMP	Albert Hill Middle School / Main Building	Electrical room	General Electric	YS2078	AZC21322	1991	3834	
2	7418955	D5020	Distribution Panel	120/208 V	1200 AMP	Albert Hill Middle School / Main Building	Mechanical room	General Electric	D03033AAT	150315137	2019	3835	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7418962	D7050	Fire Alarm Panel	Fully Addressable		Albert Hill Middle School / Main Building	Utility closet	Elite	RS	Not found	2014	3837	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419023	E1030	Foodservice Equipment	Convection Oven, Double		Albert Hill Middle School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2009	3827	
2	7419056	E1030	Foodservice Equipment	Dairy Cooler/Wells		Albert Hill Middle School / Main Building	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate	2009	3819	
3	7419013	E1030	Foodservice Equipment	Dairy Cooler/Wells		Albert Hill Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-S	12408243	2012	3829	
4	7419019	E1030	Foodservice Equipment	Dairy Cooler/Wells		Albert Hill Middle School	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	12404370			
5	7419030	E1030	Foodservice Equipment	Dairy Cooler/Wells		Albert Hill Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-W	11307431	2009		
6	7419047	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Albert Hill Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2009	3832	
7	7418970	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Albert Hill Middle School / Main Building	Kitchen	Lincoln MFG. CO	No dataplate	No dataplate	2004	3824	
8	7419059	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Albert Hill Middle School / Main Building	Kitchen	Metro	C519-HFC-U	No dataplate	2019	3820	
9	7418988	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Albert Hill Middle School / Main Building	Kitchen	Traulsen	MODEL 622010	SERIAL T37776E13	2013		

10	7418964	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Delfield	GBF2P-S	1120528563	2020	3830
11	7418994	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Delfield	GBF3-S	1120094902	2018	3815
12	7419053	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Traulsen	G31310	T174129K11	2011	3821
13	7419055	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Delfield	GBF3P-S	2301820200106	2023	3813
14	7419006	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Raetone	SR-72-S2	H-7532R25	2009	
15	7419060	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Traulsen	G20010	T08287J05	2008	3817
16	7418965	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Albert Hill Middle School	Kitchen	Delfield	CSRRI2P-S	1707152002795	2012	3814
17	7419034	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Albert Hill Middle School / Main Building	Kitchen	Raetone	SR-72-S2	B-7532R28	2009	3823
18	7418951	E1030	Foodservice Equipment	Steamer, Freestanding	Albert Hill Middle School / Main Building	Kitchen	Cleveland	22CGT6.1	180323051397	2018	3825
19	7419014	E1030	Foodservice Equipment	Steamer, Freestanding	Albert Hill Middle School / Main Building	Kitchen	Convotherm	WS20002AB2AAUL	WS218012831	2020	3826