

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Southampton Elementary School  
3333 Cheverly Road  
Richmond, VA 23225

**PREPARED BY:**

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**BV PROJECT #:**

*166385.24R000-022.468*

**DATE OF REPORT:**

*May 15, 2024*

**ON SITE DATE:**

*March 28, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	3
<b>Main Address</b>	3333 Cheverly Road, Richmond, VA 23225
<b>Site Developed</b>	1959
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	March 28, 2024
<b>Management Point of Contact</b>	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 <a href="mailto:daniel.alu@gofmx.com">daniel.alu@gofmx.com</a>
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## General Information

### AssetCalc Link

Full dataset for this assessment can be found at:  
<https://www.assetcalc.net/>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The property was established in 1959 along with the main building, subsequently the prekindergarten building was added to it, and finally in 2016 the portables building was installed. The school was operating normally and at full capacity during the onsite.

### Architectural

No significant issues were observed in the building structure, roofing material, and façade. However, vegetation and moss were found throughout the roof and this problem will require immediate attention to avoid any negative implications to the roof structure. Also, the interior finishes such as flooring, cabinetry, and doors appear to be worn out. The exterior windows were the largest issue observed and reported during the site visit. Many teachers complained that it gets too hot during the summer and too cool during the winter. It is recommended to upgrade the windows from single to double pane. Overall, the architectural components are in fair condition, but a significant capital expenditure program is needed in both the short and middle terms to make the building in good condition.

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

HVAC equipment varies in age, the boilers were installed in 2005 and are in fair condition. The radiators which are fed from the boilers are original and appear to be outdated and will need to be replaced soon. The packaged units located at the prekindergarten roof were reported to be in poor condition and are scheduled for replacement this year. The ductless split systems were installed in two different phases some were added in 2014 and the rest were replaced in 2020 and they are in fair/good condition. The Fire suppression is limited to fire extinguishers and the fire alarm system appears to be in fair condition. The plumbing system is original to 1959 and will need to be replaced in the medium term before it starts to show signs of failure. The rest of the MEPF components are in fair condition and only typical life cycle replacements are needed and recommended.

### Site

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

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Main Building (1959)	\$300	56,521	\$16,956,300	0.0%	4.3%	11.9%	28.8%
Portables (2016)	\$200	3,300	\$660,000	0.0%	0.0%	7.4%	29.3%
Prekindergarten (1959)	\$300	7,800	\$2,340,000	0.0%	4.5%	5.9%	21.6%

## Immediate Needs

Facility/Building	Total Items	Total Cost
Southampton Elementary School / Main Building	1	\$2,200
<b>Total</b>	<b>1</b>	<b>\$2,200</b>

## Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7489883	Southampton Elementary School / Main Building	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
<b>Total (1 items)</b>							<b>\$2,200</b>

## Key Findings



### Roofing in Poor condition.

any type, Repairs per Man-Day  
Main Building Southampton Elementary School  
Roof

Uniformat Code: B3010  
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

**\$\$\$**

Clean and clear vegetation from roof surface to prevent deep rooting. - AssetCALC ID: 7489883



### Glazing in Poor condition.

any type by SF  
Main Building Southampton Elementary School  
Building Exterior

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

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$220,000

**\$\$\$\$**

Windows have exceeded their typical life span and are not airtight. - AssetCALC ID: 7489913

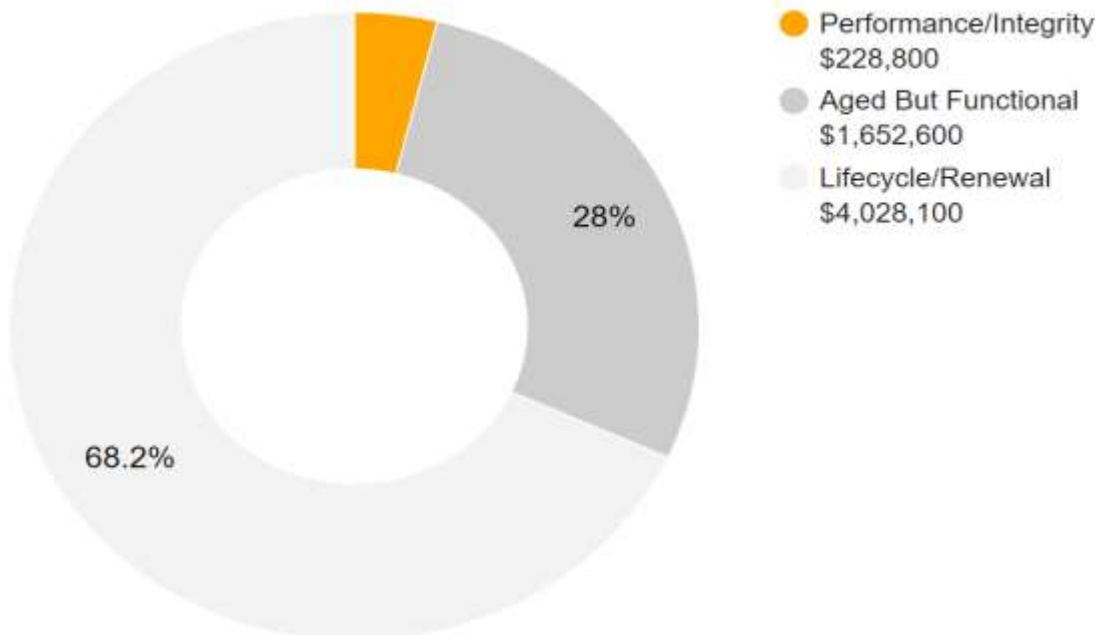
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,909,500





## 2. Main Building



### Main Building: Systems Summary

<b>Address</b>	3333 Cheverly Road, Richmond, VA 23225	
<b>Constructed/Renovated</b>	1959	
<b>Building Area</b>	56,521 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab on grade.	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Secondary Wall Finish: Concrete Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, wood strip, terrazzo, and Unfinished Ceilings: Painted surfaces and ACT	Fair
<b>Elevators</b>	None	--

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers feeding hydronic baseboard radiators and cabinet terminal units. Non-Central System: Ductless split-systems Supplemental components: Split-system heat pumps and through wall air conditioners	Fair
<b>Fire Suppression</b>	Fire extinguishers only	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring. Interior Lighting: LED, linear fluorescent, and CFL Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term</b>	<b>Near Term</b>	<b>Med Term</b>	<b>Long Term</b>	<b>TOTAL</b>
		<b>(1-2 yr)</b>	<b>(3-5 yr)</b>	<b>(6-10 yr)</b>	<b>(11-20 yr)</b>	
Structure	-	-	-	-	\$5,308,300	\$5,308,300
Facade	-	\$227,300	\$11,000	\$26,600	\$288,900	\$553,900
Roofing	\$2,200	-	-	\$963,000	-	\$965,200
Interiors	-	\$95,500	\$744,000	\$659,200	\$303,600	\$1,802,300
Plumbing	-	\$11,200	\$332,500	\$141,200	\$13,300	\$498,300
HVAC	-	\$28,000	\$198,900	\$20,500	\$1,020,400	\$1,267,800
Electrical	-	\$14,900	\$600	\$531,700	-	\$547,200
Fire Alarm & Electronic Systems	-	\$149,900	\$108,100	\$387,100	\$233,600	\$878,600
Equipment & Furnishings	-	-	\$95,800	\$128,600	\$42,200	\$266,600
Site Utilities	-	-	-	-	\$5,600	\$5,600
<b>TOTALS (3% inflation)</b>	<b>\$2,200</b>	<b>\$526,800</b>	<b>\$1,491,000</b>	<b>\$2,857,900</b>	<b>\$7,216,000</b>	<b>\$12,093,900</b>

**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

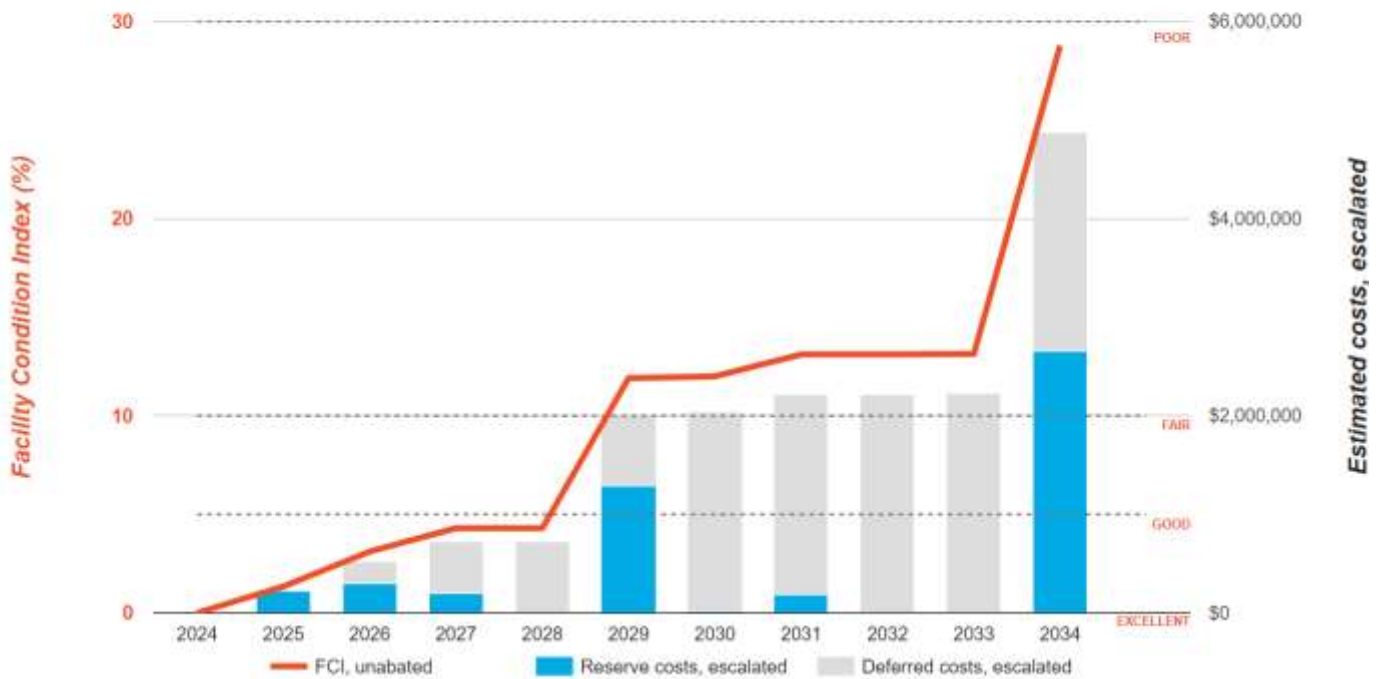
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Southampton Elementary School Main Building

Replacement Value: \$16,956,300

Inflation Rate: 3.0%

Average Needs per Year: \$443,500



Main Building: Photographic Overview



1 - LEFT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - ROOF OVERVIEW





5 - ENTRANCE LOBBY



6 - ADMIN AREA



7 - TYPICAL CLASSROOM



8 - CAFETERIA



9 - MPR



10 - MECHANICAL ROOM



11 – ELECTRICAL SYSTEM



12 – SPLIT SYSTEM DUCTLESS

### 3. Portables



Portables: Systems Summary		
<b>Address</b>	3333 Cheverly Road, Richmond, VA 23225	
<b>Constructed/Renovated</b>	2016	
<b>Building Area</b>	3,300 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Manufactured modular building	Good
<b>Façade</b>	Wall Finish: Vinyl Siding Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: FRP and vinyl Floors: VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--



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

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	\$8,900	-	\$8,900
Facade	-	-	-	-	\$62,500	\$62,500
Roofing	-	-	-	\$80,000	-	\$80,000
Interiors	-	-	\$19,100	\$14,600	\$76,500	\$110,300
Plumbing	-	-	\$2,900	-	\$53,000	\$55,900
HVAC	-	-	\$26,700	-	\$22,400	\$49,000
Electrical	-	-	-	\$20,000	\$14,900	\$34,900
Fire Alarm & Electronic Systems	-	-	-	\$21,400	-	\$21,400
Site Utilities	-	-	-	-	\$5,600	\$5,600
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$48,700</b>	<b>\$144,800</b>	<b>\$234,900</b>	<b>\$428,400</b>

**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

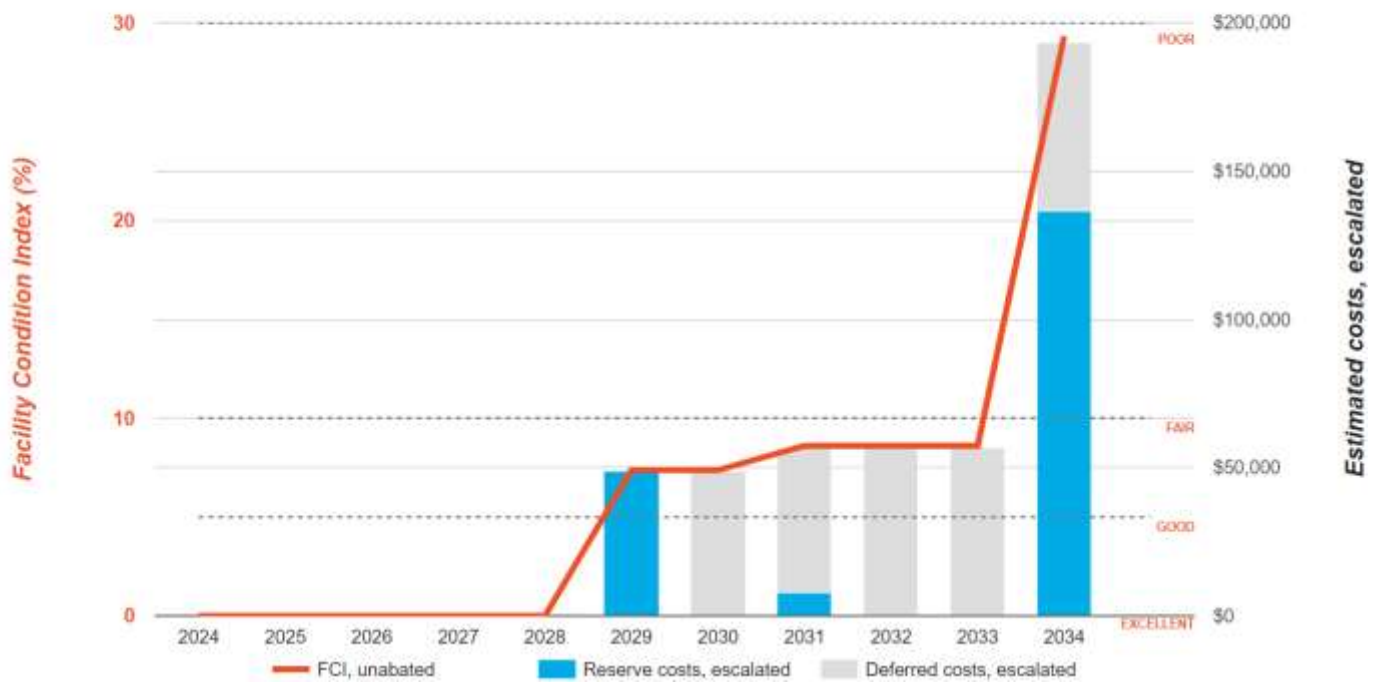
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Southampton Elementary School Portables

Replacement Value: \$660,000

Inflation Rate: 3.0%

Average Needs per Year: \$17,600



Portables: Photographic Overview



1 – BUILDING EXTERIOR



2 – ROOF OVERVIEW



3 – TYPICAL CLASSROOM



4 – FIRE ALARM SYSTEM



5 – WAKK-MOUNTED HEAT PUMPS



6 – ELECTRICAL SYSTEM



## 4. Prekindergarten



### Prekindergarten: Systems Summary

<b>Address</b>	3333 Cheverly Road, Richmond, VA 23225	
<b>Constructed/Renovated</b>	Information not provided	
<b>Building Area</b>	7,800 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab.	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted surfaces Floors: VCT and carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--

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

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term</b>	<b>Near Term</b>	<b>Med Term</b>	<b>Long Term</b>	<b>TOTAL</b>
		<b>(1-2 yr)</b>	<b>(3-5 yr)</b>	<b>(6-10 yr)</b>	<b>(11-20 yr)</b>	
Structure	-	-	-	-	\$732,600	\$732,600
Facade	-	-	-	\$26,900	\$79,100	\$105,900
Roofing	-	-	-	\$150,500	-	\$150,500
Interiors	-	-	\$63,200	\$47,500	\$113,200	\$223,900
Plumbing	-	-	\$1,000	\$16,100	\$167,200	\$184,400
HVAC	-	\$39,800	\$2,300	-	\$48,600	\$90,700
Electrical	-	-	-	\$47,200	\$41,300	\$88,500
Fire Alarm & Electronic Systems	-	-	-	\$50,600	-	\$50,600
Equipment & Furnishings	-	-	-	\$11,800	-	\$11,800
Site Development	-	\$14,900	\$16,200	\$17,700	\$89,000	\$137,800
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$54,600</b>	<b>\$82,800</b>	<b>\$368,300</b>	<b>\$1,270,900</b>	<b>\$1,776,600</b>



**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

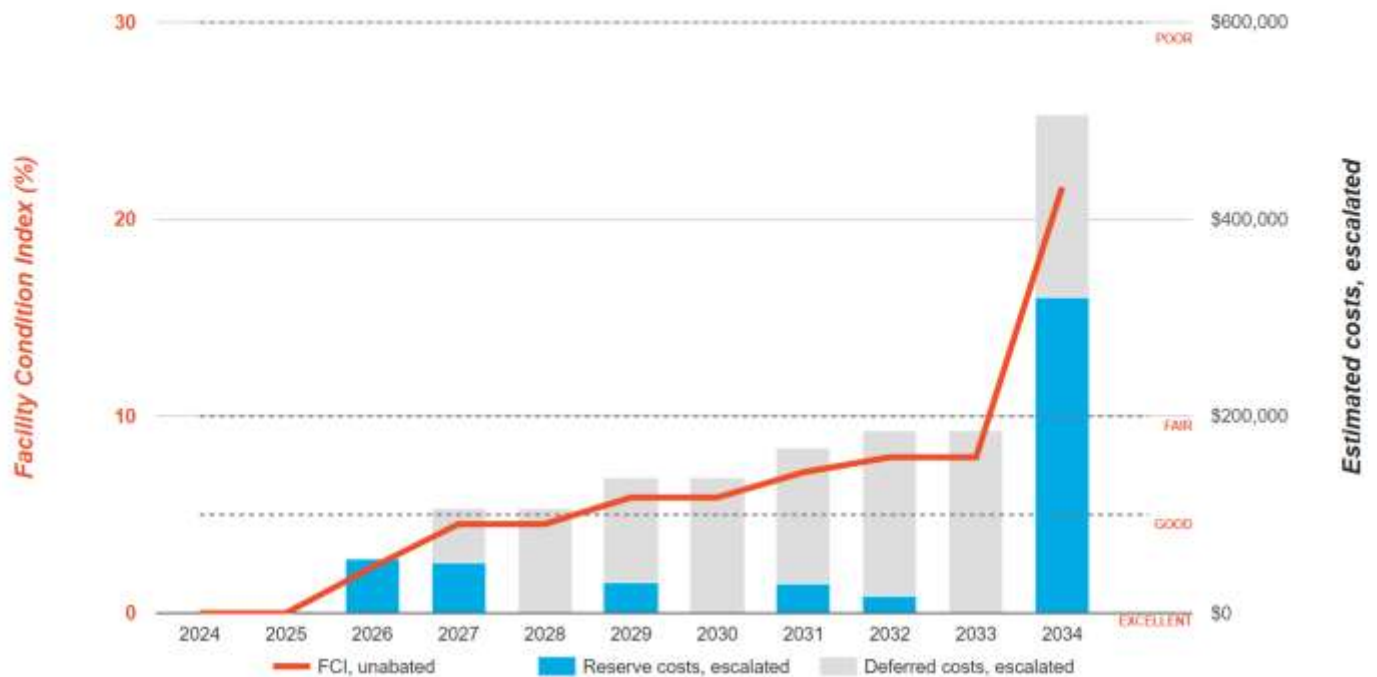
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Southampton Elementary School Prekindergarten

Replacement Value: \$2,340,000

Inflation Rate: 3.0%

Average Needs per Year: \$46,000



## Prekindergarten: Photographic Overview



1 – BUILDING EXTERIOR



2 – ROOF OVERVIEW



3 – INTERIOR HALLWAY



4 – CLASSROOM #30



5 – UTILITY CLOSET



6 – JANITORIAL CLOSET

## 5. Site Summary



Site Information		
<b>Site Area</b>	12.91 acres (estimated)	
<b>Parking Spaces</b>	37 total spaces all in open lots; 5 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
<b>Site Development</b>	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Severe site slopes along south boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Good
<b>Ancillary Structures</b>	Storage sheds and covered walkway	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	\$12,100	\$66,200	\$78,300
Site Development	-	-	-	\$175,200	\$325,700	\$500,900
Site Pavement	-	-	\$12,700	\$132,300	\$36,700	\$181,700
<b>TOTALS (3% inflation)</b>	-	-	<b>\$12,700</b>	<b>\$319,600</b>	<b>\$428,700</b>	<b>\$761,000</b>



Site: Photographic Overview



1 - MAIN PARKING AREA



2 - DRIVE AISLE



3 - PLAYGROUND



4 - BASKETBALL COURT



5 – MULTIPURPOSE FIELD



6 – STORAGE SHED

## 6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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



## 7. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 8. Opinions of Probable Costs

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

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

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

### Methodology

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 9. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Southampton Elementary School, 3333 Cheverly Road, Richmond, VA 23225, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

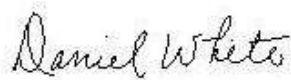
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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



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## 10. Appendices

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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

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	166385.24R000-022.468	Southampton Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	March 28, 2024	



## Appendix B:

### Pre-Survey Questionnaires

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## Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Southampton Elementary School

**Name of person completing form:** Ronald Hathaway

**Title / Association with property:** Director of Facilities

**Length of time associated w/ property:** 30

**Date Completed:** 3/13/2024

**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	1959		
2	Building size in SF	56521		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and Gravel
		Interiors		CMU, Terrazzo VCT, drop ceiling
		HVAC		Hot water boiler, mini split for air conditioning
		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).	Replace rooftop heat pumps summer 2024		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Replace mini splits, no funding, eliminate pneumatic control, upgrade BAS		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	none		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		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				Sewer line partially collapsed at the rear of the building
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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Southampton Elementary School

BV Project Number: 166385.24R000-022.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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



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

# Abbreviated Accessibility Checklist

## Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	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 RAMP

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

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



# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix D:

### Component Condition Report

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## Component Condition Report | Southampton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	56,521 SF	20	7557322
B1010	Throughout building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	56,521 SF	20	7557311
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	7,650 SF	15	7489977
B2010	Building Exterior	Fair	Exterior Walls, Brick	25,500 SF	25	7489902
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	3,800 SF	25	7490030
B2020	Building Exterior	Poor	Glazing, any type by SF	4,000 SF	1	7489913
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	10	7489967
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	10	7489898
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	2	7489914
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	5	5	7489951
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	50,000 SF	10	7489993
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7489883
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,700 LF	10	7490021
B3060	Roof	Fair	Roof Hatch, Metal	1	10	7489920
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	104	5	7489877
C1030	Entrance	Fair	Interior Door, Steel, Standard	2	15	7489921
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,875 SF	5	7489991
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	7489957
C1090	Main Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	4	5	7489978
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	27,250 SF	10	7489893



## Component Condition Report | Southampton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	40,900 SF	3	7489916
C2030	Throughout building	Fair	Flooring, Terrazzo	20,710 SF	5	7489890
C2030	Stage	Fair	Flooring, Wood, Strip	2,000 SF	3	7490029
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	3	7489937
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	18,000 SF	2	7490027
C2050	Main Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,550 SF	3	7489996
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	10	7489972
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7489941
D2010	Restrooms	Fair	Urinal, Standard	7	10	7489950
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	27	10	7489934
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	13	7489881
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	7	7489868
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	20	7489942
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7490015
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	56,521 SF	5	7489869
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	13	7489938
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	25	10	7489930
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	5	7489965
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	2	7489867
D2060	Mechanical room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	10	7490019
<b>HVAC</b>						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [Boiler #1]	1	11	7489888
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [Boiler #2]	1	11	7489968
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	60	3	7489859

## Component Condition Report | Southampton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Throughout building	Fair	Unit Heater, Natural Gas	4	5	7490009
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	2	20	7489954
D3030	Site	Fair	Split System Ductless, Single Zone [CU 24]	1	5	7489901
D3030	Site/ Classroom 5	Good	Split System Ductless, Single Zone [Classroom 5]	1	11	7489987
D3030	Site	Fair	Split System Ductless, Single Zone [CU 18]	1	5	7490022
D3030	Site	Fair	Split System Ductless, Single Zone [CU 22]	1	5	7489909
D3030	Site	Good	Split System Ductless, Single Zone [CU 21]	1	11	7489911
D3030	Site/ Classroom 2	Good	Split System Ductless, Single Zone [Classroom 2]	1	12	7490034
D3030	Site	Good	Split System Ductless, Single Zone [CU 6]	1	11	7489906
D3030	Site	Fair	Split System Ductless, Single Zone [CU 8]	1	5	7489892
D3030	Site	Fair	Split System Ductless, Single Zone [CU 15]	1	5	7490033
D3030	Site/ Classroom 4	Good	Split System Ductless, Single Zone [Classroom 4]	1	12	7489875
D3030	Site	Fair	Split System Ductless, Single Zone [CU 9]	1	5	7489917
D3030	Site	Fair	Split System Ductless, Single Zone [CU 16]	1	5	7489880
D3030	Site/ Classroom 3	Good	Split System Ductless, Single Zone [Classroom 3]	1	11	7490003
D3030	Site	Fair	Split System Ductless, Single Zone [CU 10]	1	5	7489878
D3030	Site	Fair	Split System Ductless, Single Zone [CU 17]	1	5	7489935
D3030	Site	Fair	Split System Ductless, Single Zone [CU 25]	1	5	7489932
D3030	Site/ Classroom 1	Good	Split System Ductless, Single Zone [Classroom 1]	1	12	7490031
D3030	Site	Fair	Split System Ductless, Single Zone [CU 13]	1	5	7489949
D3030	Site	Fair	Split System Ductless, Single Zone [CU 12]	1	5	7489959
D3030	Site	Fair	Split System Ductless, Single Zone [CU 7]	1	5	7489904
D3030	Site	Fair	Split System Ductless, Single Zone [CU 23 ]	1	5	7489879
D3030	Cafeteria	Fair	Air Conditioner, Window/Thru-Wall	12	2	7489995
D3030	Site	Good	Split System Ductless, Single Zone [CU 20]	1	11	7489979

## Component Condition Report | Southampton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Site	Fair	Split System Ductless, Single Zone [CU 11]	1	5	7489975
D3030	Main Building	Fair	Split System, Condensing Unit	1	9	7489856
D3030	Site	Fair	Split System Ductless, Single Zone [CU 19]	1	5	7489926
D3030	Site	Fair	Split System Ductless, Single Zone [CU 14]	1	5	7489886
D3050	Office	Fair	Fan Coil Unit, Hydronic Terminal	1	5	7490006
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7490001
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,000 SF	15	7489956
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	56,521 SF	15	7489962
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7489894
D3050	Main Building	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	16	7489915
D3050	Main Building	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7489986
<b>Electrical</b>						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	2	7489874
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [P.K]	1	2	7489905
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	56,521 SF	10	7489876
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	56,521 SF	10	7490008
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	5	7489912
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	56,521 SF	5	7489989
D7030	Main Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	56,521 SF	7	7489928
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	10	7490026
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	56,521 SF	10	7489961
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	56,521 SF	2	7489973
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7489923

## Component Condition Report | Southampton Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7489936
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7489872
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	7489885
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [2]	1	7	7489969
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	10	7490004
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [0]	1	7	7489944
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [8]	1	7	7489871
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator [2/3]	1	10	7489952
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [3]	1	7	7489862
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [4]	1	7	7490011
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7489864
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [4]	1	10	7489873
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	7490010
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7489861
E1040	Mechanical room	Good	Ceramics Equipment, Kiln	1	18	7489966
E1060	Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	7490018
E2010	Throughout building	Fair	Casework, Cabinetry Economy	345 LF	5	7489971

### Sitework

G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	15	7489947
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## Component Condition Report | Southampton Elementary School / Prekindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	7,800 SF	20	7557321
B1010	Throughout building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	7,800 SF	20	7557312

## Component Condition Report | Southampton Elementary School / Prekindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Throughout building	Fair	Exterior Walls, Wood Siding	2,000 SF	10	7489948
B2010	Throughout building	Fair	Exterior Walls, Brick	5,000 SF	25	7489899
B2010	Throughout building	Fair	Exterior Walls, Metal Siding	1,000 SF	20	7490032
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	28	15	7490000
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	15	7489998
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	8,000 SF	10	7489903
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	15	7490020
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,800 SF	10	7489855
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,190 SF	5	7489997
C2010	Throughout building	Fair	Wall Finishes, Vinyl	3,510 SF	7	7489992
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,460 SF	3	7489929
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,340 SF	3	7489955
<b>Plumbing</b>						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	7489984
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	7489924
D2010	Restrooms	Fair	Toilet, Child-Sized	5	10	7489910
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	15	7489931
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,800 SF	20	7490013
D2010	Building exterior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	7490007
<b>HVAC</b>						
D3020	Throughout building	Fair	Baseboard Heater, Electric, 6 LF	8	3	7489857
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	2	7489887



## Component Condition Report | Southampton Elementary School / Prekindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,800 SF	15	7489994
<b>Electrical</b>						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	15	7489960
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,800 SF	15	7490012
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,800 SF	10	7489963
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,800 SF	7	7489865
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,800 SF	10	7490023
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	10	7489990
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	7,000 SF	2	7489999

## Component Condition Report | Southampton Elementary School / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1010	Site	Fair	Exterior Ramp, Wood	600 SF	10	7489925
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	2,340 SF	20	7489919
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	1,260 SF	20	7490002
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	15	7490016
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7489976
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,500 SF	10	7489988
<b>Interiors</b>						

## Component Condition Report | Southampton Elementary School / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Portables	Fair	Interior Door, Wood, Solid-Core	9	20	7489863
C1070	Portables	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,300 SF	15	7489945
C2010	Portables	Good	Wall Finishes, Laminated Paneling (FRP)	600 SF	20	7489889
C2010	Portables	Fair	Wall Finishes, Vinyl	4,350 SF	10	7489897
C2030	Portables	Fair	Flooring, Vinyl Tile (VCT)	3,300 SF	5	7489939
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	7489974
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,300 SF	20	7490017
D2010	Throughout building	Fair	Water Heater, Electric, Instant Hot	5	5	7489866
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	15	7489907
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	7489858
<b>HVAC</b>						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	7489985
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	7489870
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	7489964
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	7489970
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,300 SF	15	7490005
D3060	Restrooms	Fair	Exhaust Fan, Residential Bathroom	4	5	7489943
<b>Electrical</b>						
D5020	Site	Good	Distribution Panel, 120/208 V [M]	1	26	7490014
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,300 SF	20	7489922
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,300 SF	10	7489983
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,300 SF	7	7489980
D7050	Portables	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,300 SF	10	7489981

## Component Condition Report | Southampton Elementary School / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	15	7489982

## Component Condition Report | Southampton Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	10	7490028
F1020	Site	Fair	Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,700 SF	15	7489953
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	4	7489891
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	10	7489896
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	4	10	7489882
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7489895
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	7490025
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	14,000 SF	12	7489946
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	7489927
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	20	10	7489908
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	7	7489918
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7489940
<b>Sitework</b>						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	10	7489860
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	15	10	7489884
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	400 LF	20	7490024
G2060	Site	Good	Flagpole, Metal	1	20	7489933

**Component Condition Report | Southampton Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7489958
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,000 LF	20	7489900

## Appendix E: Replacement Reserves

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Replacement Reserves Report



5/15/2024

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	Throughout building	7489994	HVAC System, Ductwork, Medium Density, Replace	30	15	15	7800	SF	\$4.00	\$31,200																					\$31,200	\$31,200	
D5020	Utility closet	7489960	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$7,000.00	\$7,000																						\$7,000	\$7,000
D5030	Throughout building	7490012	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	7800	SF	\$2.50	\$19,500																						\$19,500	\$19,500
D5040	Throughout building	7489963	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	7800	SF	\$4.50	\$35,100											\$35,100												\$35,100
D7030	Throughout building	7489865	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	7800	SF	\$2.00	\$15,600							\$15,600																\$15,600
D7050	Throughout building	7490023	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	7800	SF	\$3.00	\$23,400											\$23,400												\$23,400
E2010	Throughout building	7489990	Casework, Cabinetry Economy, Replace	20	10	10	50	LF	\$175.00	\$8,750											\$8,750												\$8,750
G2050	Site	7489999	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	7000	SF	\$2.00	\$14,000			\$14,000			\$14,000					\$14,000				\$14,000			\$14,000			\$14,000		\$98,000
<b>Totals, Unescalated</b>											\$0	\$0	\$51,500	\$46,930	\$0	\$27,185	\$0	\$24,375	\$14,000	\$0	\$238,550	\$14,000	\$0	\$17,550	\$14,000	\$128,785	\$0	\$14,000	\$27,300	\$0	\$517,300	\$1,135,475	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$54,636	\$51,282	\$0	\$31,515	\$0	\$29,978	\$17,735	\$0	\$320,591	\$19,379	\$0	\$25,773	\$21,176	\$200,643	\$0	\$23,140	\$46,476	\$0	\$934,301	\$1,776,626	

Southampton Elementary 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	
F1020	Site	7490028	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	150	SF	\$60.00	\$9,000											\$9,000												\$9,000
F1020	Site	7489953	Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	1700	SF	\$25.00	\$42,500															\$42,500								\$42,500
G2020	Site	7489891	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	25000	SF	\$0.45	\$11,250				\$11,250										\$11,250					\$11,250				\$45,000
G2020	Site	7489896	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	25000	SF	\$3.50	\$87,500																							\$87,500
G2050	Site	7489918	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	8	7	2	EA	\$700.00	\$1,400						\$1,400																	\$1,400
G2050	Site	7490025	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000											\$5,000												\$5,000
G2050	Site	7489908	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	20	EA	\$120.00	\$2,400											\$2,400												\$2,400
G2050	Site	7489940	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	\$9,500.00	\$19,000											\$19,000												\$19,000
G2050	Site	7489946	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	13	12	14000	SF	\$6.50	\$91,000												\$91,000											\$91,000
G2050	Site	7489882	Play Structure, Multipurpose, Medium, Replace	20	10	10	4	EA	\$20,000.00	\$80,000											\$80,000												\$80,000
G2050	Site	7489895	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	\$2,500.00	\$2,500											\$2,500												\$2,500
G2050	Site	7489927	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000											\$10,000												\$10,000
G2060	Site	7489860	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	\$600.00	\$600											\$600												\$600
G2060	Site	7489884	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	15	EA	\$600.00	\$9,000											\$9,000												\$9,000
G2060	Site	7489958	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	\$600.00	\$600											\$600												\$600
G2060	Site	7489900	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	2000	LF	\$21.00	\$42,000																				\$42,000			\$42,000
G2060	Site	7489933	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,500.00	\$2,500																				\$2,500			\$2,500
G2060	Site	7490024	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	400	LF	\$160.00	\$64,000																				\$64,000			\$64,000
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$11,250	\$0	\$0	\$1,400	\$0	\$11,250	\$225,600	\$0	\$91,000	\$0	\$11,250	\$42,500	\$0	\$0	\$0	\$11,250	\$108,500	\$514,000	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$12,662	\$0	\$0	\$1,722	\$0	\$14,679	\$303,188	\$0	\$129,744	\$0	\$17,017	\$66,214	\$0	\$0	\$0	\$19,727	\$195,963	\$760,915	

## Appendix F:

### Equipment Inventory List

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D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7489866	D2010	<b>Water Heater</b>	Electric, Instant Hot		Southampton Elementary School / Portables	Throughout building	Eemax	Inaccessible	Inaccessible			5
2	7489984	D2010	<b>Water Heater</b>	Electric, Residential	50 GAL	Southampton Elementary School / Prekindergarten	Utility closet	A. O. Smith	ENT-50 130	2108123239195		<a href="https://rvaschools.gofmx.com/equipment/1584697">https://rvaschools.gofmx.com/equipment/1584697</a>	
3	7489881	D2010	<b>Water Heater</b>	Gas, Tankless	4 GPM	Southampton Elementary School / Main Building	Mechanical room	Navien	NPE 240S2(NG)	2089E2242561097	2022	<a href="https://rvaschools.gofmx.com/equipment/1584651">https://rvaschools.gofmx.com/equipment/1584651</a>	
4	7489938	D2010	<b>Water Heater</b>	Gas, Tankless	4 GPM	Southampton Elementary School / Main Building	Mechanical room	Navien	NPE-240A2 (NG)	2087B2192353252	2022	<a href="https://rvaschools.gofmx.com/equipment/1584652">https://rvaschools.gofmx.com/equipment/1584652</a>	
5	7489867	D2060	<b>Air Compressor</b>	Tank-Style	5 HP	Southampton Elementary School / Main Building	Mechanical room	Challenger	E-23	AS5050753	2005	<a href="https://rvaschools.gofmx.com/equipment/1584649">https://rvaschools.gofmx.com/equipment/1584649</a>	
6	7490019	D2060	<b>Supplemental Components</b>	Compressed Air Dryer, Process Support	100 CFM	Southampton Elementary School / Main Building	Mechanical room	Hankison	HPR5-10-115	H510A1150812132		<a href="https://rvaschools.gofmx.com/equipment/1584650">https://rvaschools.gofmx.com/equipment/1584650</a>	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7489888	D3020	<b>Boiler [Boiler #1]</b>	Gas, HVAC	1500 MBH	Southampton Elementary School / Main Building	Mechanical room	Patterson-Kelley	N-1500-2	CR17-05-27859	2005	<a href="https://rvaschools.gofmx.com/equipment/1584692">https://rvaschools.gofmx.com/equipment/1584692</a>	
2	7489968	D3020	<b>Boiler [Boiler #2]</b>	Gas, HVAC	1500 MBH	Southampton Elementary School / Main Building	Mechanical room	Patterson-Kelley	N-1500-2	CR17-05-27842	2005	<a href="https://rvaschools.gofmx.com/equipment/1584691">https://rvaschools.gofmx.com/equipment/1584691</a>	
3	7489857	D3020	<b>Baseboard Heater</b>	Electric, 6 LF	1.5 KW	Southampton Elementary School / Prekindergarten	Throughout building						8
4	7489859	D3020	<b>Radiator</b>	Hydronic, Column/Cabinet Style (per EA)		Southampton Elementary School / Main Building	Throughout building						60
5	7490009	D3020	<b>Unit Heater</b>	Natural Gas	30 MBH	Southampton Elementary School / Main Building	Throughout building	Inaccessible	Inaccessible	Inaccessible			4
6	7489954	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	250 GAL	Southampton Elementary School / Main Building	Mechanical room	Inaccessible	Inaccessible	Inaccessible	2005		2
7	7489995	D3030	<b>Air Conditioner</b>	Window/Thru-Wall	1 TON	Southampton Elementary School / Main Building	Cafeteria	Various					12
8	7489985	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	Southampton Elementary School / Portables	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHW42-A10B	332J163346625-02		<a href="https://rvaschools.gofmx.com/equipment/1584759">https://rvaschools.gofmx.com/equipment/1584759</a>	
9	7489870	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	Southampton Elementary School / Portables	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHW42-A10B	332J163344927-02		<a href="https://rvaschools.gofmx.com/equipment/1584763">https://rvaschools.gofmx.com/equipment/1584763</a>	
10	7489964	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	Southampton Elementary School / Portables	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHW42-A10B	332J163346629-02		<a href="https://rvaschools.gofmx.com/equipment/1584758">https://rvaschools.gofmx.com/equipment/1584758</a>	
11	7489970	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	3.5 TON	Southampton Elementary School / Portables	Building exterior	Bard Manufacturing Company	W42H2DA10RXXXXE EHW42-A10B	332J163346626-02		<a href="https://rvaschools.gofmx.com/equipment/1584762">https://rvaschools.gofmx.com/equipment/1584762</a>	
12	7489856	D3030	<b>Split System</b>	Condensing Unit	2 TON	Southampton Elementary School / Main Building	Main Building	Carrier	24ABB330A510	0518E21132	2018	<a href="https://rvaschools.gofmx.com/equipment/1584793">https://rvaschools.gofmx.com/equipment/1584793</a>	
13	7490031	D3030	<b>Split System Ductless [Classroom 1]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site/ Classroom 1	Samsung	AQX36VFUAGM/CV	Y6K8PAFR400151Z	2021	<a href="https://rvaschools.gofmx.com/equipment/1584795">https://rvaschools.gofmx.com/equipment/1584795</a>	
14	7490034	D3030	<b>Split System Ductless [Classroom 2]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site/ Classroom 2	Samsung	AQX36VFUAGM/CV	Y6K8PAFR400148F	2021	<a href="https://rvaschools.gofmx.com/equipment/1584802">https://rvaschools.gofmx.com/equipment/1584802</a>	
15	7490003	D3030	<b>Split System Ductless [Classroom 3]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site/ Classroom 3	Samsung	AQX36VFUAGM/CV	Y6K8PAFNB00012A	2020	<a href="https://rvaschools.gofmx.com/equipment/1584797">https://rvaschools.gofmx.com/equipment/1584797</a>	
16	7489875	D3030	<b>Split System Ductless [Classroom 4]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site/ Classroom 4	Samsung	AQX36VFUAGM/CV	Y6KBPAFR400146V	2021	<a href="https://rvaschools.gofmx.com/equipment/1584799">https://rvaschools.gofmx.com/equipment/1584799</a>	
17	7489987	D3030	<b>Split System Ductless [Classroom 5]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site/ Classroom 5	Samsung	AQX36VFUAGM/CV	Y6K8PAFNB00302D	2020	<a href="https://rvaschools.gofmx.com/equipment/1584798">https://rvaschools.gofmx.com/equipment/1584798</a>	
18	7489878	D3030	<b>Split System Ductless [CU 10]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584757">https://rvaschools.gofmx.com/equipment/1584757</a>	
19	7489975	D3030	<b>Split System Ductless [CU 11]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584709">https://rvaschools.gofmx.com/equipment/1584709</a>	
20	7489959	D3030	<b>Split System Ductless [CU 12]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584711">https://rvaschools.gofmx.com/equipment/1584711</a>	
21	7489949	D3030	<b>Split System Ductless [CU 13]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584708">https://rvaschools.gofmx.com/equipment/1584708</a>	
22	7489886	D3030	<b>Split System Ductless [CU 14]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584710">https://rvaschools.gofmx.com/equipment/1584710</a>	
23	7490033	D3030	<b>Split System Ductless [CU 15]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	38MARBQ36AA3	1623V16297	2014	<a href="https://rvaschools.gofmx.com/equipment/1584712">https://rvaschools.gofmx.com/equipment/1584712</a>	
24	7489880	D3030	<b>Split System Ductless [CU 16]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400437X	2014	<a href="https://rvaschools.gofmx.com/equipment/1584705">https://rvaschools.gofmx.com/equipment/1584705</a>	
25	7489935	D3030	<b>Split System Ductless [CU 17]</b>	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400357V	2014	<a href="https://rvaschools.gofmx.com/equipment/1584706">https://rvaschools.gofmx.com/equipment/1584706</a>	



26	7490022	D3030	Split System Ductless [CU 18]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF4004333	2014	<a href="https://rvaschools.gofmx.com/equipment/1584707">https://rvaschools.gofmx.com/equipment/1584707</a>	
27	7489926	D3030	Split System Ductless [CU 19]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584703">https://rvaschools.gofmx.com/equipment/1584703</a>	
28	7489979	D3030	Split System Ductless [CU 20]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM		2020	<a href="https://rvaschools.gofmx.com/equipment/1584704">https://rvaschools.gofmx.com/equipment/1584704</a>	
29	7489911	D3030	Split System Ductless [CU 21]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM		2020	<a href="https://rvaschools.gofmx.com/equipment/1584700">https://rvaschools.gofmx.com/equipment/1584700</a>	
30	7489909	D3030	Split System Ductless [CU 22]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400355Y	2014	<a href="https://rvaschools.gofmx.com/equipment/1584698">https://rvaschools.gofmx.com/equipment/1584698</a>	
31	7489879	D3030	Split System Ductless [CU 23 ]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400349K	2014	<a href="https://rvaschools.gofmx.com/equipment/1584702">https://rvaschools.gofmx.com/equipment/1584702</a>	
32	7489901	D3030	Split System Ductless [CU 24]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400403R	2014	<a href="https://rvaschools.gofmx.com/equipment/1584699">https://rvaschools.gofmx.com/equipment/1584699</a>	
33	7489932	D3030	Split System Ductless [CU 25]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400306H	2014	<a href="https://rvaschools.gofmx.com/equipment/1584701">https://rvaschools.gofmx.com/equipment/1584701</a>	
34	7489906	D3030	Split System Ductless [CU 6]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM/CV	Y6K8PAFJ600046F	2020	<a href="https://rvaschools.gofmx.com/equipment/1584753">https://rvaschools.gofmx.com/equipment/1584753</a>	
35	7489904	D3030	Split System Ductless [CU 7]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Y6K8PAFF400446B	2014	<a href="https://rvaschools.gofmx.com/equipment/1584755">https://rvaschools.gofmx.com/equipment/1584755</a>	
36	7489892	D3030	Split System Ductless [CU 8]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584754">https://rvaschools.gofmx.com/equipment/1584754</a>	
37	7489917	D3030	Split System Ductless [CU 9]	Single Zone	3 TON	Southampton Elementary School / Main Building	Site	Samsung	AQX36VFUAGM	Illegible	2014	<a href="https://rvaschools.gofmx.com/equipment/1584756">https://rvaschools.gofmx.com/equipment/1584756</a>	
38	7490001	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Southampton Elementary School / Main Building	Mechanical room	Marathon Electric	BVL 213TTDBA4026AA H	NA	2005	<a href="https://rvaschools.gofmx.com/equipment/1584474">https://rvaschools.gofmx.com/equipment/1584474</a>	
39	7489894	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Southampton Elementary School / Main Building	Mechanical room	Marathon Electric	213TTDBA4026AA HF	NA	2005	<a href="https://rvaschools.gofmx.com/equipment/1584475">https://rvaschools.gofmx.com/equipment/1584475</a>	
40	7490006	D3050	Fan Coil Unit	Hydronic Terminal	1600 CFM	Southampton Elementary School / Main Building	Office	Inaccessible	Inaccessible	Inaccessible			
41	7489887	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Southampton Elementary School / Prekindergarten	Roof	Inaccessible	Inaccessible	Inaccessible			5
42	7489986	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Southampton Elementary School / Main Building	Main Building	Johnson Controls	XP120C00R2A1BAA1A1	N2G0020833	2020	<a href="https://rvaschools.gofmx.com/equipment/1584478">https://rvaschools.gofmx.com/equipment/1584478</a>	
43	7489915	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Southampton Elementary School / Main Building	Main Building	Johnson Controls	XP240C00R2A1AAA1A1	N2G0983375	2020	<a href="https://rvaschools.gofmx.com/equipment/1584476">https://rvaschools.gofmx.com/equipment/1584476</a>	
<b>D50 Electrical</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7489874	D5020	Distribution Panel	120/208 V	800 AMP	Southampton Elementary School / Main Building	Mechanical room	General Electric	CC/B	S-24805		<a href="https://rvaschools.gofmx.com/equipment/1584648">https://rvaschools.gofmx.com/equipment/1584648</a>	
2	7489960	D5020	Distribution Panel	120/208 V	500 AMP	Southampton Elementary School / Prekindergarten	Utility closet	General Electric	NLAB	827886		<a href="https://rvaschools.gofmx.com/equipment/1584696">https://rvaschools.gofmx.com/equipment/1584696</a>	
3	7490014	D5020	Distribution Panel [M]	120/208 V	400 AMP	Southampton Elementary School / Portables	Site	Eaton	PRL3A	SRM1131682-001	2020	<a href="https://rvaschools.gofmx.com/equipment/1584794">https://rvaschools.gofmx.com/equipment/1584794</a>	
4	7489905	D5020	Distribution Panel [P.K]	120/208 V	400 AMP	Southampton Elementary School / Main Building	Kitchen	General Electric	NCB	S- 24853		<a href="https://rvaschools.gofmx.com/equipment/1584482">https://rvaschools.gofmx.com/equipment/1584482</a>	
5	7489912	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Southampton Elementary School / Main Building	Building exterior						2
<b>D70 Electronic Safety &amp; Security</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7490026	D7050	Fire Alarm Panel	Fully Addressable		Southampton Elementary School / Main Building	Office	Edwards	10 Series	NA		<a href="https://rvaschools.gofmx.com/equipment/1584481">https://rvaschools.gofmx.com/equipment/1584481</a>	
<b>E10 Equipment</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7489861	E1030	Foodservice Equipment	Convection Oven, Double		Southampton Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	120916CP006T		<a href="https://rvaschools.gofmx.com/equipment/1584693">https://rvaschools.gofmx.com/equipment/1584693</a>	
2	7489864	E1030	Foodservice Equipment	Convection Oven, Single		Southampton Elementary School / Main Building	Kitchen	Welbilt	C44T920ES	VS219023064		<a href="https://rvaschools.gofmx.com/equipment/1584694">https://rvaschools.gofmx.com/equipment/1584694</a>	
3	7489923	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Southampton Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1584695">https://rvaschools.gofmx.com/equipment/1584695</a>	
4	7489936	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Southampton Elementary School / Main Building	Kitchen	Vollrath	89148	I-6		<a href="https://rvaschools.gofmx.com/equipment/1584485">https://rvaschools.gofmx.com/equipment/1584485</a>	
5	7489872	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Southampton Elementary School / Main Building	Kitchen	Metro	No dataplate	No dataplate		<a href="https://rvaschools.gofmx.com/equipment/1584487">https://rvaschools.gofmx.com/equipment/1584487</a>	
6	7490004	E1030	Foodservice Equipment	Mixer, Freestanding		Southampton Elementary School / Main Building	Kitchen	Hobart	H-600	186257.8		<a href="https://rvaschools.gofmx.com/equipment/1584488">https://rvaschools.gofmx.com/equipment/1584488</a>	
7	7489885	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Southampton Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1584479">https://rvaschools.gofmx.com/equipment/1584479</a>	



8	7490010	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Southampton Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible		<a href="https://rvaschools.gofmx.com/equipment/1584480">https://rvaschools.gofmx.com/equipment/1584480</a>
9	7489944	E1030	<b>Foodservice Equipment</b> [0]	Refrigerator, 2-Door Reach-In		Southampton Elementary School / Main Building	Kitchen	Traulsen	G20010	T74180A08		<a href="https://rvaschools.gofmx.com/equipment/1584489">https://rvaschools.gofmx.com/equipment/1584489</a>
10	7489969	E1030	<b>Foodservice Equipment</b> [2]	Walk-In, Evaporator for Refrigerator/Freezer		Southampton Elementary School / Main Building	Kitchen	Heatcraft	ADT065AK	T10H07809		<a href="https://rvaschools.gofmx.com/equipment/1584492">https://rvaschools.gofmx.com/equipment/1584492</a>
11	7489952	E1030	<b>Foodservice Equipment</b> [2/3]	Walk-In, Combination Freezer/Refrigerator		Southampton Elementary School / Main Building	Kitchen	Bally	3478-2	N3407-2		<a href="https://rvaschools.gofmx.com/equipment/1584490">https://rvaschools.gofmx.com/equipment/1584490</a>
12	7489862	E1030	<b>Foodservice Equipment</b> [3]	Walk-In, Evaporator for Refrigerator/Freezer		Southampton Elementary School / Main Building	Kitchen	Bally	BF-1501-1	Illegible		<a href="https://rvaschools.gofmx.com/equipment/1584491">https://rvaschools.gofmx.com/equipment/1584491</a>
13	7490011	E1030	<b>Foodservice Equipment</b> [4]	Dairy Cooler/Wells		Southampton Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-S	10400681		<a href="https://rvaschools.gofmx.com/equipment/1584486">https://rvaschools.gofmx.com/equipment/1584486</a>
14	7489873	E1030	<b>Foodservice Equipment</b> [4]	Walk-In, Refrigerator		Southampton Elementary School / Main Building	Kitchen	Nor-Lake	KL 26X66	NA		<a href="https://rvaschools.gofmx.com/equipment/1584483">https://rvaschools.gofmx.com/equipment/1584483</a>
15	7489871	E1030	<b>Foodservice Equipment</b> [8]	Refrigerator, 2-Door Reach-In		Southampton Elementary School / Main Building	Kitchen	Delfield	GBR2-S	1120112097		<a href="https://rvaschools.gofmx.com/equipment/1584484">https://rvaschools.gofmx.com/equipment/1584484</a>
16	7489966	E1040	<b>Ceramics Equipment</b>	Kiln	9984 Watts	Southampton Elementary School / Main Building	Mechanical room	Skutt	KM-1027-3	22H09-381	2022	<a href="https://rvaschools.gofmx.com/equipment/1584477">https://rvaschools.gofmx.com/equipment/1584477</a>