

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



River City Middle School
6300 Hull Street Road
Richmond, VA 23224

PREPARED BY:

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BV PROJECT #:

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ON SITE DATE:

March 25-26, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

| General Information | |
|--|---|
| Property Type | Middle school campus |
| Number of Buildings | 1 |
| Main Address | 6300 Hull Street Road, Richmond, VA 23224 |
| Site Developed | 2020 |
| Outside Occupants / Leased Spaces | None |
| Date(s) of Visit | March 25-26, 2024 |
| Management Point of Contact | Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 Mobile: 614.949.1355 daniel.alu@gofmx.com |
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| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |

Significant/Systemic Findings and Deficiencies

Historical Summary

The property was established in 2020 and is operating as a middle school campus. The school was operating normally and at full capacity during the on-site.

Architectural

No significant issues were observed in the building structure, roofing, and façade. All the architectural components such as interior flooring, walls, and ceilings are original and appear to be in good condition. The major architectural components are in good condition and only typical life cycle replacements are anticipated and budgeted for.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All the MEPF components are original and were installed in 2020. The HVAC system is made of a central system consisting of boilers, chillers, and air handlers feeding VAV boxes throughout the building. Fire suppression and fire alarm systems are installed in the building and appear to be in good condition. Overall, the MEPF infrastructure itself is generally in good working condition with no major expenditure anticipated in the short and medium terms. The only minor issue found was a single offline water fountain.

Site

Site maintenance appears to be fine, and site improvements and landscaping are generally in good condition. The asphalt 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 | |
|----------------------------|---|
| 0 – 5% | In new or well-maintained condition, with little or no visual evidence of wear or |
| 5 – 10% | Subjected to wear but is still in a serviceable and functioning condition. |
| 10 – 30% | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life. |
| 30% and above | Has reached the end of its useful or serviceable life. Renewal is now necessary. |

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

| FCI Analysis River City Middle School / Main Building(2020) | | | |
|---|------------------|---------|--------------|
| Replacement Value | Total SF | Cost/SF | |
| \$ 73,651,200 | 184,128 | \$ 400 | |
| | Est Reserve Cost | | FCI |
| Current | \$ 1,200 | | 0.0 % |
| 3-Year | \$ 1,200 | | 0.0 % |
| 5-Year | \$ 1,200 | | 0.0 % |
| 10-Year | \$ 856,600 | | 1.2 % |



Immediate Needs

| Facility/Building | Total Items | Total Cost |
|--|-------------|----------------|
| River City Middle School / Main Building | 1 | \$1,200 |
| Total | 1 | \$1,200 |

Main Building

| ID | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|-------------------------|---------|---|-----------|-----------------------|----------------|
| 7491103 | E Wing | D2010 | Drinking Fountain, Wall- Mounted, Single-Level, Replace | Failed | Performance/Integrity | \$1,200 |
| Total (1 items) | | | | | | \$1,200 |



Key Findings



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Main Building River City Middle School E Wing

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$

Drinking fountain is offline. - AssetCALC ID: 7491103

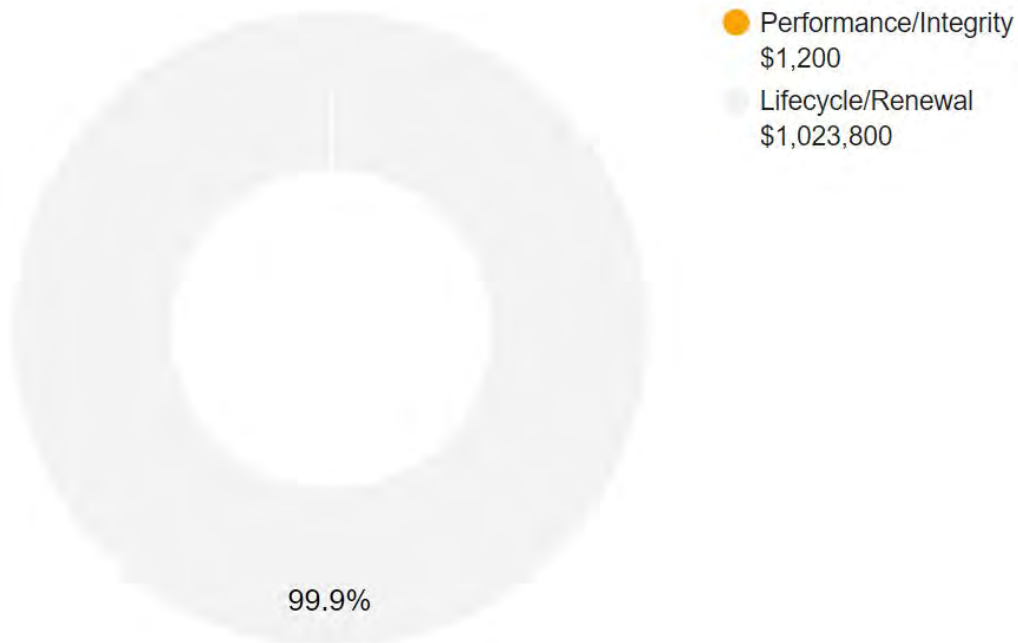
Plan Types

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

Plan Type Descriptions

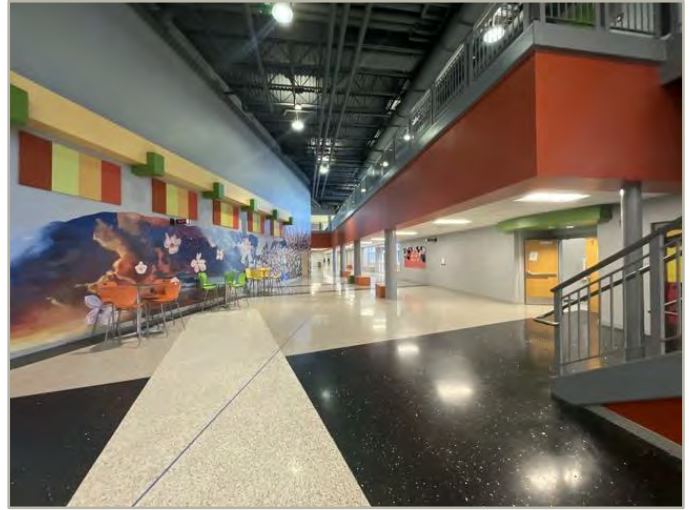
| | | |
|------------------------------|---|---|
| Safety | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| Performance/Integrity | ■ | Component or system has failed, is almost failing, performs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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,025,000

2. Building Information



| Building Information: Systems Summary | | |
|---------------------------------------|--|------------------|
| Address | 6300 Hull Street Road; Richmond, VA 23224 | |
| Constructed/Renovated | 2020 | |
| Building Area | 184,128 SF | |
| Number of Stories | 2 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists over concrete slab | Good |
| Façade | Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish | Good |
| Interiors | Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, and Unfinished Ceilings: Painted surfaces and ACT | Good |
| Elevators | Passenger: One hydraulic car serving all two floors | Good |

| Building Information: Systems Summary | | |
|--|---|------|
| Plumbing | Distribution: Copper supply and PVC waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms | Good |
| HVAC | Central System: Boilers, chillers, and air handlers feeding VAV, hydronic baseboard radiators and cabinet terminal units. Non-Central System: Packaged unit Supplemental components: Ductless split-systems and Make-up air unit | Good |
| Fire Suppression | Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system | Good |
| Electrical | Source & Distribution: Main switchboard with copper wiring. Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch | Good |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |
| Equipment/Special | Commercial kitchen equipment | Good |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs. | |
| Key Spaces Not Observed | All key areas of the facility were accessible and observed. | |

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

| System Expenditure Forecast | | | | | | |
|------------------------------------|------------------|-------------------|------------------|------------------|---------------------|---------------------|
| System | Immediate | Short Term | Near Term | Med Term | Long Term | TOTAL |
| | | (1-2 yr) | (3-5 yr) | (6-10 yr) | (11-20 yr) | |
| Structure | - | - | - | - | - | - |
| Facade | - | - | - | - | \$12,800 | \$12,800 |
| Roofing | - | - | - | - | \$2,220,000 | \$2,220,000 |
| Interiors | - | - | - | \$810,600 | \$2,348,100 | \$3,158,700 |
| Conveying | - | - | - | \$3,600 | \$12,800 | \$16,400 |
| Plumbing | \$1,200 | - | - | - | \$142,800 | \$144,000 |
| HVAC | - | - | - | - | \$1,580,500 | \$1,580,500 |
| Fire Protection | - | - | - | - | \$3,200 | \$3,200 |
| Electrical | - | - | - | - | \$1,755,300 | \$1,755,300 |
| Fire Alarm & Electronic Systems | - | - | - | - | \$2,541,600 | \$2,541,600 |
| Equipment & Furnishings | - | - | - | \$41,200 | \$801,400 | \$842,600 |
| Site Development | - | - | - | - | \$800 | \$800 |
| Site Utilities | - | - | - | - | \$45,300 | \$45,300 |
| TOTALS (3% inflation) | \$1,200 | - | - | \$855,400 | \$11,464,600 | \$12,321,200 |

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.

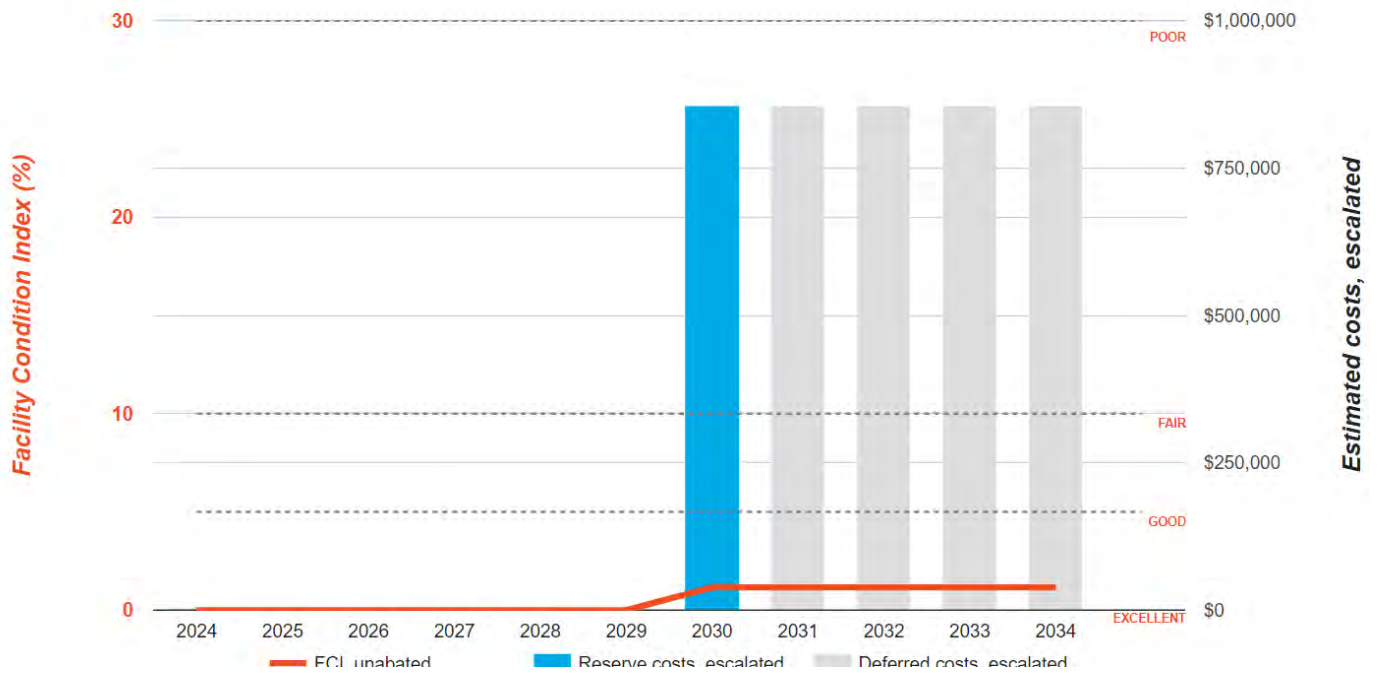
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: River City Middle School Main Building

Replacement Value: \$73,651,200

Inflation Rate: 3.0%

Average Needs per Year: \$77,900



River City Middle School: Photographic Overview



1 - FRONT ELEVATION



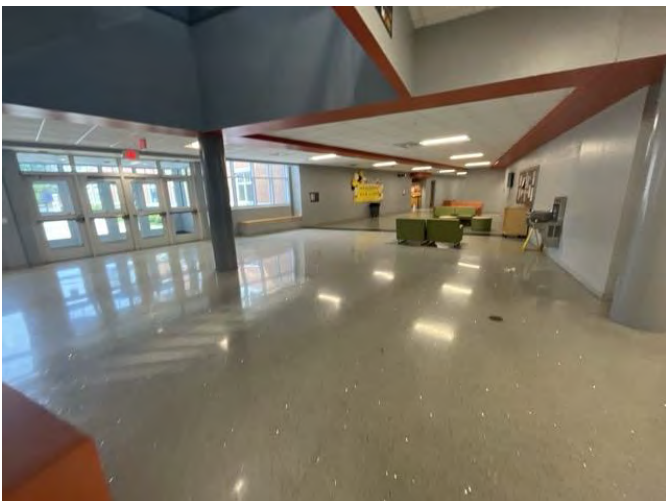
2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - ROOF OVERVIEW



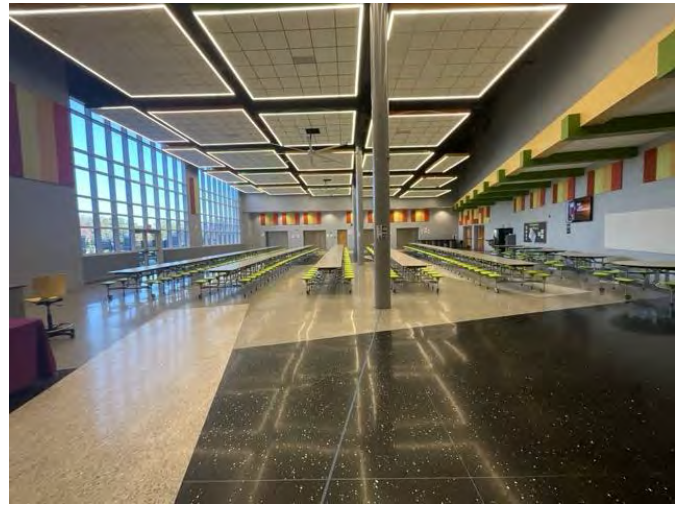
5 - ENTRANCE LOBBY



6 - BREAK ROOM



7 - GYM



8 - CAFETERIA



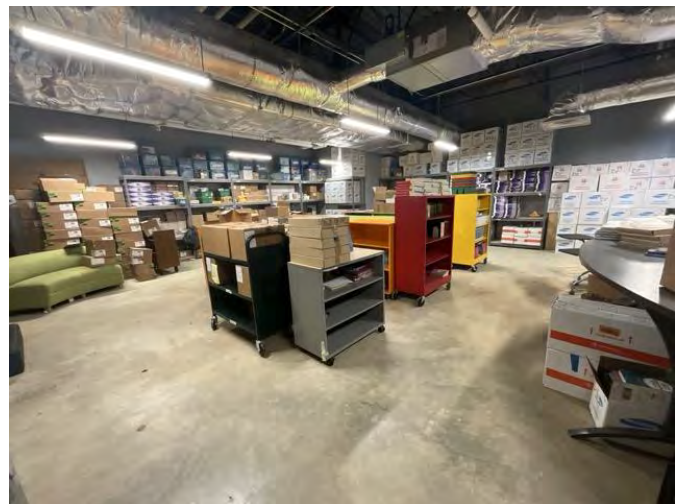
9 - LIBRARY



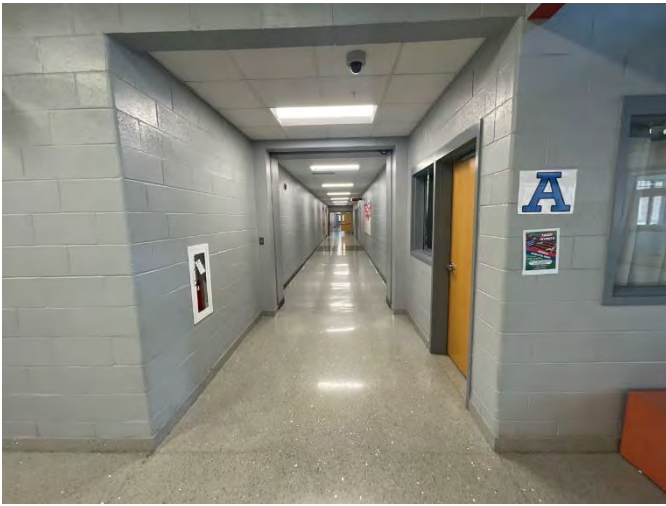
10 - THEATER



11 - KITCHEN



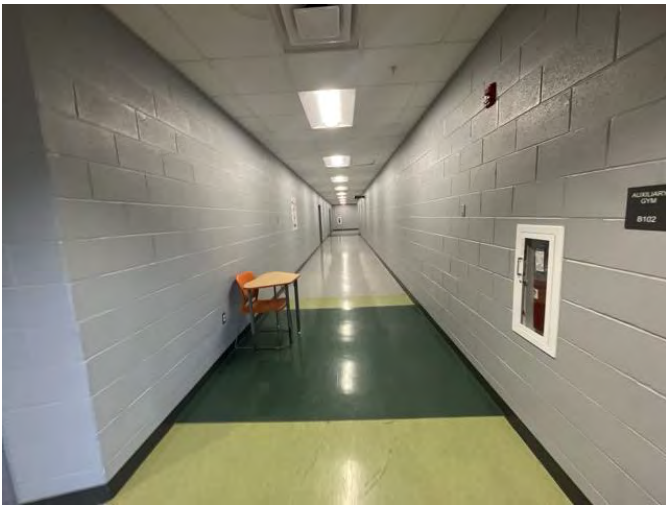
12 - STORAGE



13 - A WING



14 - CLASSROOM A115



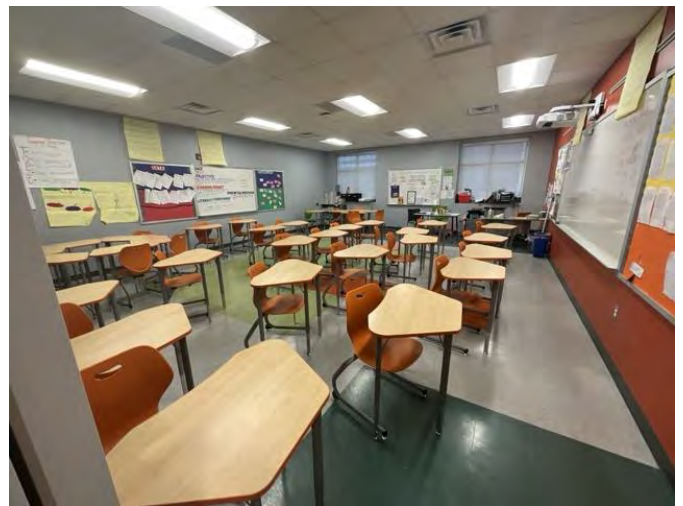
15 - B WING



16 - AUX GYM



17 - C WING



18 - CLASSROOM C111



19 - D WING



20 - CLASSROOM D114



21 - E WING



22 - CLASSROOM E212



23 - MECHANICAL ROOM-HVAC BOILERS



24 - MECHANICAL ROOM-DOMESTIC WATER



25 - MAIN ELECTRICAL ROOM



26 - SECONDARY ELECTRICAL ROOM



27 - CHILLERS



28 - AIR HANDLERS



29 - UTILITY CLOSET



30 - FIRE RISER ROOM

3. Site Summary



| Site Information | | |
|-----------------------------------|---|------------------|
| Site Area | 17.1 acres (estimated) | |
| Parking Spaces | 202 total spaces all in open lots; 8 of which are accessible. | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Pavement/Flatwork | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs | Good |
| Site Development | Property entrance signage; wood board, chain link, and metal tube fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing and site lights Heavily furnished with park benches, picnic tables, trash receptacles | Good |
| Landscaping and Topography | Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Low to moderate site slopes throughout | Good |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Good |
| Site Lighting | Pole-mounted: LED | Good |
| Ancillary Structures | Storage shed. | Good |

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

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

| System Expenditure Forecast | | | | | | |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | - | - | - | \$18,100 | \$24,400 | \$42,500 |
| Equipment & Furnishings | - | - | - | - | \$25,700 | \$25,700 |
| Special Construction & Demo | - | - | - | - | - | - |
| Site Utilities | - | - | - | - | \$271,500 | \$271,500 |
| Site Development | - | - | - | \$25,100 | \$117,200 | \$142,300 |
| Site Pavement | - | \$57,900 | - | \$67,200 | \$168,100 | \$293,200 |
| TOTALS (3% inflation) | - | \$57,900 | - | \$110,400 | \$607,000 | \$775,300 |

Site: Photographic Overview



1 - PARKING AREA



2 - DRIVE AISLE



3 - SIDEWALK



4 - ANCILLARY BUILDING



5 - TENNIS COURT



6 - MULTI-PURPOSE FIELD

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of River City Middle School, 6300 Hull Street Road, Richmond, VA 23224, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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





Appendix A:

Site Plan

Site Plan



| | | | |
|---|-----------------------|--------------------------|---|
|  | Project Number | Project Name |  |
| | 166385.24R000-032.468 | River City Middle School | |
| | Source | On-Site Date | |
| | Google | March 25-26, 2024 | |

Appendix B:

Pre-Survey Questionnaires

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: River City Middle School

Name of person completing form: Ronald Hathaway

Title / Association with property: Director of Facilities

Length of time associated w/ property: 4

Date Completed: March 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 | 2020 | | |
| 2 | Building size in SF | 184128 | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Façade | 2020 | Stone |
| | | Roof | | TPO, metal |
| | | Interiors | | Sheetrock, terrazzo, VCT, |
| | | HVAC | | Boilers, air cooled chiller, VAV boxes, roof top air handlers |
| | | 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). | None | | |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | None | | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | None | | |

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

| Question | | Response | | | | Comments |
|----------|---|----------|----|-----|----|---|
| | | Yes | No | Unk | NA | |
| 7 | Are there any problems with foundations or structures, like excessive settlement? | | X | | | |
| 8 | Are there any wall, window, basement or roof leaks? | | X | | | |
| 9 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants? | | X | | | |
| 10 | Are your elevators unreliable, with frequent service calls? | | X | | | |
| 11 | Are there any plumbing leaks, water pressure, or clogging/back-up problems? | | X | | | |
| 12 | Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service? | | X | | | |
| 13 | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas? | | X | | | |
| 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 ADA requirement at time of construction |
| 20 | ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation? | | X | | | |

Appendix C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: River City Middle School

BV Project Number: 166385.24R000-032.468

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



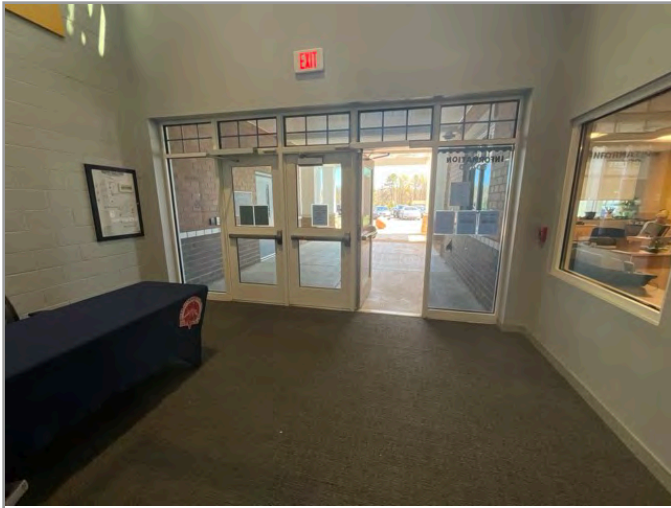
ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

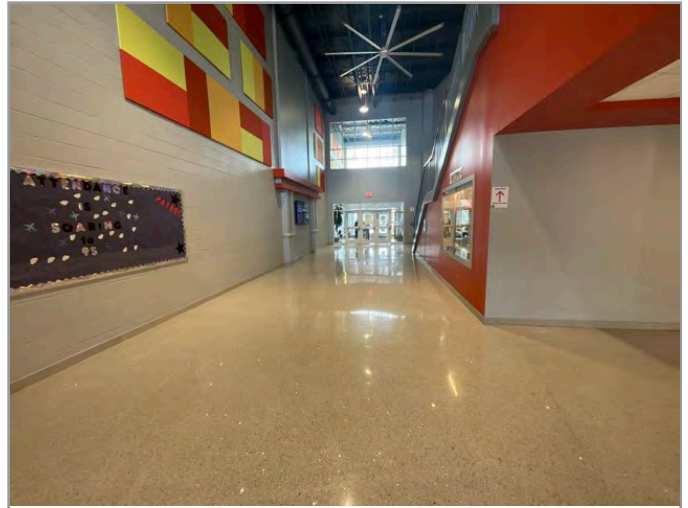
| | | | | | |
|---|---|---|--|--|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? | X | | | |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ? | X | | | |

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH #1



ACCESSIBLE INTERIOR PATH #2

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

| | | | | | |
|---|--|---|--|--|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ? | X | | | |
| 8 | Are audible and visual floor position indicators provided in the elevator car? | X | | | |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? | X | | | |

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

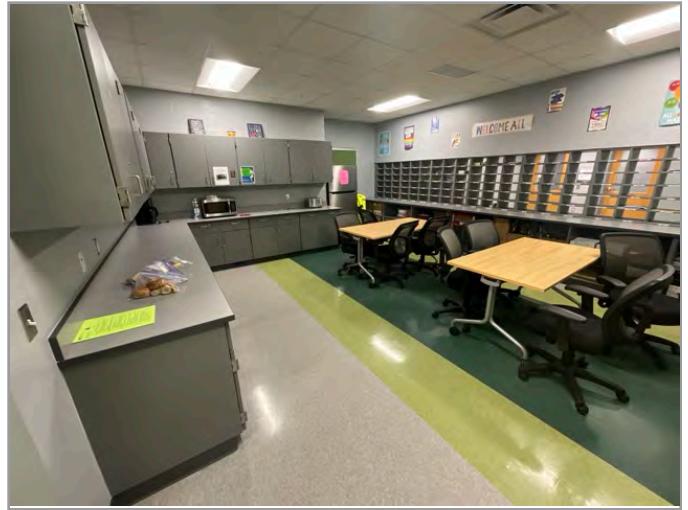
| | | | | | |
|---|--|---|--|--|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ? | X | | | |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



BREAKROOM OVERVIEW

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

| | | | | | |
|---|---|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? | | | 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? | X | | | |
| 2 | Has the play area been reviewed for accessibility ? | | X | | |
| 3 | Are publicly accessible swimming pools equipped with an entrance lift ? | | | X | |

Appendix D:

Component Condition Report



Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|------------|-----|---------|
| Structure | | | | | | |
| A1010 | Main Building | Good | Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings | 184,128 SF | 71 | 7557319 |
| B1010 | Main Building | Good | Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building | 184,128 SF | 71 | 7557320 |
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Brick | 78,000 SF | 46 | 7490987 |
| B2010 | Building Exterior | Good | Exterior Walls, Metal Siding | 15,600 SF | 36 | 7491125 |
| B2020 | Building Exterior | Good | Storefront, Glazing & Framing | 16,000 SF | 26 | 7491032 |
| B2020 | Kitchen | Good | Screens & Shutters, Rolling Security Shutter, 55 to 100 SF | 4 | 16 | 7490894 |
| B2020 | Building Exterior | Good | Window, Aluminum Double-Glazed, 16-25 SF | 136 | 26 | 7490985 |
| B2050 | Throughout building | Good | Overhead/Dock Door, Aluminum, 12'x12' (144 SF) | 3 | 26 | 7491014 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Standard | 24 | 36 | 7491034 |
| B2050 | Building Exterior | Good | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 29 | 26 | 7491073 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Metal | 96,000 SF | 36 | 7491128 |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 40,000 SF | 16 | 7490916 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 2,600 LF | 16 | 7491025 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 26 | 7491087 |
| Interiors | | | | | | |
| C1030 | Throughout building | Good | Interior Door, Wood, Solid-Core | 226 | 36 | 7491096 |
| C1070 | Main Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 110,500 SF | 21 | 7490991 |
| C1090 | Throughout building | Good | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H | 720 | 16 | 7491000 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 35 | 16 | 7491027 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 1,800 SF | 36 | 7490963 |
| C2010 | Throughout building | Fair | Wall Finishes, any surface, Prep & Paint | 274,400 SF | 6 | 7490965 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-----------------------|-----------|--|------------|-----|---------|
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 3,600 SF | 36 | 7491137 |
| C2030 | Throughout building | Fair | Flooring, Carpet, Commercial Standard | 16,000 SF | 6 | 7490911 |
| C2030 | Kitchen | Good | Flooring, Quarry Tile | 3,000 SF | 46 | 7490989 |
| C2030 | Gymnasium | Good | Flooring, Wood, Strip | 14,000 SF | 26 | 7490910 |
| C2030 | Main Building | Good | Flooring, Rubber Tile | 1,000 SF | 11 | 7491078 |
| C2030 | Throughout building | Good | Flooring, Terrazzo | 54,000 SF | 46 | 7491089 |
| C2030 | Throughout building | Good | Flooring, Vinyl Tile (VCT) | 90,500 SF | 11 | 7491045 |
| C2050 | Throughout building | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 73,650 SF | 6 | 7491062 |
| Conveying | | | | | | |
| D1010 | Elevator | Good | Elevator Controls, Automatic, 1 Car [1] | 1 | 16 | 7490933 |
| D1010 | Elevator | Fair | Elevator Cab Finishes, Economy | 1 | 6 | 7490980 |
| D1010 | Elevator | Good | Passenger Elevator, Hydraulic, 2 Floors, Renovate [1] | 1 | 26 | 7491134 |
| Plumbing | | | | | | |
| D2010 | Kitchen | Good | Sink/Lavatory, Commercial Kitchen, 2-Bowl | 1 | 26 | 7490902 |
| D2010 | Restrooms | Good | Urinal, Standard | 15 | 26 | 7491050 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Vitreous China | 9 | 26 | 7491013 |
| D2010 | E104 | Good | Water Heater, Electric, Residential [WH-7] | 1 | 11 | 7490972 |
| D2010 | Throughout building | Good | Sink/Lavatory, Trough Style, Solid Surface | 15 | 26 | 7490954 |
| D2010 | Kitchen | Good | Sink/Lavatory, Commercial Kitchen, 3-Bowl | 1 | 26 | 7490934 |
| D2010 | C103 | Good | Water Heater, Electric, Residential [WH-4] | 1 | 11 | 7490922 |
| D2010 | A119 | Good | Water Heater, Electric, Residential | 1 | 11 | 7490908 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 42 | 26 | 7491154 |
| D2010 | Mechanical room | Good | Water Heater, Gas, Commercial (400 MBH) [WH-2] | 1 | 16 | 7490982 |
| D2010 | A wing Utility closet | Good | Water Heater, Electric, Residential [WH-8] | 1 | 11 | 7491098 |
| D2010 | Throughout building | Good | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 184,128 SF | 36 | 7490892 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------|---------------------|-----------|--|----------|-----|---------|
| D2010 | Restrooms | Good | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China | 30 | 26 | 7490988 |
| D2010 | Mechanical room | Good | Water Heater, Gas, Commercial (400 MBH) [WH-1] | 1 | 16 | 7490976 |
| D2010 | Mechanical room | Good | Water Heater, Gas, Commercial (125 MBH) [WH-3] | 1 | 16 | 7491133 |
| D2010 | Utility closet | Good | Sink/Lavatory, Service Sink, Floor | 8 | 31 | 7490958 |
| D2010 | Kitchen | Good | Sink/Lavatory, Commercial Kitchen, 1-Bowl | 5 | 26 | 7490959 |
| D2010 | E Wing | Failed | Drinking Fountain, Wall-Mounted, Single-Level | 1 | 0 | 7491103 |
| D2010 | Throughout building | Good | Drinking Fountain, Wall-Mounted, Bi-Level | 20 | 11 | 7490939 |
| D2010 | Throughout building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 10 | 26 | 7490898 |
| HVAC | | | | | | |
| D3020 | Mechanical room | Good | Boiler Supplemental Components, Expansion Tank [HHW] | 1 | 36 | 7491042 |
| D3020 | Throughout building | Good | Radiator, Hydronic, Column/Cabinet Style (per EA) | 12 | 26 | 7491058 |
| D3020 | Mechanical room | Good | Boiler, Gas, HVAC [B-1] | 1 | 26 | 7491052 |
| D3020 | Fire Riser Room | Good | Unit Heater, Natural Gas | 1 | 16 | 7490978 |
| D3020 | Mechanical room | Good | Boiler, Gas, HVAC [B-2] | 1 | 26 | 7491097 |
| D3020 | Mechanical room | Good | Boiler Supplemental Components, Expansion Tank | 1 | 36 | 7491132 |
| D3020 | Mechanical room | Good | Boiler, Gas, HVAC [B-4] | 1 | 26 | 7490905 |
| D3020 | Kitchen | Good | Unit Heater, Electric | 1 | 16 | 7491023 |
| D3020 | Mechanical room | Good | Boiler, Gas, HVAC [B-3] | 1 | 26 | 7491135 |
| D3020 | Mechanical room | Good | Boiler Supplemental Components, Expansion Tank [CHW] | 1 | 36 | 7491056 |
| D3030 | Roof | Good | Split System Ductless, Single Zone [OU-3] | 1 | 11 | 7491146 |
| D3030 | Site | Good | Chiller, Water-Cooled | 1 | 21 | 7491090 |
| D3030 | Roof | Good | Split System Ductless, Single Zone [OU-1] | 1 | 11 | 7490895 |
| D3030 | Roof | Good | Split System Ductless, Single Zone [OU-5] | 1 | 11 | 7490949 |
| D3030 | Roof | Good | Split System Ductless, Single Zone [OU-4] | 1 | 11 | 7491084 |
| D3030 | Roof | Good | Split System Ductless, Single Zone [OU-6] | 1 | 11 | 7491104 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|---------------------|-----------|---|------------|-----|---------|
| D3030 | Roof | Good | Split System Ductless, Single Zone [OU-7] | 1 | 11 | 7491140 |
| D3030 | Site | Good | Chiller, Water-Cooled | 1 | 21 | 7491094 |
| D3030 | Roof | Good | Split System Ductless, Single Zone [CU-2] | 1 | 11 | 7490893 |
| D3050 | Mechanical room | Good | Supplemental Components, Air Separator, HVAC [HHW] | 1 | 11 | 7490920 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-7] | 1 | 16 | 7491069 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-11] | 1 | 16 | 7490947 |
| D3050 | Throughout building | Good | HVAC System, Ductwork, Medium Density | 184,128 SF | 26 | 7491152 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-1] | 1 | 16 | 7491026 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1] | 1 | 16 | 7490896 |
| D3050 | Mechanical room | Good | Supplemental Components, Air Separator, HVAC [CHW] | 1 | 11 | 7491122 |
| D3050 | Throughout building | Good | Variable Air Volume Unit, VAV Box | 1 | 21 | 7491064 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-14] | 1 | 16 | 7491074 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-9] | 1 | 16 | 7491007 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-2] | 1 | 16 | 7491036 |
| D3050 | Mechanical room | Good | Pump, Distribution, HVAC Chilled or Condenser Water [P-1] | 1 | 21 | 7491054 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-13] | 1 | 16 | 7491108 |
| D3050 | Mechanical room | Good | Pump, Distribution, HVAC Heating Water [P-4] | 1 | 21 | 7491085 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-4] | 1 | 16 | 7491006 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-3] | 1 | 16 | 7491047 |
| D3050 | Roof | Good | Make-Up Air Unit, MUA or MAU | 1 | 16 | 7491142 |
| D3050 | Mechanical room | Good | Pump, Distribution, HVAC Chilled or Condenser Water [P-2] | 1 | 21 | 7491129 |
| D3050 | Throughout building | Good | Variable Air Volume Unit, VAV Box | 75 | 21 | 7490996 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-6] | 1 | 16 | 7491067 |
| D3050 | Throughout building | Good | Variable Air Volume Unit, VAV Box | 12 | 21 | 7490914 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-8] | 1 | 16 | 7491017 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|---------------------|-----------|---|------------|-----|---------|
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-10] | 1 | 16 | 7490999 |
| D3050 | Throughout building | Good | Variable Air Volume Unit, VAV Box | 34 | 21 | 7491022 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-12] | 1 | 16 | 7491141 |
| D3050 | Throughout building | Good | HVAC System, Hydronic Piping, 4-Pipe | 184,128 SF | 36 | 7490941 |
| D3050 | Roof | Good | Air Handler, Exterior AHU [RAUH-5] | 1 | 16 | 7490957 |
| D3050 | Mechanical room | Good | Pump, Distribution, HVAC Heating Water [P-3] | 1 | 21 | 7491153 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-9] | 1 | 16 | 7491011 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-8] | 1 | 16 | 7491061 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-7] | 1 | 16 | 7491136 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-14] | 1 | 16 | 7491075 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-16] | 1 | 16 | 7490952 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-4] | 1 | 16 | 7490979 |
| D3060 | Kitchen | Good | Supplemental Components, Air Curtain, 5' Wide Non-Heated | 1 | 16 | 7491112 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-12] | 1 | 16 | 7491086 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1] | 1 | 16 | 7491040 |
| D3060 | Building exterior | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper | 1 | 16 | 7491130 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-18] | 1 | 16 | 7491020 |
| Fire Protection | | | | | | |
| D4010 | Kitchen | Good | Fire Suppression System, Commercial Kitchen, per LF of Hood | 5 LF | 16 | 7491051 |
| D4010 | Throughout building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 184,128 SF | 21 | 7490935 |
| Electrical | | | | | | |
| D5010 | Electrical room | Good | Automatic Transfer Switch, ATS [ATS2] | 1 | 21 | 7491004 |
| D5010 | B113 A | Good | Automatic Transfer Switch, ATS [ATS1] | 1 | 21 | 7490924 |
| D5010 | Site | Good | Generator, Diesel | 1 | 21 | 7490930 |
| D5020 | C102 | Good | Secondary Transformer, Dry, Stepdown [TC] | 1 | 26 | 7491107 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|-----------------|-----------|---|----------|-----|---------|
| D5020 | Electrical room | Good | Secondary Transformer, Dry, Stepdown [ETB] | 1 | 26 | 7491148 |
| D5020 | A111 | Good | Distribution Panel, 277/480 V [HAI] | 1 | 26 | 7491106 |
| D5020 | A118 | Good | Secondary Transformer, Dry, Stepdown [TA] | 1 | 26 | 7491109 |
| D5020 | E103 | Good | Distribution Panel, 277/480 V [HE] | 1 | 26 | 7490960 |
| D5020 | Electrical room | Good | Distribution Panel, 277/480 V [HBS] | 1 | 26 | 7490983 |
| D5020 | A111 | Good | Secondary Transformer, Dry, Stepdown [TEDM] | 1 | 26 | 7490925 |
| D5020 | C102 | Good | Distribution Panel, 277/480 V [HC] | 1 | 26 | 7491044 |
| D5020 | D103 | Good | Secondary Transformer, Dry, Stepdown [TD] | 1 | 26 | 7491035 |
| D5020 | Electrical room | Good | Supplemental Components, Circuit Breaker/Disconnect [LKS] | 1 | 26 | 7491012 |
| D5020 | Electrical room | Good | Distribution Panel, 120/208 V [ELB] | 1 | 26 | 7490997 |
| D5020 | A111 | Good | Secondary Transformer, Dry, Stepdown [TAI] | 1 | 26 | 7491099 |
| D5020 | Electrical room | Good | Secondary Transformer, Dry, Stepdown [TBS] | 1 | 26 | 7490984 |
| D5020 | D103 | Good | Distribution Panel, 120/208 V [LD1] | 1 | 26 | 7490900 |
| D5020 | D103 | Good | Distribution Panel, 120/208 V [LD2] | 1 | 26 | 7490973 |
| D5020 | Electrical room | Good | Distribution Panel, 277/480 V [HSS] | 1 | 26 | 7491081 |
| D5020 | C102 | Good | Distribution Panel, 120/208 V [LC1] | 1 | 26 | 7491080 |
| D5020 | D103 | Good | Distribution Panel, 277/480 V [HD] | 1 | 26 | 7491057 |
| D5020 | E103 | Good | Secondary Transformer, Dry, Stepdown [TE] | 1 | 26 | 7491030 |
| D5020 | Mechanical room | Good | Distribution Panel, 277/480 V [HMS] | 1 | 26 | 7490944 |
| D5020 | A118 | Good | Distribution Panel, 277/480 V [HA] | 1 | 26 | 7490921 |
| D5020 | C102 | Good | Distribution Panel, 120/208 V [LC2] | 1 | 26 | 7490942 |
| D5020 | Electrical room | Good | Distribution Panel, 277/480 V [EHB] | 1 | 26 | 7491155 |
| D5020 | E103 | Good | Distribution Panel, 120/208 V [LE2] | 1 | 26 | 7490919 |
| D5020 | A111 | Good | Distribution Panel, 120/208 V [LA1] | 1 | 26 | 7490899 |
| D5020 | A118 | Good | Distribution Panel, 120/208 V [LAA] | 1 | 26 | 7491024 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|-----------------|-----------|---|----------|-----|---------|
| D5020 | A111 | Good | Distribution Panel, 120/208 V [ELA] | 1 | 26 | 7491121 |
| D5020 | Electrical room | Good | Switchboard, 277/480 V [MDS] | 1 | 36 | 7491021 |
| D5020 | E103 | Good | Distribution Panel, 120/208 V [LE1] | 1 | 26 | 7491063 |
| D5020 | A118 | Good | Distribution Panel, 120/208 V [LA] | 1 | 26 | 7491015 |
| D5020 | Electrical room | Good | Secondary Transformer, Dry, Stepdown [TKS] | 1 | 26 | 7490897 |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-3] | 1 | 16 | 7490992 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-1 EF] | 1 | 16 | 7491059 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-6 EF] | 1 | 16 | 7491150 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-9 EF] | 1 | 16 | 7491116 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-14 EF] | 1 | 16 | 7491124 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-12 SF] | 1 | 16 | 7491028 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-1 SF] | 1 | 16 | 7491010 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-7 SF] | 1 | 16 | 7490993 |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-4] | 1 | 16 | 7490932 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-7 EF] | 1 | 16 | 7491091 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-2 SF] | 1 | 16 | 7490967 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-6 SF] | 1 | 16 | 7490961 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-13 SF] | 1 | 16 | 7490962 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-10 EF] | 1 | 16 | 7490990 |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2] | 1 | 16 | 7491088 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-2 EF] | 1 | 16 | 7491065 |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1] | 1 | 16 | 7490995 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-1 SF] | 1 | 16 | 7491033 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-11 SF] | 1 | 16 | 7490946 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-4 SF] | 1 | 16 | 7490912 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID | |
|--|---------------------|-----------|---|----------|-----|---------|---------|
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-8 EF] | 1 | 16 | 7491070 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-10 SF] | 1 | 16 | 7491100 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-9 SF] | 1 | 16 | 7491083 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-1 EF] | 1 | 16 | 7491139 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-4 EF] | 1 | 16 | 7490901 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-13 EF] | 1 | 16 | 7490937 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-14 SF] | 1 | 16 | 7491038 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-8 SF] | 1 | 16 | 7491048 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-3 EF] | 1 | 16 | 7491147 | |
| D5030 | Throughout building | Good | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 184,128 | SF | 36 | 7491029 |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-12 EF] | 1 | 16 | 7490977 | |
| D5030 | Roof | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAHU-11 EF] | 1 | 16 | 7491145 | |
| D5040 | Throughout building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 184,128 | SF | 16 | 7491149 |
| D5040 | A125 | Good | Lighting Controls, Dimming Panel, Standard | 1 | 16 | 7490913 | |
| Fire Alarm & Electronic Systems | | | | | | | |
| D6060 | Throughout building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 184,128 | SF | 16 | 7490915 |
| D7030 | Throughout building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 184,128 | SF | 11 | 7491127 |
| D7050 | Throughout building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 184,128 | SF | 16 | 7491118 |
| D7050 | A203 | Good | Fire Alarm Panel, Fully Addressable | 1 | 11 | 7490971 | |
| D8010 | Throughout building | Good | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 184,128 | SF | 11 | 7491126 |
| Equipment & Furnishings | | | | | | | |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 1-Door Reach-In [6] | 1 | 11 | 7491120 | |
| E1030 | Kitchen | Good | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 1 | 11 | 7491119 | |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [J] | 1 | 11 | 7491055 | |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 11 | 7490970 | |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|----------|-----------|---|----------|-----|---------|
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 1-Door Reach-In [3] | 1 | 11 | 7490953 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1 | 11 | 7490931 |
| E1030 | Kitchen | Good | Foodservice Equipment, Dairy Cooler/Wells [10] | 1 | 11 | 7491151 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double [E/F] | 1 | 6 | 7490964 |
| E1030 | Kitchen | Good | Foodservice Equipment, Dairy Cooler/Wells [7] | 1 | 11 | 7491102 |
| E1030 | Kitchen | Good | Foodservice Equipment, Dairy Cooler/Wells [8] | 1 | 11 | 7491157 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 11 | 7490981 |
| E1030 | Kitchen | Good | Foodservice Equipment, Convection Oven, Double [A/B] | 1 | 6 | 7490974 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 11 | 7490938 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, Undercounter 2-Door | 1 | 11 | 7491114 |
| E1030 | Site | Good | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 11 | 7490903 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [K] | 1 | 11 | 7491043 |
| E1030 | Kitchen | Good | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 1 | 11 | 7490998 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, Undercounter 2-Door | 1 | 11 | 7491053 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, Undercounter 2-Door | 1 | 11 | 7490986 |
| E1030 | Kitchen | Good | Foodservice Equipment, Convection Oven, Double [C/D] | 1 | 6 | 7490969 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [L] | 1 | 11 | 7490943 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Refrigerator [2] | 1 | 16 | 7491113 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, Undercounter 2-Door | 1 | 11 | 7490909 |
| E1030 | Kitchen | Good | Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich | 1 | 11 | 7491131 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 11 | 7491082 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1 | 11 | 7490994 |
| E1030 | Kitchen | Good | Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich | 1 | 11 | 7490940 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double [G] | 1 | 6 | 7491005 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1] | 1 | 11 | 7490927 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---------------------|-----------|--|----------|-----|---------|
| E1030 | Kitchen | Good | Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich | 1 | 11 | 7490907 |
| E1030 | Site | Good | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 11 | 7490975 |
| E1030 | Kitchen | Good | Foodservice Equipment, Icemaker, Freestanding | 1 | 11 | 7490968 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 1-Door Reach-In [5] | 1 | 11 | 7490936 |
| E1030 | Kitchen | Good | Foodservice Equipment, Tilting Skillet | 1 | 16 | 7491077 |
| E1030 | Kitchen | Good | Foodservice Equipment, Dairy Cooler/Wells [9] | 1 | 11 | 7490951 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Freezer [1] | 1 | 16 | 7491018 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 1-Door Reach-In [4] | 1 | 11 | 7490950 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 11 | 7491156 |
| E1040 | A120 | Good | Ceramics Equipment, Kiln | 1 | 16 | 7491002 |
| E1060 | Culinary | Fair | Residential Appliances, Dishwasher | 2 | 6 | 7490923 |
| E1060 | Culinary | Good | Residential Appliances, Range Hood, Vented or Ventless | 4 | 11 | 7491110 |
| E1060 | B103A | Good | Residential Appliances, Clothes Dryer | 1 | 11 | 7491049 |
| E1060 | B109 | Good | Residential Appliances, Washer | 1 | 11 | 7490904 |
| E1060 | Throughout building | Good | Residential Fixtures, Ceiling Fan | 3 | 11 | 7491076 |
| E1060 | Culinary | Good | Residential Appliances, Range, Electric | 4 | 11 | 7490945 |
| E1060 | B109 | Good | Residential Appliances, Clothes Dryer | 1 | 11 | 7491144 |
| E1060 | B103A | Good | Residential Appliances, Washer | 1 | 11 | 7490948 |
| E1060 | Office | Good | Residential Appliances, Refrigerator, 14 to 18 CF | 1 | 11 | 7491037 |
| E1060 | D101 | Good | Residential Appliances, Washer/Dryer Combo Unit | 1 | 11 | 7490918 |
| E2010 | Gymnasium | Good | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat) | 570 | 21 | 7491003 |
| E2010 | Amphitheater | Good | Fixed Seating, Auditorium/Theater, Metal Cushioned Standard | 688 | 16 | 7491071 |
| E2010 | Throughout building | Good | Casework, Cabinetry Economy | 350 LF | 16 | 7490926 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Gymnasium | Good | Sports Apparatus, Basketball, Backboard/Rim/Pole | 8 | 21 | 7491009 |

Component Condition Report | River City Middle School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-----------------|-------------------|-----------|--|----------|-----|---------|
| G2050 | Site | Fair | Campground Accessories, Grill, Pedestal-Style | 1 | 11 | 7491117 |
| G2050 | Gymnasium | Good | Sports Apparatus, Scoreboard, Electronic Basic | 1 | 21 | 7491060 |
| Sitework | | | | | | |
| G4050 | Building exterior | Good | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 47 | 16 | 7491039 |

Component Condition Report | River City Middle School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|------------------|-----------|--|------------|-----|---------|
| Facade | | | | | | |
| B2050 | Storage Building | Good | Exterior Door, Steel, Standard | 1 | 36 | 7491046 |
| B2050 | Storage Building | Good | Overhead/Dock Door, Aluminum, 12'x12' (144 SF) | 1 | 26 | 7491093 |
| B2050 | Site | Fair | Exterior Door, Wire Mesh Metal, Gate | 8 | 6 | 7491105 |
| Equipment & Furnishings | | | | | | |
| E1010 | Site | Good | Charging Station, Electric Vehicle, Dual Connection | 1 | 11 | 7491101 |
| E1010 | Site | Good | Charging Station, Electric Vehicle, Dual Connection | 1 | 11 | 7491019 |
| Special Construction & Demo | | | | | | |
| F1020 | Storage | Good | Ancillary Building, Wood-Framed or CMU, Standard | 400 SF | 31 | 7491016 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 125,000 SF | 1 | 7491111 |
| G2020 | Site | Good | Parking Lots, Pavement, Asphalt, Mill & Overlay | 125,000 SF | 21 | 7490956 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Site | Good | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 30,000 SF | 21 | 7490917 |
| G2050 | Site | Fair | Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe | 14,000 SF | 6 | 7491079 |
| G2050 | Site | Good | Sports Apparatus, Soccer, Movable Practice Goal | 2 | 11 | 7491041 |
| G2050 | Site | Good | Sports Apparatus, Basketball, Backboard/Rim/Pole | 4 | 21 | 7490906 |
| Sitework | | | | | | |

Component Condition Report | River City Middle School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|------------------|-----------|---|----------|-----|---------|
| G2060 | Site | Good | Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install | 70 LF | 36 | 7491123 |
| G2060 | Site | Good | Flagpole, Metal | 2 | 26 | 7491143 |
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 8' | 480 LF | 36 | 7491068 |
| G2060 | Site | Good | Park Bench, Metal Powder-Coated | 20 | 16 | 7490955 |
| G2060 | Site | Good | Trash Receptacle, Medium-Duty Metal or Precast | 8 | 16 | 7491092 |
| G2060 | Site | Good | Picnic Table, Wood/Composite/Fiberglass | 8 | 16 | 7491095 |
| G2060 | Site | Good | Bike Rack, Fixed 1-5 Bikes | 2 | 16 | 7491008 |
| G2060 | Site | Good | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install | 1 | 16 | 7491031 |
| G2060 | Site | Good | Fences & Gates, Fence, Wood Board 6' | 180 LF | 16 | 7491115 |
| G2060 | Site | Good | Fences & Gates, Fence, Metal Tube 6' | 300 LF | 36 | 7490966 |
| G2060 | Site | Good | Signage, Property, Pylon Standard, Replace/Install | 1 | 16 | 7491072 |
| G2060 | Site | Good | Dumpster Enclosure, Gates, Wood/Metal, Replace/Install | 6 | 16 | 7491138 |
| G2080 | Site | Good | Planter Boxes, Basic or Wood Built-In Place | 80 LF | 21 | 7491001 |
| G4050 | Storage Building | Good | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 2 | 16 | 7491066 |
| G4050 | Site | Good | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 40 | 16 | 7490928 |
| Utilities | | | | | | |
| G3010 | Site | Good | Hydrant, Fire, Replace/Install | 4 | 26 | 7490929 |

Appendix E: Replacement Reserves



Appendix F: Equipment Inventory List



D10 Conveying

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------------------|---------------------|----------|--|-----------------|--------------|---------|--------------|--------------|---|-----|
| 1 | 7490933 | D1010 | Elevator Controls [1] | Automatic, 1 Car | | River City Middle School / Main Building | Elevator | ThyssenKrupp | TAC 32 | 2102BB-TAC32 | 2020 | https://rvaschools.gofmx.com/equipment/1584576 | |
| 2 | 7491134 | D1010 | Passenger Elevator [1] | Hydraulic, 2 Floors | 3500 LB | River City Middle School / Main Building | Elevator | ThyssenKrupp | EP08025 | EEZ 401 | 2020 | https://rvaschools.gofmx.com/equipment/1584577 | |

D20 Plumbing

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|----------------------------|---------------------------|----------|--|-----------------|------------------------|---------------------|---------------|--------------|---|-----|
| 1 | 7490908 | D2010 | Water Heater | Electric, Residential | 80 GAL | River City Middle School / Main Building | A119 | State | CSB-82-24-SFEA 100 | 1949117343611 | 2020 | http://wh1.co/?s=117343611?m=CSB-82-24-SFEA | |
| 2 | 7490976 | D2010 | Water Heater [WH-1] | Gas, Commercial (400 MBH) | 119 GAL | River City Middle School / Main Building | Mechanical room | State Industries, Inc. | SUF-119-300-NEA 300 | 1842112309099 | 2020 | https://rvaschools.gofmx.com/equipment/1584518 | |
| 3 | 7490982 | D2010 | Water Heater [WH-2] | Gas, Commercial (400 MBH) | 119 GAL | River City Middle School / Main Building | Mechanical room | State Industries, Inc. | SUF-119-300-NEA 300 | 1838111949366 | 2020 | https://rvaschools.gofmx.com/equipment/1584519 | |
| 4 | 7491133 | D2010 | Water Heater [WH-3] | Gas, Commercial (125 MBH) | 60 GAL | River City Middle School / Main Building | Mechanical room | State Industries, Inc. | SUF-60-120 NEA 300 | 1947117183339 | 2020 | https://rvaschools.gofmx.com/equipment/1584520 | |
| 5 | 7490922 | D2010 | Water Heater [WH-4] | Electric, Residential | 80 GAL | River City Middle School / Main Building | C103 | State | CSB-82-27-SFEA 100 | 1949117343609 | 2020 | http://wh1.co/?s=117343609?m=CSB-82-27-SFEA | |

| | | | | | | | | | | | | |
|---|---------|-------|-------------------------------|-----------------------|--------|--|--------------------------|-------|--------------------|---------------|------|---|
| 6 | 7490972 | D2010 | Water Heater [WH-7] | Electric, Residential | 80 GAL | River City Middle School / Main Building | E104 | State | CSB-82-27-SFEA 100 | 1949117343608 | 2020 | http://wh1.co/?s=117343608?m=CSB-82-27-SFEA |
| 7 | 7491098 | D2010 | Water Heater [WH-8] | Electric, Residential | 80 GAL | River City Middle School / Main Building | A wing Utility closet | State | CSB-82-24-SFEA 100 | 1949117343610 | 2020 | http://wh1.co/?s=117343610?m=CSB-82-24-SFEA |

D30 HVAC

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|--------------------------|---|----------|--|------------------------|--------------|--------------|--------------|-----------------|---|-----|
| 1 | 7491052 | D3020 | Boiler [B-1] | Gas, HVAC | 3000 MBH | River City Middle School / Main Building | Mechanical room | Fulton | EDR+3000 | 0638-FHS | 2020 | https://rvaschools.gofmx.com/equipment/1584528 | |
| 2 | 7491097 | D3020 | Boiler [B-2] | Gas, HVAC | 3000 MBH | River City Middle School / Main Building | Mechanical room | Fulton | EDR+3000 | 0641-FHS | 2020 | https://rvaschools.gofmx.com/equipment/1584529 | |
| 3 | 7491135 | D3020 | Boiler [B-3] | Gas, HVAC | 3000 MBH | River City Middle School / Main Building | Mechanical room | Fulton | EDR+3000 | 0628-FHS | 2020 | https://rvaschools.gofmx.com/equipment/1584530 | |
| 4 | 7490905 | D3020 | Boiler [B-4] | Gas, HVAC | 3000 MBH | River City Middle School / Main Building | Mechanical room | Fulton | EDR+3000 | 0631-FHS | 2020 | https://rvaschools.gofmx.com/equipment/1584531 | |
| 5 | 7491058 | D3020 | Radiator | Hydronic, Column/Cabinet Style (per EA) | | River City Middle School / Main Building | Throughout building | | | | 2020 | | 12 |
| 6 | 7491023 | D3020 | Unit Heater | Electric | 1.5 KW | River City Middle School / Main Building | Kitchen | Inaccessible | Inaccessible | Inaccessible | 2020 | | |

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|----|---------|-------|---|----------------|---------|--|-----------------|-------------------|-----------------|-----------------|------|---|
| 7 | 7490978 | D3020 | Unit Heater | Natural Gas | 66 MBH | River City Middle School / Main Building | Fire Riser Room | Inaccessible | Inaccessible | Inaccessible | 2020 | |
| 8 | 7491132 | D3020 | Boiler Supplemental Components | Expansion Tank | 15 GAL | River City Middle School / Main Building | Mechanical room | Amtrol | NA | 422328 | 2020 | https://rvaschools.gofmx.com/equipment/1584521 |
| 9 | 7491056 | D3020 | Boiler Supplemental Components [CHW] | Expansion Tank | 200 GAL | River City Middle School / Main Building | Mechanical room | No dataplate | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584536 |
| 10 | 7491042 | D3020 | Boiler Supplemental Components [HHW] | Expansion Tank | 200 GAL | River City Middle School / Main Building | Mechanical room | No dataplate | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584523 |
| 11 | 7491090 | D3030 | Chiller | Water-Cooled | 360 TON | River City Middle School / Main Building | Site | Daikin Industries | AWV026AMMNNNN0A | STNU191000251 | 2020 | https://rvaschools.gofmx.com/equipment/1584642 |
| 12 | 7491094 | D3030 | Chiller | Water-Cooled | 360 TON | River City Middle School / Main Building | Site | Daikin Industries | AWV026AMMNNNN0A | STNU191000242 | 2020 | https://rvaschools.gofmx.com/equipment/1584641 |
| 13 | 7490893 | D3030 | Split System Ductless [CU-2] | Single Zone | 1.5 TON | River City Middle School / Main Building | Roof | Inaccessible | Inaccessible | Inaccessible | 2020 | |
| 14 | 7490895 | D3030 | Split System Ductless [OU-1] | Single Zone | 1.5 TON | River City Middle School / Main Building | Roof | Samsung | AC018JXADCH | 0E7ZPAFMB00059M | 2020 | https://rvaschools.gofmx.com/equipment/1584594 |
| 15 | 7491146 | D3030 | Split System Ductless [OU-3] | Single Zone | 2 TON | River City Middle School / Main Building | Roof | Samsung | AC024JXADCH/AA | B4CHP3CM800095H | 2020 | https://rvaschools.gofmx.com/equipment/1584598 |

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|----|---------|-------|-------------------------------------|---|-----------|--|-----------------|-------------------|--------------------|-----------------|------|---|
| 16 | 7491084 | D3030 | Split System Ductless [OU-4] | Single Zone | 1.5 TON | River City Middle School / Main Building | Roof | Samsung | AC018JXADCH/AA | 0E7ZPAFMB00089L | 2020 | https://rvaschools.gofmx.com/equipment/1584599 |
| 17 | 7490949 | D3030 | Split System Ductless [OU-5] | Single Zone | 1.5 TON | River City Middle School / Main Building | Roof | Samsung | AC018JXADCH | 0EZZPAFMB00099T | 2020 | https://rvaschools.gofmx.com/equipment/1584626 |
| 18 | 7491104 | D3030 | Split System Ductless [OU-6] | Single Zone | 1.5 TON | River City Middle School / Main Building | Roof | Samsung | AC018JXADCH/AA | 0E7ZPAFMB00076L | 2020 | https://rvaschools.gofmx.com/equipment/1584600 |
| 19 | 7491140 | D3030 | Split System Ductless [OU-7] | Single Zone | 1.5 TON | River City Middle School / Main Building | Roof | Samsung | AC018JXADCH/AA | 0E7ZPAFMA00238Y | 2020 | https://rvaschools.gofmx.com/equipment/1584593 |
| 20 | 7491054 | D3050 | Pump [P-1] | Distribution, HVAC Chilled or Condenser Water | 60 HP | River City Middle School / Main Building | Mechanical room | NEMA Premium | 060180T3E364T-W40G | 14285128 | 2020 | https://rvaschools.gofmx.com/equipment/1584526 |
| 21 | 7491129 | D3050 | Pump [P-2] | Distribution, HVAC Chilled or Condenser Water | 60 HP | River City Middle School / Main Building | Mechanical room | NEMA Premium | 060180T3E364T-W40G | 14285128 | 2020 | https://rvaschools.gofmx.com/equipment/1584527 |
| 22 | 7491153 | D3050 | Pump [P-3] | Distribution, HVAC Heating Water | 40 HP | River City Middle School / Main Building | Mechanical room | NEMA Premium | 040180T3E324T-W40G | 14503949 | 2020 | https://rvaschools.gofmx.com/equipment/1584534 |
| 23 | 7491085 | D3050 | Pump [P-4] | Distribution, HVAC Heating Water | 40 HP | River City Middle School / Main Building | Mechanical room | NEMA Premium | 040180T3E324T-W40G | 14503949 | 2020 | https://rvaschools.gofmx.com/equipment/1584534 |
| 24 | 7491026 | D3050 | Air Handler [RAUH-1] | Exterior AHU | 18950 CFM | River City Middle School / Main Building | Roof | Daikin Industries | 0AH040GDHM | FB0U191200165 | 2020 | https://rvaschools.gofmx.com/equipment/1584586 |

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|----|---------|-------|---------------------------------|--------------|--------------|--|------|--------------------------------|---------------|------|---|
| 25 | 7490999 | D3050 | Air Handler [RAUH-10] | Exterior AHU | 3165 CFM | River City Middle School / Main Building | Roof | Daikin Industries 0AH008GDGM | FB0U191101164 | 2020 | https://rvaschools.gofmx.com/equipment/1584637 |
| 26 | 7490947 | D3050 | Air Handler [RAUH-11] | Exterior AHU | 2800 CFM | River City Middle School / Main Building | Roof | Daikin Industries No dataplate | FB0U191101158 | 2020 | https://rvaschools.gofmx.com/equipment/1584635 |
| 27 | 7491141 | D3050 | Air Handler [RAUH-12] | Exterior AHU | 18220 CFM | River City Middle School / Main Building | Roof | Daikin Industries 0AH045GDHM | FB0U191101165 | 2020 | https://rvaschools.gofmx.com/equipment/1584630 |
| 28 | 7491108 | D3050 | Air Handler [RAUH-13] | Exterior AHU | 18190 CFM | River City Middle School / Main Building | Roof | Daikin Industries 45 | FB0U191101598 | 2020 | https://rvaschools.gofmx.com/equipment/1584602 |
| 29 | 7491074 | D3050 | Air Handler [RAUH-14] | Exterior AHU | 18060 CFM | River City Middle School / Main Building | Roof | Daikin Industries 0AH045GDHM | FB0U191101708 | 2020 | https://rvaschools.gofmx.com/equipment/1584590 |
| 30 | 7491036 | D3050 | Air Handler [RAUH-2] | Exterior AHU | 9470 CFM | River City Middle School / Main Building | Roof | Daikin Industries No dataplate | FB0U191200164 | 2020 | https://rvaschools.gofmx.com/equipment/1584587 |
| 31 | 7491047 | D3050 | Air Handler [RAUH-3] | Exterior AHU | 4965 CFM | River City Middle School / Main Building | Roof | Daikin Industries 0AH013GDGM | FB0U191101159 | 2020 | https://rvaschools.gofmx.com/equipment/1584597 |
| 32 | 7491006 | D3050 | Air Handler [RAUH-4] | Exterior AHU | 3165 CFM | River City Middle School / Main Building | Roof | Daikin Industries 0AH015GDGM | FB0U191101160 | 2020 | https://rvaschools.gofmx.com/equipment/1584605 |
| 33 | 7490957 | D3050 | Air Handler [RAUH-5] | Exterior AHU | 3000 CFM | River City Middle School / Main Building | Roof | Daikin Industries 0AH008GDGM | FB0U191101161 | 2020 | https://rvaschools.gofmx.com/equipment/1584588 |

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|----|---------|-------|-------------------------------------|------------------------------|--------------|--|------------------------|------------------------|-----------------|-------------------|------|---|
| 34 | 7491067 | D3050 | Air Handler [RAUH-6] | Exterior AHU | 3200 CFM | River City Middle School / Main Building | Roof | Daikin Industries | 0AH008GDGM | FB0U191101162 | 2020 | https://rvaschools.gofmx.com/equipment/1584625 |
| 35 | 7491069 | D3050 | Air Handler [RAUH-7] | Exterior AHU | 21700 CFM | River City Middle School / Main Building | Roof | Daikin Industries | 0AH049GDHM | FB0U191200166 | 2020 | https://rvaschools.gofmx.com/equipment/1584617 |
| 36 | 7491017 | D3050 | Air Handler [RAUH-8] | Exterior AHU | 10000 CFM | River City Middle School / Main Building | Roof | Daikin Industries | 0AH023GDGM | FB0U191101163 | 2020 | https://rvaschools.gofmx.com/equipment/1584618 |
| 37 | 7491007 | D3050 | Air Handler [RAUH-9] | Exterior AHU | 13150 CFM | River City Middle School / Main Building | Roof | Daikin Industries | 0AH031GDHM | FB0U191200169 | 2020 | https://rvaschools.gofmx.com/equipment/1584623 |
| 38 | 7491142 | D3050 | Make-Up Air Unit | MUA or MAU | 3960 CFM | River City Middle School / Main Building | Roof | CaptiveAire Systems | A2-D.500-20D | 4088940 12/6/2019 | 2020 | https://rvaschools.gofmx.com/equipment/1584620 |
| 39 | 7490896 | D3050 | Packaged Unit [RTU-1] | RTU, Pad or Roof- Mounted | 12 TON | River City Middle School / Main Building | Roof | Daikin Industries | DPS012AHMG4DW-4 | FB0U191100589 | 2020 | https://rvaschools.gofmx.com/equipment/1584619 |
| 40 | 7491064 | D3050 | Variable Air Volume Unit | VAV Box | 1560 CFM | River City Middle School / Main Building | Throughout building | | | | 2020 | |
| 41 | 7490996 | D3050 | Variable Air Volume Unit | VAV Box | 800 CFM | River City Middle School / Main Building | Throughout building | | | | 2020 | 75 |
| 42 | 7490914 | D3050 | Variable Air Volume Unit | VAV Box | 1300 CFM | River City Middle School / Main Building | Throughout building | | | | 2020 | 12 |

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|----|---------|-------|---------------------------------|----------------------------------|----------|--|---------------------|--------------|----------------|-----------------------|------|---|----|
| 43 | 7491022 | D3050 | Variable Air Volume Unit | VAV Box | 400 CFM | River City Middle School / Main Building | Throughout building | | | | 2020 | | 34 |
| 44 | 7491130 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 16" Damper | 1050 CFM | River City Middle School / Main Building | Building exterior | Inaccessible | Inaccessible | Inaccessible | 2020 | | |
| 45 | 7491040 | D3060 | Exhaust Fan [EF-1] | Roof or Wall-Mounted, 16" Damper | 1030 CFM | River City Middle School / Main Building | Roof | Cook | 120 ACE | 065S147517-01/0000 | 2020 | https://rvaschools.gofmx.com/equipment/1584578 | |
| 46 | 7491086 | D3060 | Exhaust Fan [EF-12] | Roof or Wall-Mounted, 16" Damper | 1050 CFM | River City Middle School / Main Building | Roof | Cook | 135 ACE | 065S147517-01/0007701 | 2020 | https://rvaschools.gofmx.com/equipment/1584624 | |
| 47 | 7491075 | D3060 | Exhaust Fan [EF-14] | Roof or Wall-Mounted, 16" Damper | 1050 CFM | River City Middle School / Main Building | Roof | Cook | 135 ACE | 065S147517-010011901 | 2020 | https://rvaschools.gofmx.com/equipment/1584604 | |
| 48 | 7490952 | D3060 | Exhaust Fan [EF-16] | Roof or Wall-Mounted, 16" Damper | 1050 CFM | River City Middle School / Main Building | Roof | Cook | 135 ACE | 065S147517-01/0014601 | 2020 | https://rvaschools.gofmx.com/equipment/1584592 | |
| 49 | 7491020 | D3060 | Exhaust Fan [EF-18] | Roof or Wall-Mounted, 28" Damper | 5290 CFM | River City Middle School / Main Building | Roof | Cook | 300 ACE 300C6B | 065S147517-01/001600 | 2020 | https://rvaschools.gofmx.com/equipment/1584636 | |
| 50 | 7490979 | D3060 | Exhaust Fan [EF-4] | Roof or Wall-Mounted, 10" Damper | 150 CFM | River City Middle School / Main Building | Roof | Cook | 100 ACEH | 065S147517-01/0003501 | 2020 | https://rvaschools.gofmx.com/equipment/1584610 | |
| 51 | 7491136 | D3060 | Exhaust Fan [EF-7] | Roof or Wall-Mounted, 10" Damper | 150 CFM | River City Middle School / Main Building | Roof | Cook | 100 ACEH | 065S147517-01/0004901 | 2020 | https://rvaschools.gofmx.com/equipment/1584621 | |

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|----|---------|-------|--------------------------------|----------------------------------|----------|--|---------|----------------------------|--------------|-----------------------|------|---|
| 52 | 7491061 | D3060 | Exhaust Fan [EF-8] | Roof or Wall-Mounted, 16" Damper | 1300 CFM | River City Middle School / Main Building | Roof | Cook | 120 ACE | 065S147517-01/0017401 | 2020 | https://rvaschools.gofmx.com/equipment/1584595 |
| 53 | 7491011 | D3060 | Exhaust Fan [EF-9] | Roof or Wall-Mounted, 10" Damper | 150 CFM | River City Middle School / Main Building | Roof | Cook | 100 ACEH | 065S1475101/000630 | 2020 | https://rvaschools.gofmx.com/equipment/1584609 |
| 54 | 7491112 | D3060 | Supplemental Components | Air Curtain, 5' Wide Non-Heated | | River City Middle School / Main Building | Kitchen | Berner International Corp. | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584664 |

D40 Fire Protection

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|--------------------------------|------------------------------------|----------|--|-----------------|--------------|-------|--------|--------------|---------|-----|
| 1 | 7491051 | D4010 | Fire Suppression System | Commercial Kitchen, per LF of Hood | | River City Middle School / Main Building | Kitchen | | | | 2020 | | 5 |

D50 Electrical

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|---|---------------|-----------|--|-----------------|--------------|----------------|--------------|--------------|---|-----|
| 1 | 7490930 | D5010 | Generator | Diesel | 230 KW | River City Middle School / Main Building | Site | Kohler | 230REOZJE | 33C3GMHC0004 | 2020 | https://rvaschools.gofmx.com/equipment/1584645 | |
| 2 | 7490924 | D5010 | Automatic Transfer Switch [ATS1] | ATS | 400 AMP | River City Middle School / Main Building | B113 A | Kohler | Inaccessible | Inaccessible | 2020 | https://rvaschools.gofmx.com/equipment/1584545 | |
| 3 | 7491004 | D5010 | Automatic Transfer Switch [ATS2] | ATS | 400 AMP | River City Middle School / Main Building | Electrical room | Kohler | Inaccessible | Inaccessible | 2020 | https://rvaschools.gofmx.com/equipment/1584538 | |
| 4 | 7491148 | D5020 | Secondary Transformer [ETB] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | Electrical room | Square D | EX112T3HFCUNLP | 2112619002A | 2020 | https://rvaschools.gofmx.com/equipment/1584540 | |

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|----|---------|-------|--|---------------|-----------|--|-----------------|----------|----------------|-------------|------|---|
| 5 | 7491109 | D5020 | Secondary Transformer [TA] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | A118 | Square D | EX112T3HFCUNLP | 2112619018A | 2020 | https://rvaschools.gofmx.com/equipment/1584552 |
| 6 | 7491099 | D5020 | Secondary Transformer [TAI] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | A111 | Square D | EX112T3HFCUNLP | 2112619090 | 2020 | https://rvaschools.gofmx.com/equipment/1584560 |
| 7 | 7490984 | D5020 | Secondary Transformer [TBS] | Dry, Stepdown | 45 KVA | River City Middle School / Main Building | Electrical room | Square D | EX45T3HFCUNLP | 2120519020A | 2020 | https://rvaschools.gofmx.com/equipment/1584548 |
| 8 | 7491107 | D5020 | Secondary Transformer [TC] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | C102 | Square D | EX112T3HFCUNLP | 2112619083A | 2020 | https://rvaschools.gofmx.com/equipment/1584553 |
| 9 | 7491035 | D5020 | Secondary Transformer [TD] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | D103 | Square D | EX112T3HFCUNLP | 2112619020A | 2020 | https://rvaschools.gofmx.com/equipment/1584565 |
| 10 | 7491030 | D5020 | Secondary Transformer [TE] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | E103 | Square D | EX112T3HFCUNLP | 2111919083 | 2020 | https://rvaschools.gofmx.com/equipment/1584570 |
| 11 | 7490925 | D5020 | Secondary Transformer [TEDM] | Dry, Stepdown | 112.5 KVA | River City Middle School / Main Building | A111 | Square D | EX15T3HFCUNLP | 1071819047 | 2020 | https://rvaschools.gofmx.com/equipment/1584562 |
| 12 | 7490897 | D5020 | Secondary Transformer [TKS] | Dry, Stepdown | 75 KVA | River City Middle School / Main Building | Electrical room | Square D | EXN75T3HCU | 2092719023A | 2020 | https://rvaschools.gofmx.com/equipment/1584543 |
| 13 | 7491021 | D5020 | Switchboard [MDS] | 277/480 V | 3000 AMP | River City Middle School / Main Building | Electrical room | Square D | 42370681-001 | 186900569 | 2020 | https://rvaschools.gofmx.com/equipment/1584537 |

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|----|---------|-------|---------------------------------|-----------|---------|--|-----------------|----------|-------------------|----|------|---|
| 14 | 7491155 | D5020 | Distribution Panel [EHB] | 277/480 V | 400 AMP | River City Middle School / Main Building | Electrical room | Square D | 12423706810270001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584539 |
| 15 | 7491121 | D5020 | Distribution Panel [ELA] | 120/208 V | 400 AMP | River City Middle School / Main Building | A111 | Square D | 29423706810340001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584563 |
| 16 | 7490997 | D5020 | Distribution Panel [ELB] | 120/208 V | 400 AMP | River City Middle School / Main Building | Electrical room | Square D | 29423706810760001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584541 |
| 17 | 7490921 | D5020 | Distribution Panel [HA] | 277/480 V | 400 AMP | River City Middle School / Main Building | A118 | Square D | 29423706810020001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584551 |
| 18 | 7491106 | D5020 | Distribution Panel [HA] | 277/480 V | 400 AMP | River City Middle School / Main Building | A111 | Square D | 29423706810030001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584561 |
| 19 | 7490983 | D5020 | Distribution Panel [HBS] | 277/480 V | 400 AMP | River City Middle School / Main Building | Electrical room | Square D | 29423706810150001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584547 |
| 20 | 7491044 | D5020 | Distribution Panel [HC] | 277/480 V | 400 AMP | River City Middle School / Main Building | C102 | Square D | 29423706810060001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584554 |
| 21 | 7491057 | D5020 | Distribution Panel [HD] | 277/480 V | 400 AMP | River City Middle School / Main Building | D103 | Square D | 29423706810090001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584564 |
| 22 | 7490960 | D5020 | Distribution Panel [HE] | 277/480 V | 400 AMP | River City Middle School / Main Building | E103 | Square D | 29423706810120001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584569 |

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| 23 | 7490944 | D5020 | Distribution Panel [HMS] | 277/480 V | 400 AMP | River City Middle School / Main Building | Mechanical room | Square D | 29423706810240001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584522 |
| 24 | 7491081 | D5020 | Distribution Panel [HSS] | 277/480 V | 1200 AMP | River City Middle School / Main Building | Electrical room | Square D | 44423706810180001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584546 |
| 25 | 7491015 | D5020 | Distribution Panel [LA] | 120/208 V | 400 AMP | River City Middle School / Main Building | A118 | Square D | 29423706810370001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584573 |
| 26 | 7490899 | D5020 | Distribution Panel [LA1] | 120/208 V | 400 AMP | River City Middle School / Main Building | A111 | Square D | NQ472L4C | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584559 |
| 27 | 7491024 | D5020 | Distribution Panel [LAA] | 120/208 V | 400 AMP | River City Middle School / Main Building | A118 | Square D | 29423706810400001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584574 |
| 28 | 7491080 | D5020 | Distribution Panel [LC1] | 120/208 V | 400 AMP | River City Middle School / Main Building | C102 | Square D | 29423706810520001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584556 |
| 29 | 7490942 | D5020 | Distribution Panel [LC2] | 120/208 V | 400 AMP | River City Middle School / Main Building | C102 | Square D | 29423706810550001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584555 |
| 30 | 7490900 | D5020 | Distribution Panel [LD1] | 120/208 V | 400 AMP | River City Middle School / Main Building | D103 | Square D | 29423706810580001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584566 |
| 31 | 7490973 | D5020 | Distribution Panel [LD2] | 120/208 V | 400 AMP | River City Middle School / Main Building | D103 | Square D | 29423706810610001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584567 |

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| 32 | 7491063 | D5020 | Distribution Panel [LE1] | 120/208 V | 400 AMP | River City Middle School / Main Building | E103 | Square D | 29423706810640001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584568 |
| 33 | 7490919 | D5020 | Distribution Panel [LE2] | 120/208 V | 400 AMP | River City Middle School / Main Building | E103 | Square D | 29423706810670001 | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584571 |
| 34 | 7490995 | D5030 | Variable Frequency Drive [P-1] | VFD, by HP of Motor | 60 HP | River City Middle School / Main Building | Mechanical room | Yaskawa | CIMR-ZU4A0077FAA | 1W2023279070001 | 2020 | https://rvaschools.gofmx.com/equipment/1584524 |
| 35 | 7491088 | D5030 | Variable Frequency Drive [P-2] | VFD, by HP of Motor | 60 HP | River City Middle School / Main Building | Mechanical room | Yaskawa | CIMR-ZU4A0077FAA | 1W2023279070002 | 2020 | https://rvaschools.gofmx.com/equipment/1584525 |
| 36 | 7490992 | D5030 | Variable Frequency Drive [P-3] | VFD, by HP of Motor | 40 HP | River City Middle School / Main Building | Mechanical room | Danfoss | 178U8943 | 301502Y133 | 2020 | https://rvaschools.gofmx.com/equipment/1584532 |
| 37 | 7490932 | D5030 | Variable Frequency Drive [P-4] | VFD, by HP of Motor | 40 HP | River City Middle School / Main Building | Mechanical room | Danfoss | 178U8943 | 408302Y163 | 2020 | https://rvaschools.gofmx.com/equipment/1584533 |
| 38 | 7491059 | D5030 | Variable Frequency Drive [RAHU-1 EF] | VFD, by HP of Motor | 7.5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B021P3 | 4W2028353090001 | 2020 | https://rvaschools.gofmx.com/equipment/1584584 |
| 39 | 7491139 | D5030 | Variable Frequency Drive [RAHU-1 EF] | VFD, by HP of Motor | 2 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B003P3 | 4W2028352740001 | 2020 | https://rvaschools.gofmx.com/equipment/1584583 |
| 40 | 7491010 | D5030 | Variable Frequency Drive [RAHU-1 SF] | VFD, by HP of Motor | 15 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B040P3 | 4W2020353150001 | 2020 | https://rvaschools.gofmx.com/equipment/1584585 |

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| 41 | 7491033 | D5030 | Variable Frequency Drive [RAHU-1SF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B007P3 | 4W2028353050001 | 2020 | https://rvaschools.gofmx.com/equipment/1584581 |
| 42 | 7490990 | D5030 | Variable Frequency Drive [RAHU-10EF] | VFD, by HP of Motor | 3 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B003P3 | 4W2028352760001 | 2020 | https://rvaschools.gofmx.com/equipment/1584639 |
| 43 | 7491100 | D5030 | Variable Frequency Drive [RAHU-10SF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B007P3 | 4W2028353070001 | 2020 | https://rvaschools.gofmx.com/equipment/1584638 |
| 44 | 7491145 | D5030 | Variable Frequency Drive [RAHU-11EF] | VFD, by HP of Motor | 3 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B004P3 | 4W2020352780001 | 2020 | https://rvaschools.gofmx.com/equipment/1584634 |
| 45 | 7490946 | D5030 | Variable Frequency Drive [RAHU-11SF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B007P3 | 4W2028353080001 | 2020 | https://rvaschools.gofmx.com/equipment/1584633 |
| 46 | 7490977 | D5030 | Variable Frequency Drive [RAHU-12EF] | VFD, by HP of Motor | 20 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B021P3 | 4W2020353110001 | 2020 | https://rvaschools.gofmx.com/equipment/1584629 |
| 47 | 7491028 | D5030 | Variable Frequency Drive [RAHU-12SF] | VFD, by HP of Motor | 20 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B52LP3 | 4W2028353190001 | 2020 | https://rvaschools.gofmx.com/equipment/1584631 |
| 48 | 7490937 | D5030 | Variable Frequency Drive [RAHU-13EF] | VFD, by HP of Motor | 7.5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B021P3 | | 2020 | https://rvaschools.gofmx.com/equipment/1584601 |
| 49 | 7490962 | D5030 | Variable Frequency Drive [RAHU-13SF] | VFD, by HP of Motor | 7.5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B52LP3 | 4W2020353200001 | 2020 | https://rvaschools.gofmx.com/equipment/1584603 |

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| 50 | 7491124 | D5030 | Variable Frequency Drive [RAHU-14 EF] | VFD, by HP of Motor | 7.5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B021P3 | 4W2028353130001 | 2020 | https://rvaschools.gofmx.com/equipment/1584591 |
| 51 | 7491038 | D5030 | Variable Frequency Drive [RAHU-14 SF] | VFD, by HP of Motor | 20 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B52LP3 | 4W2020353210001 | 2020 | https://rvaschools.gofmx.com/equipment/1584589 |
| 52 | 7491065 | D5030 | Variable Frequency Drive [RAHU-2 EF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B014P3 | 4W2020353010001 | 2020 | https://rvaschools.gofmx.com/equipment/1584579 |
| 53 | 7490967 | D5030 | Variable Frequency Drive [RAHU-2 SF] | VFD, by HP of Motor | 15 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B040P3 | 4W2020353160001 | 2020 | https://rvaschools.gofmx.com/equipment/1584580 |
| 54 | 7491147 | D5030 | Variable Frequency Drive [RAHU-3 EF] | VFD, by HP of Motor | 3 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B007P3 | 4W2020353030001 | 2020 | https://rvaschools.gofmx.com/equipment/1584606 |
| 55 | 7490901 | D5030 | Variable Frequency Drive [RAHU-4 EF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B011P3 | 4W2020352790001 | 2020 | https://rvaschools.gofmx.com/equipment/1584607 |
| 56 | 7490912 | D5030 | Variable Frequency Drive [RAHU-4 SF] | VFD, by HP of Motor | 7.5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B007P3 | 4W2028353040001 | 2020 | https://rvaschools.gofmx.com/equipment/1584608 |
| 57 | 7491150 | D5030 | Variable Frequency Drive [RAHU-6 EF] | VFD, by HP of Motor | 3 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B003P3 | 4W2020352750001 | 2020 | https://rvaschools.gofmx.com/equipment/1584627 |
| 58 | 7490961 | D5030 | Variable Frequency Drive [RAHU-6 SF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B007P3 | 4W2028353080001 | 2020 | https://rvaschools.gofmx.com/equipment/1584628 |

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|----|---------|-------|---|---------------------|--------|--|------|---------|------------|-----------------|------|---|
| 59 | 7491091 | D5030 | Variable Frequency Drive [RAHU-7 EF] | VFD, by HP of Motor | 10 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B0273 | 4W2028353140001 | 2020 | https://rvaschools.gofmx.com/equipment/1584612 |
| 60 | 7490993 | D5030 | Variable Frequency Drive [RAHU-7 SF] | VFD, by HP of Motor | 20 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B52LP3 | 4W2028353180001 | 2020 | https://rvaschools.gofmx.com/equipment/1584611 |
| 61 | 7491070 | D5030 | Variable Frequency Drive [RAHU-8 EF] | VFD, by HP of Motor | 3 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B011P3 | 4W2020353000001 | 2020 | https://rvaschools.gofmx.com/equipment/1584613 |
| 62 | 7491048 | D5030 | Variable Frequency Drive [RAHU-8 SF] | VFD, by HP of Motor | 7.5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B021P3 | 4W2028353100001 | 2020 | https://rvaschools.gofmx.com/equipment/1584614 |
| 63 | 7491116 | D5030 | Variable Frequency Drive [RAHU-9 EF] | VFD, by HP of Motor | 5 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B014P3 | 4W2020353020001 | 2020 | https://rvaschools.gofmx.com/equipment/1584616 |
| 64 | 7491083 | D5030 | Variable Frequency Drive [RAHU-9 SF] | VFD, by HP of Motor | 15 HP | River City Middle School / Main Building | Roof | Yaskawa | Z1B3B040P3 | 4W2028353170001 | 2020 | https://rvaschools.gofmx.com/equipment/1584615 |

D70 Electronic Safety & Security

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------------|-------------------|----------|--|-----------------|--------------|-------|--------|--------------|---|-----|
| 1 | 7490971 | D7050 | Fire Alarm Panel | Fully Addressable | | River City Middle School / Main Building | A203 | Notifier | NA | NA | 2020 | https://rvaschools.gofmx.com/equipment/1584575 | |

E10 Equipment

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------------|-----------------------------------|----------|---------------------------------|-----------------|--------------|--------------|--------------|--------------|---|-----|
| 1 | 7491101 | E1010 | Charging Station | Electric Vehicle, Dual Connection | | River City Middle School / Site | Site | Chargepoint | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584646 | |

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|----|---------|-------|------------------------------|---|--|---------|---------------------|--------------|---------------|------|---|
| 2 | 7491019 | E1010 | Charging Station | Electric Vehicle, Dual Connection | River City Middle School / Site | Site | Chargepoint | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584647 |
| 3 | 7491119 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF | River City Middle School / Main Building | Kitchen | CaptiveAire Systems | 6024 ND-2 | 3691066 | 2020 | https://rvaschools.gofmx.com/equipment/1584661 |
| 4 | 7490998 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF | River City Middle School / Main Building | Kitchen | CaptiveAire Systems | 6024 ND-2 | 3691066 | 2020 | https://rvaschools.gofmx.com/equipment/1584658 |
| 5 | 7490970 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | SH-4-NU-ESP | 2003150001397 | 2020 | https://rvaschools.gofmx.com/equipment/1584690 |
| 6 | 7490981 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | Inaccessible | 2003150001402 | 2020 | https://rvaschools.gofmx.com/equipment/1584679 |
| 7 | 7490938 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | SH-4-NU-ESP | 2003150001396 | 2020 | https://rvaschools.gofmx.com/equipment/1584687 |
| 8 | 7491082 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | SH-4-NU-ESP | 2003150001419 | 2020 | https://rvaschools.gofmx.com/equipment/1584682 |
| 9 | 7491156 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | SH-4-NU-ESP | 2003150001420 | 2020 | https://rvaschools.gofmx.com/equipment/1584675 |
| 10 | 7490968 | E1030 | Foodservice Equipment | Icemaker, Freestanding | River City Middle School / Main Building | Kitchen | Manitowoc | IYT0450A-161 | 1120379908 | 2020 | https://rvaschools.gofmx.com/equipment/1584665 |

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|----|---------|-------|------------------------------|--|--|---------|-----------|--------------|------------------|------|---|
| 11 | 7491131 | E1030 | Foodservice Equipment | Prep Table Refrigerated, Salad/Sandwich | River City Middle School / Main Building | Kitchen | Delfield | Inaccessible | 2003150001415 | 2020 | https://rvaschools.gofmx.com/equipment/1584683 |
| 12 | 7490940 | E1030 | Foodservice Equipment | Prep Table Refrigerated, Salad/Sandwich | River City Middle School / Main Building | Kitchen | Delfield | SCSC-50-BP | 2003150001416 | 2020 | https://rvaschools.gofmx.com/equipment/1584676 |
| 13 | 7490907 | E1030 | Foodservice Equipment | Prep Table Refrigerated, Salad/Sandwich | River City Middle School / Main Building | Kitchen | Delfield | SCSC-50-BP | 2003150001401 | 2020 | https://rvaschools.gofmx.com/equipment/1584686 |
| 14 | 7491114 | E1030 | Foodservice Equipment | Refrigerator, Undercounter 2-Door | River City Middle School / Main Building | Kitchen | Impulse | DOS3637R | 1807794 CX363814 | 2020 | https://rvaschools.gofmx.com/equipment/1584685 |
| 15 | 7491053 | E1030 | Foodservice Equipment | Refrigerator, Undercounter 2-Door | River City Middle School / Main Building | Kitchen | Impulse | DOS3637R | 1807794 CX363815 | 2020 | https://rvaschools.gofmx.com/equipment/1584677 |
| 16 | 7490986 | E1030 | Foodservice Equipment | Refrigerator, Undercounter 2-Door | River City Middle School / Main Building | Kitchen | Impulse | DOS3637R | 1807794 CX363813 | 2020 | https://rvaschools.gofmx.com/equipment/1584684 |
| 17 | 7490909 | E1030 | Foodservice Equipment | Refrigerator, Undercounter 2-Door | River City Middle School / Main Building | Kitchen | Impulse | DOS3637R | 1807794 CX363812 | 2020 | https://rvaschools.gofmx.com/equipment/1584678 |
| 18 | 7491077 | E1030 | Foodservice Equipment | Tilting Skillet | River City Middle School / Main Building | Kitchen | Garland | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584659 |
| 19 | 7490903 | E1030 | Foodservice Equipment | Walk-In, Condenser for Refigerator/Freezer | River City Middle School / Main Building | Site | Heatcraft | M0Z055L63CF | T19K26811 | 2020 | https://rvaschools.gofmx.com/equipment/1584643 |

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|----|---------|-------|-----------------------------------|--|--|---------|--------------------------|---------------|---------------|------|---|
| 20 | 7490975 | E1030 | Foodservice Equipment | Walk-In, Condenser for Refrigerator/Freezer | River City Middle School / Main Building | Site | Heatcraft | M0Z020M63CF | T19G02815 | 2020 | https://rvaschools.gofmx.com/equipment/1584644 |
| 21 | 7490931 | E1030 | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer | River City Middle School / Main Building | Kitchen | Heatcraft | LET160BEWMC8K | T19H28204 | 2020 | https://rvaschools.gofmx.com/equipment/1584654 |
| 22 | 7490994 | E1030 | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer | River City Middle School / Main Building | Kitchen | Heatcraft | ADT156AEWMC8K | T19J14564 | 2020 | https://rvaschools.gofmx.com/equipment/1584663 |
| 23 | 7490927 | E1030 | Foodservice Equipment [1] | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584667 |
| 24 | 7491018 | E1030 | Foodservice Equipment [1] | Walk-In, Freezer | River City Middle School / Main Building | Kitchen | Thermo-Kool | NA | 65074 AEMD | 2020 | https://rvaschools.gofmx.com/equipment/1584653 |
| 25 | 7491151 | E1030 | Foodservice Equipment [10] | Dairy Cooler/Wells | River City Middle School / Main Building | Kitchen | Beverage-Air Corporation | STF58HC-1-S | 13410619 | 2020 | https://rvaschools.gofmx.com/equipment/1584674 |
| 26 | 7491113 | E1030 | Foodservice Equipment [2] | Walk-In, Refrigerator | River City Middle School / Main Building | Kitchen | Thermo-Kool | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584662 |
| 27 | 7490953 | E1030 | Foodservice Equipment [3] | Refrigerator, 1-Door Reach-In | River City Middle School / Main Building | Kitchen | Delfield | GARPT1P-S-17 | 2003152000457 | 2020 | https://rvaschools.gofmx.com/equipment/1584666 |
| 28 | 7490950 | E1030 | Foodservice Equipment [4] | Refrigerator, 1-Door Reach-In | River City Middle School / Main Building | Kitchen | Delfield | GARPT1P-S-17 | 2003152000456 | 2020 | https://rvaschools.gofmx.com/equipment/1584668 |

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| 29 | 7490936 | E1030 | Foodservice Equipment [5] | Refrigerator, 1-Door Reach-In | River City Middle School / Main Building | Kitchen | Delfield | GARPT1P-S-18 | 2003152000466 | 2020 | https://rvaschools.gofmx.com/equipment/1584671 |
| 30 | 7491120 | E1030 | Foodservice Equipment [6] | Refrigerator, 1-Door Reach-In | River City Middle School / Main Building | Kitchen | Delfield | GARPT1P-S-18 | 2003152000467 | 2020 | https://rvaschools.gofmx.com/equipment/1584672 |
| 31 | 7491102 | E1030 | Foodservice Equipment [7] | Dairy Cooler/Wells | River City Middle School / Main Building | Kitchen | Beverage-Air Corporation | STF58HC-1-S | 13410625 | 2020 | https://rvaschools.gofmx.com/equipment/1584680 |
| 32 | 7491157 | E1030 | Foodservice Equipment [8] | Dairy Cooler/Wells | River City Middle School / Main Building | Kitchen | Beverage-Air Corporation | STF58HC-1-S | 13410624 | 2020 | https://rvaschools.gofmx.com/equipment/1584688 |
| 33 | 7490951 | E1030 | Foodservice Equipment [9] | Dairy Cooler/Wells | River City Middle School / Main Building | Kitchen | Beverage-Air Corporation | STF58HC-1-S | 13410620 | 2020 | https://rvaschools.gofmx.com/equipment/1584689 |
| 34 | 7490974 | E1030 | Foodservice Equipment [A/B] | Convection Oven, Double | River City Middle School / Main Building | Kitchen | Garland | WB20002AB2AAUL | WB220025161 | 2020 | https://rvaschools.gofmx.com/equipment/1584655 |
| 35 | 7490969 | E1030 | Foodservice Equipment [C/D] | Convection Oven, Double | River City Middle School / Main Building | Kitchen | Garland | MCO-GD-10 | 2003100102273 | 2020 | https://rvaschools.gofmx.com/equipment/1584656 |
| 36 | 7490964 | E1030 | Foodservice Equipment [E/F] | Convection Oven, Double | River City Middle School / Main Building | Kitchen | Garland | MCO-GD-10 | 2003100101314 | 2020 | https://rvaschools.gofmx.com/equipment/1584657 |
| 37 | 7491005 | E1030 | Foodservice Equipment [G] | Convection Oven, Double | River City Middle School / Main Building | Kitchen | Garland | WB20002AB2AAUL | WB220025164 | 2020 | https://rvaschools.gofmx.com/equipment/1584660 |

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| 38 | 7491055 | E1030 | Foodservice Equipment [J] | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584669 |
| 39 | 7491043 | E1030 | Foodservice Equipment [K] | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584670 |
| 40 | 7490943 | E1030 | Foodservice Equipment [L] | Food Warmer, Proofing Cabinet on Wheels | River City Middle School / Main Building | Kitchen | Delfield | No dataplate | No dataplate | 2020 | https://rvaschools.gofmx.com/equipment/1584673 |
| 41 | 7491002 | E1040 | Ceramics Equipment | Kiln | River City Middle School / Main Building | A120 | | | | 2020 | https://rvaschools.gofmx.com/equipment/1584640 |
