

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Oak Grove-Bellemeade Elementary School
2409 Webber Avenue
Richmond, Virginia, 23224

PREPARED BY:

*Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Bill Champion
Program Manager
800.733.0660 x7296234
Bill.Champion@bureauveritas.com*

BV PROJECT #:

166385.24R000-027.468

DATE OF REPORT:

October 9, 2024

ON SITE DATE:

March 21-22, 2024

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary	1
Property Overview and Assessment Details	1
Significant/Systemic Findings and Deficiencies	3
Facility Condition Index (FCI).....	5
Immediate Needs.....	6
Key Findings	8
Plan Types	11
2. Building Information	12
3. Site Summary	23
4. ADA Accessibility	28
5. Purpose and Scope	29
6. Opinions of Probable Costs	31
Methodology	31
Definitions	32
7. Certification	33
8. Appendices	34



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	2409 Webber Avenue, Richmond, VA 23224
Site Developed	2013
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 21 and 22, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Edmund Gabay
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com

General Information

AssetCalc Link

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

Significant/Systemic Findings and Deficiencies

Historical Summary

Building construction was completed in 2013 and currently functions as an elementary school.

Architectural

The building is a steel frame and masonry load bearing structure with concrete topped metal decks and concrete pad footings. Roofing consists of PVC/TPO membrane with a small amount of metal roof.

The exterior brick, Hardiplank siding, aluminum windows, storefront and steel utility doors all appear to be adequate for the term. The windows and doors are not expected to need replacing within the reserve term.

A small portion of soffit material under a west side window bay on the west side is damaged and a cost for repair is provided.

On the interior, the sheet vinyl finish appears to be the original material and will require lifecycle replacement in the near term. Building wide painting has been performed within the last two years and lifecycle replacement is only anticipated in the midterm. Ceiling finishes include acoustic lay in tile which is anticipated to require replacement in the latter part of the reserve term and gypsum drywall which is not expected to require replacement within the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of boilers, water source heat pumps, and a cooling tower. The central plant provides hot and chilled water to air handling units and energy recovery unit on the roof. The central plant also serves radiant heat piping and unit ventilators throughout the building. Overall, the HVAC system appears to be in fair condition. . The HVAC system reportedly struggles to maintain consistent temperatures on all three levels and variation can be as high as seven degrees. HVAC rebalancing adjustments should be made as needed. Some HVAC component lifecycle replacements are anticipated in the near term. The client reported that they plan to replace the rooftop units and redesign the system.

Hot water for plumbing is provided by indirect heat to a large domestic water storage tank. Two booster pumps provide additional circulation to plumbing fixtures. The plumbing infrastructure, storage tank and the plumbing fixtures are in good condition overall and lifecycle replacement of some components is anticipated within the reserve term.

The building is controlled by switchboards in the main electrical room. Step down transformers bring the voltage down to 120/208 service for general power and lighting. Supplemental panels and transformers are in the main electrical room and in several electrical rooms around the building. Electrical service is supplemented by a solar power system with multiple solar panels on the roof with associated inverters. The electrical system and components appear to provide generally adequate service. Lifecycle replacement of the system infrastructure and its main components is not anticipated within the reserve term.

Site

The asphalt parking lots are observed to be adequate overall for the short term with recent sealing and striping. The concrete sidewalks and concrete paving system are not anticipated to need replacement within the reserve term. Site lighting is with LED pole-mounted fixtures and appears to be adequate for the site. The play structure on the east side did not exhibit any deficiencies but the rubber play surface was torn and will require repair or replacement in the near term

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with moisture intrusion and the mechanical systems

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 | Oak Grove-Bellemeade Elementary School / Main Building(2013)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 27,243,000	90,810	\$ 300

	Est Reserve Cost	FCI
Current	\$ 16,200	0.1 %
3-Year	\$ 197,600	0.7 %
5-Year	\$ 2,213,900	8.1 %
10-Year	\$ 7,973,300	29.3 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Oak Grove-Bellemeade Elementary School / Main Building	3	\$6,200
Oak Grove-Bellemeade Elementary School	1	\$10,000
Oak Grove-Bellemeade Elementary School / Site	1	\$27,500
Total	5	\$43,700

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7543136	Building exterior - west side	B3080	Soffit/Fascia, Wood Fiber, Replace	Poor	Performance/Integrity	\$1,500
7543094	Electrical room	D5020	Electrical System, any type, Repairs per Man-Day, Repair	Failed	Safety	\$1,200
7543277	2nd floor restroom	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Environmental	\$3,500
Total (3 items)						\$6,200

Oak Grove-Bellemeade Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7543979	Rooftop units	P2030	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	NA	Performance/Integrity	\$10,000
Total (1 items)						\$10,000

Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7542568	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$27,500
Total (1 items)						\$27,500



Key Findings



Electrical System in Failed condition.

any type, Repairs per Man-Day
Main Building Oak Grove-Bellemeade
Elementary School Electrical room

Uniformat Code: D5020
Recommendation: **Repair in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,200

\$\$\$\$

Combustibles stored next to electrical equipment . - AssetCALC ID: 7543094



Parking Lots in Poor condition.

Pavement, Asphalt
Site Oak Grove-Bellemeade Elementary
School Site

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,500

\$\$\$\$

Longitudinal and transverse cracking observed - AssetCALC ID: 7542568



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Oak Grove-Bellemeade Elementary
School Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Court lines are extremely faded. - AssetCALC ID: 7542573



Playfield Surfaces in Poor condition.

Artificial Play Turf
Site Oak Grove-Bellemeade Elementary
School Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$114,000

\$\$\$\$

Several tears and missing material observed - AssetCALC ID: 7542594



**Recommended Follow-up Study:
Mechanical, HVAC Controls /
Rebalance**

Mechanical, HVAC Controls / Rebalance
Main Building Oak Grove-Bellemeade
Elementary School Rooftop units

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

Significant temperature variations between floors. - AssetCALC ID: 7543979



Soffit/Fascia in Poor condition.

Wood Fiber
Main Building Oak Grove-Bellemeade
Elementary School Building exterior - west side

Uniformat Code: B3080
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Finish system damaged - AssetCALC ID: 7543136



**Suspended Ceilings in Poor
condition.**

Acoustical Tile (ACT)
Main Building Oak Grove-Bellemeade
Elementary School 2nd Floor bathroom

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Ceiling tiles stained - AssetCALC ID: 7543925



**Recommended Follow-up Study:
Environmental, Analysis of
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal
Growth
Main Building Oak Grove-Bellemeade
Elementary School 2nd Floor restroom

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

\$\$\$\$

Ceiling tiles in restroom are stained from moisture penetration - AssetCALC ID: 7543277



HVAC System

Partial System Renovation/Upgrade, Medium
Complexity
Main Building Oak Grove-Bellemeade
Elementary School HVAC

Uniformat Code: D3050
Recommendation: **Replace in 2029**

Priority Score: **54.5**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$840,000

\$\$\$\$

Chronic HVAC problems reported with maintaining building comfort, losing compressors, refrigerant, drives,
etc. - AssetCALC ID: 8337541

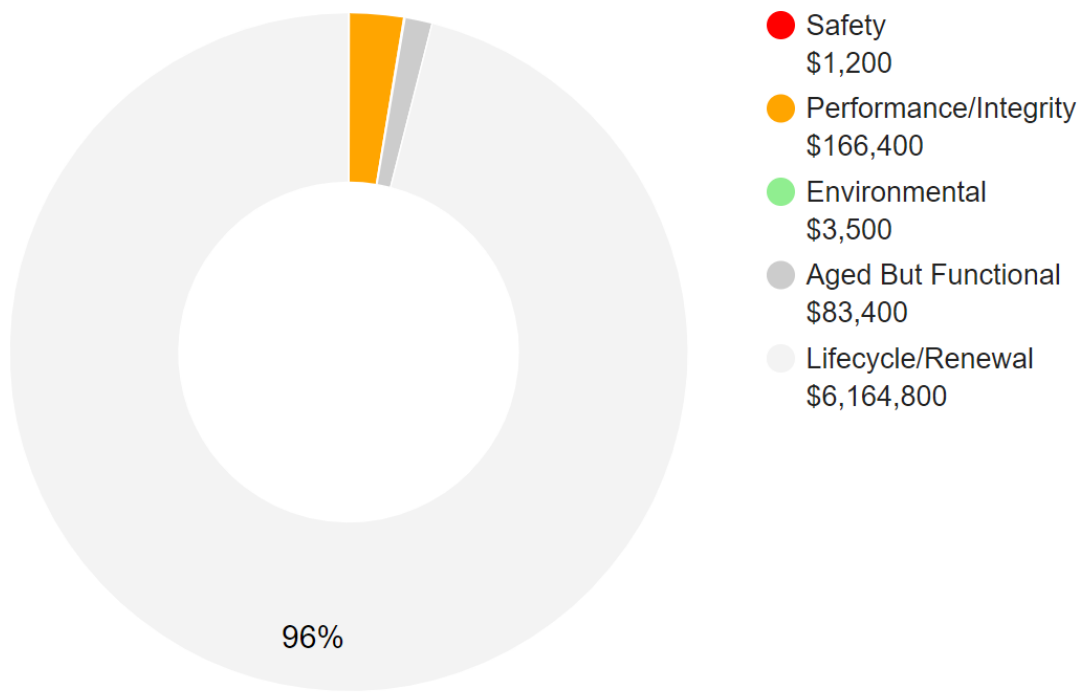
Plan Types

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: \$6,419,300



2. Building Information



Building Systems Summary		
Address	2409 Webber Avenue, Richmond, VA 23224	
Constructed/Renovated	2013	
Building Area	90,810 SF	
Number of Stories	2 and 3 story above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame and masonry structure with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Hardiplank siding Secondary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, vinyl, ceramic tile Floors: Carpet, Marmolium sheeting, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors, and 1 hydraulic car serving 2 floors	Good

Building Systems Summary		
Plumbing	Distribution: Copper supply and Cast Iron, PVC waste & venting Hot Water: Hot water to domestic hot water heat exchangers and storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, Water source heat pumps and cooling tower feeding radiant heating pipes and cabinet terminal units Non-Central System: Packaged units Supplemental components: Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch and UPS	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	<p>The packaged units are reported to be not performing as intended. The client reported that there are significant temperature variations between floors. A professional HVAC engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs or replacement. The cost of this study is included in the cost tables. Budgetary costs to replace the rooftop package units are also included.</p> <p>The ceiling finish in the 2nd Floor restroom is in poor condition. Ceiling tiles have sustained moisture damage. A professional environmental engineer or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the damaged ceiling tiles is also included.</p>	

Building Systems Summary

Areas Observed

Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Roof above commercial kitchen where a MUA and exhaust fan are located.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$930,100	\$930,100
Roofing	\$1,500	-	-	\$1,774,500	\$2,600	\$1,778,600
Interiors	-	\$1,100	\$120,200	\$332,900	\$2,448,500	\$2,902,700
Conveying	-	-	\$10,100	\$32,900	\$261,300	\$304,300
Plumbing	-	-	\$5,700	\$22,200	\$104,700	\$132,600
HVAC	-	-	\$990,700	\$894,900	\$457,700	\$2,343,400
Fire Protection	-	-	-	\$5,200	\$11,600	\$16,800
Electrical	\$1,200	-	-	\$1,767,300	\$473,500	\$2,242,000
Fire Alarm & Electronic Systems	-	-	\$962,300	\$767,800	\$1,499,200	\$3,229,400
Equipment & Furnishings	-	-	\$107,600	\$161,600	\$174,100	\$443,300
Follow-up Studies	\$13,500	-	-	-	-	\$13,500
TOTALS (3% inflation)	\$16,200	\$1,100	\$2,196,600	\$5,759,400	\$6,363,300	\$14,336,600

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.

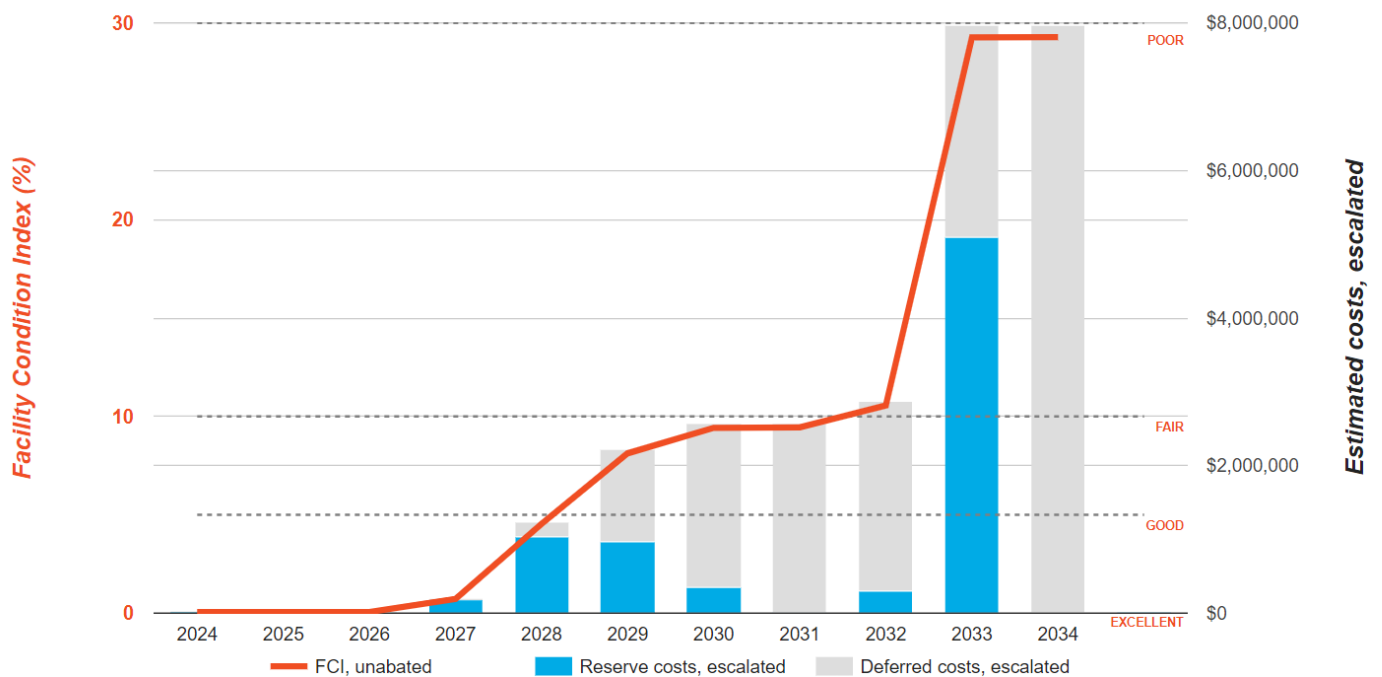
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Oak Grove-Bellemeade Elementary School Main Building

Replacement Value: \$27,243,000

Inflation Rate: 3.0%

Average Needs per Year: \$724,900



Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



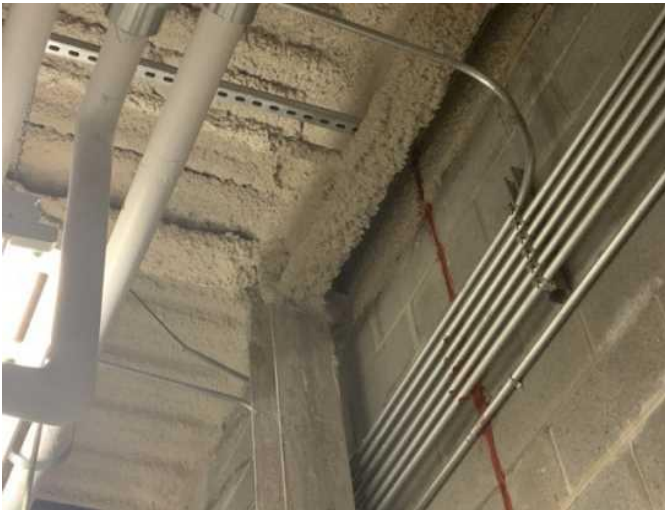
4 - RIGHT ELEVATION



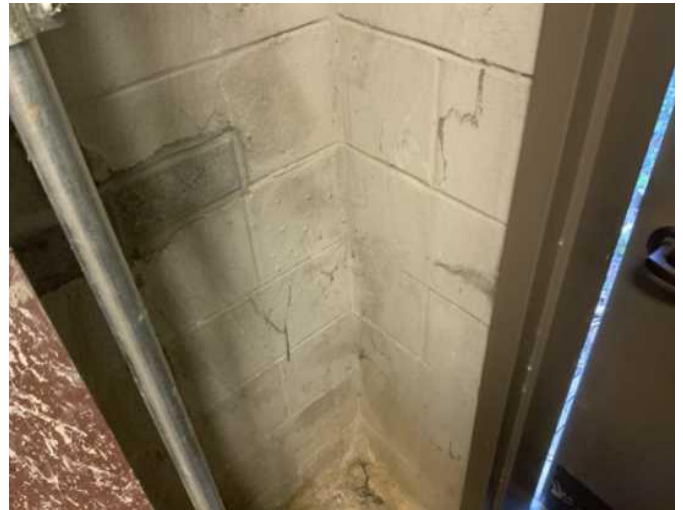
5 - FOUNDATION SYSTEM



6 - ROOF STRUCTURE



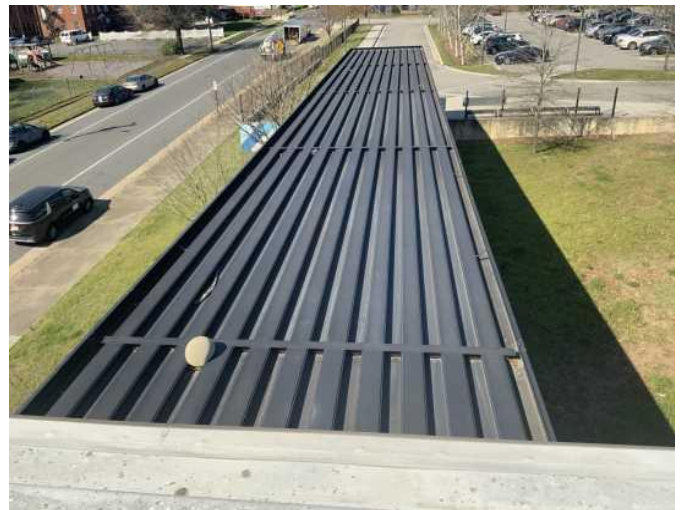
7 - STRUCTURAL FRAMING



8 - STRUCTURAL FRAMING



9 - PVC/TPO MEMBRANE ROOF



10 - ROOFING



11 – ENTRANCE LOBBY



12 – DINING AREA/CAFETERIA



13 - STORAGE TANK



14 -DOMESTIC BOOSTER PUMP



15 - BACKFLOW PREVENTER



16 - PLUMBING SYSTEM



17 – GAS BOILERS



18 – HYDONIC UNIT HEATER



19 - COOLING TOWER



20 - WATER SOURCE HEAT PUMPS



21 - PACKAGED UNIT



22 - EXHAUST FAN



23 - FIRE SUPPRESSION SYSTEM



24 - ELECTRICAL ROOM



25 - SOLAR POWER PANELS



26 - SECONDARY TRANSFORMER



27 - SWITCHBOARDS



28 - INTERIOR LIGHTING SYSTEM



29 - SPRINKLER ROOM



30 - INTRUSION DETECTION SYSTEM INTERCOM



31 - SECURITY/SURVEILLANCE SYSTEM



32 - BAS/HVAC CONTROLS



33 - HYDRONIC CIRCULATION PUMP



34 - HYDRONIC PIPING

3. Site Summary



Site Information		
Site Area	5.9 acres (estimated)	
Parking Spaces	84 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted, Property entrance signage; chain link and wrought iron fencing; Playground, basketball court and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete, Brick retaining walls 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	Fair

Site Information	
Ancillary Structures	None --
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$2,500	-	\$3,400	\$5,900
Site Pavement	\$27,500	-	\$25,300	\$29,400	\$465,500	\$547,700
Site Utilities	-	-	-	\$23,500	-	\$23,500
Site Development	-	\$123,400	-	\$75,300	\$343,700	\$542,500
TOTALS (3% inflation)	\$27,500	\$123,400	\$27,900	\$128,200	\$812,600	\$1,119,600

Site: Photographic Overview



1 - PRECAST CONCRETE STAIRS



2 - ASPHALT PARKING LOT



3 - ASPHALT PARKING LOTS



4 - CONCRETE PAVERS



5 - CONCRETE SIDEWALK



6 - BASKETBALL COURT



7 - BASKETBALL HOOP AND BACKBOARD



8 - PLAY STRUCTURE



9 - WROUGHT IRON FENCE



10 - PICNIC TABLE



11 - HOLLOW TUBE FENCE



12 - METAL PICNIC TABLE

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 the 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 Oak Grove-Bellemeade Elementary School, 2409 Webber Avenue, 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.

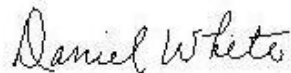
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

Prepared by: Edmund Gabay,
Project Manager

Reviewed by:



Daniel White,
Technical Report Reviewer for
Bill Champion,
Program Manager
bill.champion@bureauveritas.com
800.733.0660 x7296234

8. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

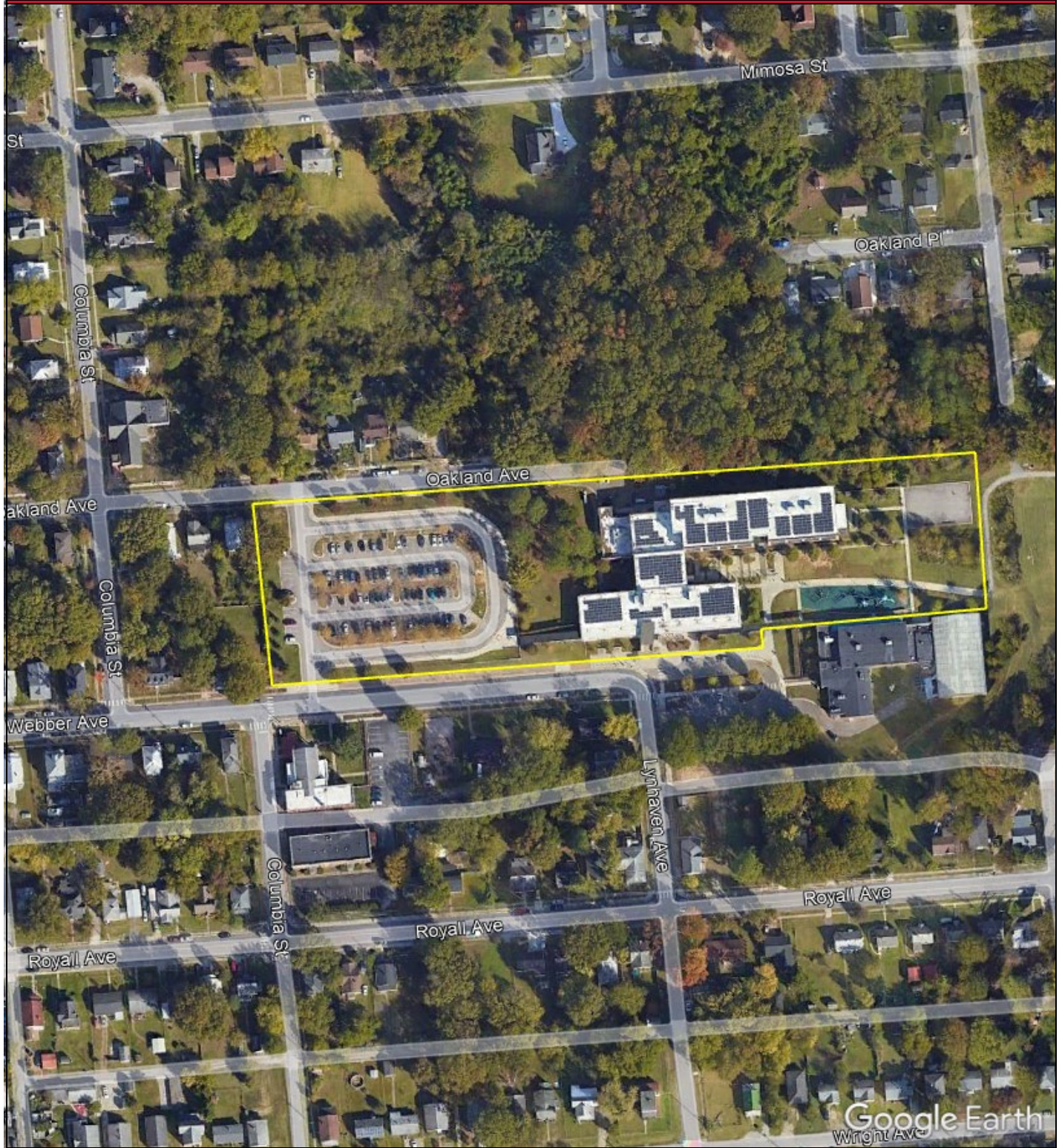
Appendix F: Equipment Inventory List





Appendix A:

Site Plan

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	166385.24R000-027.468	Oak Grove – Bellemeade Elementary School Richmond Public Schools	
	Source	On-Site Date	
	Google	March 21 and 22, 2024	

Appendix B:

Pre-Survey Questionnaire

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Oak Grove
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 9
Date Completed: 3/13/2024
Phone Number: 804-325-0740
Method of Completion: Electronic

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year/s constructed / renovated	2013		
2	Building size in SF	90810		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2013	Hardiplank
		Roof	2013	TPO
		Interiors	2013	Sheetrock, drop ceilings, VCT, marmolium
		HVAC	2013	Roof top heat pump units
		Electrical	2013	Original
		Site Pavement	2013	Asphalt
		Accessibility	2013	Satisfied the ADA requirements at time of construction
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?	Plan to replace roof top HVAC equipment and redesign the system, unreliable comfort		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC system struggles to maintain consistent temperatures on all three levels temperatures vary 2 to 7 degrees. Existing equipment requires		

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				Systems installed are designed to heat and cool three different levels and temperature vary from 2 to 7 degrees
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 requirements 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: Oak Grove-Bellemeade Elementary School

BV Project Number: 166385.24R000-027.468

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



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



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

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



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO 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	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix D:

Component Condition Report

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Below grade	Good	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 3-5 Story Building, 3-5 Story Building	1,400 LF	64	7543141
B1010	Throughout building	Good	Structural Flooring/Decking, Concrete	90,810 SF	64	7543246
B1010	Throughout building	Good	Structural Framing, Steel Columns & Beams, 3-5 Story Building, 3-5 Story Building	90,810 SF	64	7543160
B1020	Building exterior	Good	Roof Structure, Flat, Metal Deck Over Steel Beams	600 SF	64	7543148
B1080	Common Hall	Good	Stairs, Metal or Pan-Filled, Interior	1,800 SF	39	7543252
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	13,300 SF	39	7543096
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	13,300 SF	19	7543140
B2020	Kitchen	Fair	Window, Ribbon/Banded Style, Aluminum-Framed (by SF)	30 SF	19	7543189
B2020	Building Exterior	Fair	Glazing, any type, by SF	6,700 SF	19	7543266
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	21	19	7543185
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	29	7543191
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	40,000 SF	9	7543210
B3010	Roof	Good	Roofing, Metal	1,100 SF	29	7543223
B3080	Building exterior - west side	Poor	Soffit/Fascia, Wood Fiber	100 SF	0	7543136
Interiors						
C1030	Entrances	Good	Interior Door, Steel, w/ Extensive Glazing	6	29	7543273
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	15	29	7543172
C1030	Rear exit stairs	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	3	29	7543262
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	71	29	7543168
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	29	29	7543212

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	2nd floor bathroom	Poor	Suspended Ceilings, Acoustical Tile (ACT)	100 SF	1	7543925
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	60,400 SF	14	7543125
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	9	7543159
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	9,100 SF	29	7543117
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	167,100 SF	9	7543133
C2010	Stairs	Fair	Wall Finishes, Wood Paneling, Refinish	5,400 SF	3	7543157
C2030	Teacher Workroom	Fair	Flooring, Carpet, Commercial Tile	4,500 SF	3	7543195
C2030	Restrooms	Good	Flooring, Ceramic Tile	4,500 SF	29	7543211
C2030	Throughout building	Fair	Flooring, Sheet Applied, Linseed Oil Based	72,600 SF	19	7543222
C2030	Office	Fair	Flooring, Carpet, Commercial Tile	9,100 SF	3	7543228
C2050	Common Hall	Good	Ceiling Finishes, Gypsum Board/Plaster	25,900 SF	39	7543119
Conveying						
D1010	Main Entrance	Fair	Elevator Cab Finishes, Standard	1	6	7543244
D1010	Common Hall	Fair	Elevator Controls, Automatic, 1 Car [1]	1	9	7543217
D1010	Main Entrance	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	19	7543171
D1010	Common Hall	Fair	Elevator Cab Finishes, Standard	1	4	7543095
D1010	Main Entrance	Fair	Elevator Controls, Automatic, 3 Car Cluster [2]	1	9	7543196
D1010	Common Hall	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	19	7543134
Plumbing						
D2010	Sprinkler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7543193
D2010	Common Hall	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	6	7543139
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	19	7543207
D2010	Common Hall	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	6	7543130
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	19	7543220

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Janitor closets	Excellent	Sink/Lavatory, Service Sink, Floor	8	24	7543105
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	19	7543206
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	19	7543143
D2010	Sprinkler Room	Fair	Pump, Circulation/Booster, Domestic Water [P-401]	1	4	7543097
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	90,810 SF	29	7543090
D2010	Restrooms	Fair	Urinal, Standard	2	19	7543126
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	19	7543253
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	19	7543175
D2010	Sprinkler Room	Fair	Storage Tank, Domestic Water [GWH-1]	1	19	7543162
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	19	7543190
D2010	Common Hall	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	7543177
HVAC						
D3020	Classroom 1107	Fair	Unit Heater, Electric [ECH-1]	1	9	7543158
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	28	7543214
D3020	Sprinkler Room	Fair	Unit Heater, Hydronic	1	9	7543116
D3020	Sprinkler Room	Fair	Unit Heater, Hydronic [UH-1]	1	9	7543167
D3020	Sprinkler Room	Good	Boiler Supplemental Components, Expansion Tank	1	29	7543108
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	28	7543233
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B-1]	1	19	7543265
D3020	Electrical room	Fair	Unit Heater, Hydronic	1	9	7543208
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	28	7543209
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	28	7543274
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B-2]	1	19	7543103
D3030	Boiler room	Fair	Heat Pump, Water Source, 30 Ton [WW-1]	1	9	7543120

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	4	7543104	
D3030	1st floor entrance lobby	Fair	Unit Ventilator, approx/nominal 2 Ton [ECH-2]	1	9	7543115	
D3030	2nd floor east patio entrance	Fair	Unit Ventilator, approx/nominal 2 Ton	1	9	7543258	
D3030	1st floor rear exit stairs	Fair	Unit Ventilator, approx/nominal 2 Ton [ECH-3]	1	9	7543100	
D3030	Boiler room	Fair	Heat Pump, Water Source, 30 Ton [WW-1]	1	9	7543242	
D3030	1st east secondary entrance	Fair	Unit Ventilator, approx/nominal 2 Ton [ECH-3]	1	9	7543182	
D3030	1st floor secondary entrance	Fair	Unit Ventilator, approx/nominal 2 Ton [ECH-4]	1	9	7543213	
D3030	Boiler room	Fair	Heat Pump, Water Source, 30 Ton [11407]	1	9	7543271	
D3030	1st floor entrance lobby	Fair	Unit Ventilator, approx/nominal 2 Ton [ECH-2]	1	9	7543129	
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit , 201 to 250 TON [CT-1]	1	14	7543135	
D3030	3rd floor east secondary entrance	Fair	Unit Ventilator, approx/nominal 2 Ton [ECH-4]	1	9	7543260	
D3030	2nd floor east secondary entrance	Fair	Unit Ventilator, approx/nominal 2 Ton	1	9	7543091	
D3030	Boiler room	Fair	Heat Pump, Water Source, 30 Ton [WW-1]	1	9	7543184	
D3030	2nd floor main entrance lobby	Fair	Unit Ventilator, approx/nominal 2 Ton	1	9	7543230	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-5]	1	9	7543145	
D3050	HVAC	NA	HVAC System, Partial System Renovation/Upgrade, Medium Complexity	40,000	SF	5	8337541
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	90,810	SF	29	7543249
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-3]	1	8	7543138	
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1A]	1	14	7543098	
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1B]	1	14	7543165	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	8	7543169	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-1]	1	9	7543204	
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-2A]	1	4	7543264	

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-4B]	1	14	7543198
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-4A]	1	14	7543275
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-6]	1	9	7543107
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-3B]	1	14	7543263
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-3A]	1	14	7543093
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-4]	1	8	7543272
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-2B]	1	4	7543247
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-2]	1	8	7543166
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-8]	1	14	7543241
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-6]	1	14	7543226
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	14	7543205
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-7]	1	14	7543154
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	9	7543153
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-9]	1	14	7543121
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-10]	1	14	7543236
Fire Protection						
D4010	Area C	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	10,000 SF	29	7543257
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	9	7543194
D4010	Area B	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40,000 SF	29	7543200
D4010	Area A	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40,000 SF	29	7543180
D4010	Sprinkler Room	Good	Backflow Preventer, Fire Suppression	1	19	7543235
Electrical						
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	510	9	7543174
D5010	Switch Room	Fair	Automatic Transfer Switch, ATS [ATS-OPT-STANDBY]	1	14	7543231

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Building exterior	Fair	Generator, Diesel	1	14	7543151
D5010	Roof	Fair	Solar Power, Inverter [INVERTER #2]	1	6	7543187
D5010	Roof	Fair	Solar Power, Inverter [INVERTER #3]	1	6	7543268
D5010	Roof	Fair	Solar Power, Inverter [INVERTER #1]	1	6	7543202
D5010	Switch Room	Fair	Automatic Transfer Switch, ATS [ATS - EMERGENCY]	1	14	7543152
D5020	Electrical Room 2202B	Fair	Distribution Panel, 120/208 V [PANEL L6]	1	19	7543201
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [PANEL K]	1	19	7543179
D5020	Teacher Workroom 2nd floor	Fair	Distribution Panel, 120/208 V [PANEL R2 SECTION 1]	1	19	7543238
D5020	Electrical room 1202B	Fair	Distribution Panel, 120/208 V [PANEL R5]	1	19	7543142
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [PANEL R4]	1	19	7543250
D5020	Electrical room	Good	Switchboard, 277/480 V [PANEL MDP]	1	29	7543216
D5020	Switch Room	Fair	Distribution Panel, 120/208 V [PANEL NEL]	1	19	7543114
D5020	Electrical room	Failed	Electrical System, any type, Repairs per Man-Day, Repair	1	0	7543094
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [PANEL SL]	1	19	7543237
D5020	Teacher Workroom 2nd floor	Fair	Distribution Panel, 120/208 V [PANEL R2 SECTION 2]	1	19	7543188
D5020	Teacher Workroom 2nd floor	Fair	Distribution Panel, 277/480 V [PANEL L2]	1	19	7543118
D5020	Switch Room	Fair	Distribution Panel, 120/208 V [PANEL ES]	1	19	7543245
D5020	Electrical room 1202B	Fair	Distribution Panel, 277/480 V [PANEL L5]	1	19	7543178
D5020	Electrical room	Good	Switchboard, 277/480 V	1	29	7543224
D5020	Switch Room	Fair	Distribution Panel, 277/480 V [PANEL ESP]	1	19	7543106
D5020	Teacher Workroom 1st floor	Fair	Distribution Panel, 120/208 V [PANEL R1-SECTION]	1	19	7543113
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [Transformer 3T]	1	19	7543161
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [PANEL MDL]	1	19	7543219
D5020	Teacher Workroom 3rd floor	Fair	Distribution Panel, 120/208 V [PANEL R3 SECTION 2]	1	19	7543240

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Switch Room	Fair	Distribution Panel, 277/480 V [PANEL NEH]	1	19	7543199
D5020	Teacher Workroom 3rd floor	Fair	Distribution Panel, 120/208 V [PANEL R3 SECTION 1]	1	19	7543144
D5020	Electrical room	Good	Switchboard, 277/480 V	1	29	7543256
D5020	Kitchen	Fair	Distribution Panel, 277/480 V [PANEL L4]	1	19	7543124
D5020	Electrical Room 2202B	Fair	Distribution Panel, 120/208 V [PANEL R6 SECTION 1]	1	19	7543239
D5020	Electrical Room 2202B	Fair	Distribution Panel, 277/480 V [PANEL R6 SECTION 2]	1	19	7543092
D5020	Teacher Workroom 1st floor	Fair	Distribution Panel, 277/480 V [PANEL LI]	1	19	7543137
D5020	Teacher Workroom 1st floor	Fair	Distribution Panel, 120/208 V [PANEL R1-SECTION 2]	1	19	7543170
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	29	7543102
D5020	Switch Room	Fair	Secondary Transformer, Dry, Stepdown [TRANSFORMER T2]	1	19	7543251
D5020	Switch Room	Fair	Secondary Transformer, Dry, Stepdown [TRANSFORMER T1]	1	19	7543150
D5020	Boiler room	Fair	Distribution Panel, 277/480 V [PANEL PA]	1	19	7543110
D5020	Teacher Workroom 3rd floor	Fair	Distribution Panel, 277/480 V [PANEL L3]	1	19	7543218
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	90,810	SF 29	7543255
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	9	7543192
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	9	7543197
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	90,810	SF 9	7543261
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	90,810	SF 9	7543099
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	90,810	SF 4	7543128
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	90,810	SF 6	7543248
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	90,810	SF 9	7543109
D7050	Data Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	7543234
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	90,810	SF 4	7543163

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [H]	1	3	7543111
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [B]	1	4	7543267
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7543269
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	7543122
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [F]	1	3	7543101
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	5	19	7543176
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [3]	1	4	7543215
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [A]	1	4	7543149
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	4	7543232
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [2]	1	4	7543127
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7543243
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [5]	1	4	7543227
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7543146
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [4]	1	4	7543203
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7543132
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7543229
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	19	7543123
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	10	6	7543254
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [C]	1	3	7543259
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	19	7543270
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	7543155
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	7543131
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	6	7543147

Component Condition Report | Oak Grove-Bellemeade Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	7543181
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	9	7543173
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	9	7543186
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [1]	1	6	7543221
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [E]	1	3	7543112
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7543183
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	7543276
Follow-up Studies						
P2030	2nd floor restroom	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7543277
P2030	Rooftop units	NA	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	1	0	7543979

Component Condition Report | Oak Grove-Bellemeade Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	200 SF	39	7542584
B1080	Site	Good	Stairs, Masonry, Exterior	700 SF	39	7542583
B1080	Site	Fair	Stairs, Metal, Exterior, Refinish	1,500 SF	4	7542577
B1080	Site	Good	Stairs, Concrete, Exterior	400 SF	39	7542581
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	5,000 SF	0	7542568
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	4	7542589
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	14	7542571
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	2,200 SF	19	7542595
G2030	Site	Good	Sidewalk, Concrete, Large Areas	22,000 SF	39	7542569

Component Condition Report | Oak Grove-Bellemeade Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	5,400 SF	14	7542592
G2050	Site	Poor	Playfield Surfaces, Artificial Play Turf	5,700 SF	2	7542594
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	14	7542596
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	5,400 SF	14	7542572
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5,400 SF	1	7542573
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	9	7542585
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	100 LF	39	7542579
G2060	Site	Fair	Park Bench, Metal Powder-Coated	17	9	7542570
G2060	Site	Fair	Flagpole, Metal	3	19	7542586
G2060	Site	Good	Retaining Wall, Brick/Stone	300 SF	29	7542593
G2060	Site	Fair	Bollard, Concrete or Metal	18	19	7542566
G2060	Site	Good	Retaining Wall, Brick/Stone	100 SF	29	7542582
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	900 SF	39	7542588
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	3	6	7542567
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	1,400 LF	29	7542591
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	2	9	7542587
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	9	7542574
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	9	7542575
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	6	14	7542580
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	9	7542578
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	1	9	7542576
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 4'	300 LF	29	7542590
G4050	Site	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	15	9	7542565

Appendix E: Replacement Reserves

Replacement Reserves Report

10/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
D5020	Switch Room	7543245	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Switch Room	7543199	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5020	Kitchen	7543124	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$3,000.00	\$3,000											
D5020	Kitchen	7543179	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Kitchen	7543250	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 1st floor	7543113	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 1st floor	7543170	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 1st floor	7543137	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5020	Electrical room 1202B	7543178	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5020	Electrical room 1202B	7543142	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 2nd floor	7543118	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5020	Teacher Workroom 2nd floor	7543238	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 2nd floor	7543188	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Boiler room	7543110	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5020	Electrical Room 2202B	7543201	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Electrical Room 2202B	7543239	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Electrical Room 2202B	7543092	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5020	Teacher Workroom 3rd floor	7543240	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 3rd floor	7543144	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,000.00	\$2,000											
D5020	Teacher Workroom 3rd floor	7543218	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300											
D5040	Building exterior	7543192	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	18	EA	\$600.00	\$10,800											\$10,800
D5040	Building exterior	7543197	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	1	EA	\$600.00	\$600											\$600
D5040	Throughout building	7543261	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	90810	SF	\$4.50	\$408,645											\$408,645
D6060	Throughout building	7543099	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	90810	SF	\$1.65	\$149,837											\$149,837
D7010	Throughout building	7543128	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	90810	SF	\$3.25	\$295,133					\$295,133						
D7030	Throughout building	7543248	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	90810	SF	\$2.00	\$181,620						\$181,620					
D7050	Data Room	7543234	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$15,000					\$15,000						
D7050	Throughout building	7543109	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	90810	SF	\$3.00	\$272,430											\$272,430
D8010	Throughout building	7543163	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	90810	SF	\$6.00	\$544,860					\$544,860						
E1030	Kitchen	7543146	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600							
E1030	Kitchen	7543181	Foodservice Equipment, Dishwasher Commercial, Replace	10	7	3	1	EA	\$21,500.00	\$21,500				\$21,500							
E1030	Kitchen	7543111	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600							
E1030	Kitchen	7543112	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600							
E1030	Kitchen	7543101	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600							
E1030	Kitchen	7543259	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600							

Replacement Reserves Report

10/9/2024

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
G2030	Site		7542595	Sidewalk, Brick/Masonry Pavers, Replace	30	11	19	2200	SF	\$33.00	\$72,600													
G2050	Site		7542573	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	5400	SF	\$0.45	\$2,430		\$2,430					\$2,430						\$2,430
G2050	Site		7542572	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	11	14	5400	SF	\$6.50	\$35,100													
G2050	Site		7542592	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	11	14	5400	SF	\$3.50	\$18,900													
G2050	Site		7542596	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	2	EA	\$4,750.00	\$9,500													
G2050	Site		7542594	Playfield Surfaces, Artificial Play Turf, Replace	15	13	2	5700	SF	\$20.00	\$114,000			\$114,000										
G2050	Site		7542585	Play Structure, Multipurpose, Large, Replace	20	11	9	1	EA	\$35,000.00	\$35,000											\$35,000		
G2060	Site		7542567	Trash Receptacle, Portable/Light-Duty, Replace	15	9	6	3	EA	\$400.00	\$1,200													\$1,200
G2060	Site		7542570	Park Bench, Metal Powder-Coated, Replace	20	11	9	17	EA	\$700.00	\$11,900													\$11,900
G2060	Site		7542575	Bike Rack, Fixed 1-5 Bikes, Replace	20	11	9	2	EA	\$600.00	\$1,200													\$1,200
G2060	Site		7542578	Picnic Table, Metal Powder-Coated, Replace	20	11	9	4	EA	\$700.00	\$2,800													\$2,800
G2060	Site		7542576	Bike Rack, Fixed 6-10 Bikes, Replace	20	11	9	1	EA	\$800.00	\$800													\$800
G2060	Site		7542587	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	2	EA	\$600.00	\$1,200													\$1,200
G2060	Site		7542580	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	11	14	6	EA	\$800.00	\$4,800													
G2060	Site		7542574	Signage, Property, Building or Pole-Mounted, Replace/Install	20	11	9	1	EA	\$1,500.00	\$1,500													\$1,500
G2060	Site		7542586	Flagpole, Metal, Replace	30	11	19	3	EA	\$2,500.00	\$7,500													
G2060	Site		7542566	Bollard, Concrete or Metal, Replace	30	11	19	18	EA	\$1,000.00	\$18,000													
G4050	Site		7542565	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	11	9	15	EA	\$1,200.00	\$18,000													\$18,000
Totals, Unescalated												\$27,500	\$2,430	\$114,000	\$0	\$24,750	\$0	\$3,630	\$0	\$0	\$94,900	\$0	\$2,430	
Totals, Escalated (3.0% inflation, compounded annually)												\$27,500	\$2,503	\$120,943	\$0	\$27,856	\$0	\$4,334	\$0	\$0	\$123,823	\$0	\$3,364	

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	7543217	D1010	Elevator Controls [1]	Automatic, 1 Car		Oak Grove-Bellemeade Elementary School / Main Building	Common Hall	ThyssenKrupp	TAC32		2013	1585613	
2	7543196	D1010	Elevator Controls [2]	Automatic, 3 Car Cluster		Oak Grove-Bellemeade Elementary School / Main Building	Main Entrance	ThyssenKrupp	TAC32	No dataplate	2013	1585616	
3	7543171	D1010	Passenger Elevator	Hydraulic, 3 Floors		Oak Grove-Bellemeade Elementary School / Main Building	Main Entrance	ThyssenKrupp	EP6020A	EBC637	2013	1585615	
4	7543134	D1010	Passenger Elevator	Hydraulic, 3 Floors		Oak Grove-Bellemeade Elementary School / Main Building	Common Hall	ThyssenKrupp	EP08020	11382	2013	1585614	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7543162	D2010	Storage Tank [GWH-1]	Domestic Water		Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room	Lochinvar	GVG0504JR - 5-006	012J00050270	2013	1585577	
2	7543193	D2010	Pump	Circulation/Booster, Domestic Water		Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room	Nidec Motor Corporation	DT17	'T 03 7515850-0022 M 0001	2013	1585574	
3	7543097	D2010	Pump [P-401]	Circulation/Booster, Domestic Water		Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room	Nidec Motor Corporation	DT17	'T 03 7515850-0022 M 0001	2013	1585575	

4	7543207	D2010	Backflow Preventer	Domestic Water		Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Wilkins Zurn	975XL	3656104	2013	1585646
5	7543253	D2010	Backflow Preventer	Domestic Water		Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Wilkins Zurn	975XL	3658073	2013	1585645
6	7543175	D2010	Backflow Preventer	Domestic Water		Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Wilkins Zurn	975XL	359912.	2013	1585648

D30 HVAC

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7543265	D3020	Boiler [B-1]	Gas, HVAC		Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	MACH	C-2500	H907-12-7957	2013	1585634	
2	7543103	D3020	Boiler [B-2]	Gas, HVAC		Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	MACH	C-2500	H907-12-7958	2013	1585635	
3	7543116	D3020	Unit Heater	Hydronic		Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room	Sterling	19.096	'D/20116310400100	2013	1585578	
4	7543208	D3020	Unit Heater	Hydronic		Oak Grove-Bellemeade Elementary School / Main Building	Electrical room	Sterling	HS-096	'D1201150104001002	2013	1585563	
5	7543158	D3020	Unit Heater [ECH-1]	Electric	1.8 KW	Oak Grove-Bellemeade Elementary School / Main Building	Classroom 1107	Inaccessible	Inaccessible	Inaccessible	2013		

6	7543167	D3020	Unit Heater [UH-1]	Hydronic	Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room Sterling		HS-096	'D1201160104001001	2013	1585579
7	7543214	D3020	Boiler Supplemental Components	Expansion Tank	Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Armstrong	205582		2012	1585640
8	7543108	D3020	Boiler Supplemental Components	Expansion Tank	Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room Wessels Company			197689	2013	1585573
9	7543233	D3020	Boiler Supplemental Components	Expansion Tank	Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Armstong		'K5777 5C ANTA144V	2012	1585548
10	7543209	D3020	Boiler Supplemental Components	Expansion Tank	Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Armstrong	197598	No dataplate	2012	1585551
11	7543274	D3020	Boiler Supplemental Components	Expansion Tank	Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	Armstrong	19760	No dataplate	2012	1585641
12	7543135	D3030	Cooling Tower [CT-1]	(Typical) Open Circuit , 201 to 250 TON	Oak Grove-Bellemeade Elementary School / Main Building	Building exterior	BAC	FXV-1212C-240	122793602-01	2013	1585554
13	7543104	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	Oak Grove-Bellemeade Elementary School / Main Building	Roof	Mitsubishi Electric	18H47ZOMI	No dataplate	2013	1585543
14	7543258	D3030	Unit Ventilator	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	2nd floor east patio entrance	Inaccessible	Inaccessible	Inaccessible	2013	1585673

15	7543091	D3030	Unit Ventilator	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	2nd floor east secondary entrance	Inaccessible	Inaccessible	Inaccessible	2013	1585674
16	7543230	D3030	Unit Ventilator	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	2nd floor main entrance lobby	Inaccessible	Inaccessible	Inaccessible	2013	1585678
17	7543115	D3030	Unit Ventilator [ECH-2]	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	1st floor entrance lobby	Inaccessible	Inaccessible	Inaccessible	2013	1585618
18	7543129	D3030	Unit Ventilator [ECH-2]	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	1st floor entrance lobby	Inaccessible	Inaccessible	Inaccessible	2013	1585617
19	7543100	D3030	Unit Ventilator [ECH-3]	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	1st floor rear exit stairs	Inaccessible	Inaccessible	Inaccessible	2013	1585627
20	7543182	D3030	Unit Ventilator [ECH-3]	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	1st east secondary entrance	Inaccessible	Inaccessible	Inaccessible	2013	1585623
21	7543213	D3030	Unit Ventilator [ECH-4]	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	1st floor secondary entrance	Inaccessible	Inaccessible	Inaccessible	2013	1585629
22	7543260	D3030	Unit Ventilator [ECH-4]	approx/nominal 2 Ton	Oak Grove-Bellemeade Elementary School / Main Building	3rd floor east secondary entrance	Inaccessible	Inaccessible	Inaccessible	2013	1585682
23	7543098	D3050	Pump [P-1A]	Distribution, HVAC Chilled or Condenser Water	Oak Grove-Bellemeade Elementary School / Main Building	Boiler room	WEG	020180T3E256	NA	2013	1585652

24	7543165	D3050	Pump [P-1B]	Distribution, HVAC Chilled or Condenser Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	020180T3E256TC	NA	2013	1585553
25	7543264	D3050	Pump [P-2A]	Distribution, HVAC Heating Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	003180T3E 182TC	1012634538	2013	1585643
26	7543247	D3050	Pump [P-2B]	Distribution, HVAC Heating Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	0031803E 182TC	1012634525	2013	1585642
27	7543093	D3050	Pump [P-3A]	Distribution, HVAC Heating Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	Illegible	Illegible	2013	1585651
28	7543263	D3050	Pump [P-3B]	Distribution, HVAC Heating Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	030180T3E286TC	Inaccessible	2013	1585650
29	7543275	D3050	Pump [P-4A]	Distribution, HVAC Heating Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	03018073E	Inaccessible	2013	1585649
30	7543198	D3050	Pump [P-4B]	Distribution, HVAC Heating Water	Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	WEG	0103607382137C	Inaccessible	2013	1585647
31	7543204	D3050	Packaged Unit [ERU- 1]	RTU, Pad or Roof- Mounted	Oak Grove- Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN-025-3-0-E70A-000	'201205-BNCR05486	2013	1585544
32	7543166	D3050	Packaged Unit [ERU- 2]	RTU, Pad or Roof- Mounted	Oak Grove- Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN- 025-3-0-E70A-000	'201205-BNCR05484	2012	1585545

33	7543138	D3050	Packaged Unit [ERU-3]	RTU, Pad or Roof-Mounted	Oak Grove-Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN-030-3-0-E70A-000	'201205-BNCT05485	2012	1585546
34	7543272	D3050	Packaged Unit [ERU-4]	RTU, Pad or Roof-Mounted	Oak Grove-Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN- 025-3-0-E70A-000	'201205-BNCR05482	2012	1585547
35	7543145	D3050	Packaged Unit [ERU-5]	RTU, Pad or Roof-Mounted	Oak Grove-Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN - 015-3-0-E70A-000	'201205-ANCL05479	2013	1585535
36	7543107	D3050	Packaged Unit [ERU-6]	RTU, Pad or Roof-Mounted	Oak Grove-Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN - 025-3-0-E70A-000	'201205-BNCR05483	2013	1585534
37	7543169	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	Oak Grove-Bellemeade Elementary School / Main Building	Roof	AAON, Inc.	RN-031-3-0-E70A-000	'201205-BNCU05487	2012	1585533
38	7543205	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	Oak Grove-Bellemeade Elementary School / Main Building	Roof	Greenheck	6B-071=6=X	12848978 1205	2013	1585549
39	7543236	D3060	Exhaust Fan [EF-10]	Centrifugal, 12" Damper	Oak Grove-Bellemeade Elementary School / Main Building	Roof	Greenheck	6B-07 128489	12848979 1205	2013	1585539
40	7543226	D3060	Exhaust Fan [EF-6]	Centrifugal, 12" Damper	Oak Grove-Bellemeade Elementary School / Main Building	Roof	Greenheck	6B- 091-4-X	12848983 1205	2013	1585541
41	7543154	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper	Oak Grove-Bellemeade Elementary School / Main Building	Roof	Greenheck	68-081-4-X	12848982 1206	2013	1585540

42	7543241	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper		Oak Grove-Bellemeade Elementary School / Main Building	Roof	Greenheck	68-081-6-X	12948981 1205	2013	1585537
43	7543121	D3060	Exhaust Fan [EF-9]	Centrifugal, 12" Damper		Oak Grove-Bellemeade Elementary School / Main Building	Roof	Greenheck	163- 081-3-	12848980 1205	2013	1585538
44	7543153	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		Oak Grove-Bellemeade Elementary School / Main Building	Building exterior	Berner International Corp.	ASF2072A8	'ASF2072AB/WO102545A-2	2013	1585555

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7543235	D4010	Backflow Preventer	Fire Suppression		Oak Grove-Bellemeade Elementary School / Main Building	Sprinkler Room	Wilkins Zurn	375	L,71663	2013	1585576	
2	7543194	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Oak Grove-Bellemeade Elementary School / Main Building	Kitchen				2013		10

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7543151	D5010	Generator	Diesel		Oak Grove-Bellemeade Elementary School / Main Building	Building exterior	Olympian	Inaccessible	Inaccessible	2013	1585564	
2	7543202	D5010	Solar Power [INVERTER #1]	Inverter		Oak Grove-Bellemeade Elementary School / Main Building	Roof	CHNT, Inc	No dataplate	'CPS SCA60KTL-DO/US-480	2013	1585550	
3	7543268	D5010	Solar Power [INVERTER #3]	Inverter		Oak Grove-Bellemeade Elementary School / Main Building	Roof	AAON, Inc.		'CPS SCA28KTL-DO/US-480	2013	1585542	

4	7543187	D5010	Solar Power [INVERTER #2]	Inverter	Oak Grove- Bellemeade Elementary School / Main Building	Roof	CHNT, INC			2013	1585536
5	7543152	D5010	Automatic Transfer Switch [ATS - EMERGENCY]	ATS	Oak Grove- Bellemeade Elementary School / Main Building	Switch Room	Zenith	No dataplate	No dataplate	2013	1585569
6	7543231	D5010	Automatic Transfer Switch [ATS-OPT- STANDBY]	ATS	Oak Grove- Bellemeade Elementary School / Main Building	Switch Room	Zenith	No dataplate	No dataplate	2013	1585565
7	7543161	D5020	Secondary Transformer [Transformer 3T]	Dry, Stepdown	Oak Grove- Bellemeade Elementary School / Main Building	Electrical room	Square D	EE300T3H	No dataplate	2013	1585556
8	7543150	D5020	Secondary Transformer [TRANSFORMER T1]	Dry, Stepdown	Oak Grove- Bellemeade Elementary School / Main Building	Switch Room	Square D	EETST3H	1051512276	2013	1585566
9	7543251	D5020	Secondary Transformer [TRANSFORMER T2]	Dry, Stepdown	Oak Grove- Bellemeade Elementary School / Main Building	Switch Room	Square D	EE15T3H	1060112086	2013	1585567
10	7543224	D5020	Switchboard	277/480 V	Oak Grove- Bellemeade Elementary School / Main Building	Electrical room	Square D	No dataplate	No dataplate	2013	1585560
11	7543256	D5020	Switchboard	277/480 V	Oak Grove- Bellemeade Elementary School / Main Building	Electrical room	Square D	29939070-00*	No dataplate	2013	1585559
12	7543102	D5020	Switchboard	277/480 V	Oak Grove- Bellemeade Elementary School / Main Building	Electrical room	Square D	No dataplate	No dataplate	2013	1585557

13	7543216	D5020	Switchboard [PANEL MDP]	277/480 V	Oak Grove-Bellemeade Elementary School / Main Building	Electrical room	Square D	29939070-001	No dataplate	2013	1585558
14	7543245	D5020	Distribution Panel [PANEL ES]	120/208 V	Oak Grove-Bellemeade Elementary School / Main Building	Switch Room	Square D	NQ442L2	12261	2013	1585571
15	7543106	D5020	Distribution Panel [PANEL ESP]	277/480 V	Oak Grove-Bellemeade Elementary School / Main Building	Switch Room	Square D	NF44212	12142	2013	1585570
16	7543179	D5020	Distribution Panel [PANEL K]	120/208 V	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Square D	12317613390010001	Inaccessible	2013	1585597
17	7543118	D5020	Distribution Panel [PANEL L2]	277/480 V	Oak Grove-Bellemeade Elementary School / Main Building	Teacher Workroom 2nd floor	Square D	NF442L2	12142	2013	1585630
18	7543218	D5020	Distribution Panel [PANEL L3]	277/480 V	Oak Grove-Bellemeade Elementary School / Main Building	Teacher Workroom 3rd floor	Square D	NF44212	12142	2013	1585681
19	7543124	D5020	Distribution Panel [PANEL L4]	277/480 V	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Square D	NF44212	12142	2013	1585596
20	7543178	D5020	Distribution Panel [PANEL L5]	277/480 V	Oak Grove-Bellemeade Elementary School / Main Building	Electrical room 1202B	Square D	NF442L2	12142	2013	1585625
21	7543201	D5020	Distribution Panel [PANEL L6]	120/208 V	Oak Grove-Bellemeade Elementary School / Main Building	Electrical Room 2202B	Square D	NF442L2	12142	2013	1585675

22	7543137	D5020	Distribution Panel [PANEL LI]	277/480 V		Oak Grove- Bellemeade Elementary School / Main Building	Teacher Workroom 1st floor	Square D	NF442L2	12142	2013	1585622
23	7543219	D5020	Distribution Panel [PANEL MDL]	277/480 V	400 AMP	Oak Grove- Bellemeade Elementary School / Main Building	Electrical room	Square D	12299390700020001	12276	2013	
24	7543199	D5020	Distribution Panel [PANEL NEH]	277/480 V		Oak Grove- Bellemeade Elementary School / Main Building	Switch Room	Square D	NF442L2	12251	2013	1585572
25	7543114	D5020	Distribution Panel [PANEL NEL]	120/208 V		Oak Grove- Bellemeade Elementary School / Main Building	Switch Room	Square D	NQ442L2		2013	1585568
26	7543110	D5020	Distribution Panel [PANEL PA]	277/480 V		Oak Grove- Bellemeade Elementary School / Main Building	Boiler room	Square D	NF44212	12142	2013	1585633
27	7543113	D5020	Distribution Panel [PANEL R1- SECTION]	120/208 V		Oak Grove- Bellemeade Elementary School / Main Building	Teacher Workroom 1st floor	Square D	N044212.	12211	2013	1585620
28	7543170	D5020	Distribution Panel [PANEL R1-SECTION 2]	120/208 V		Oak Grove- Bellemeade Elementary School / Main Building	Teacher Workroom 1st floor	Square D	N0442L2	12212	2013	1585621
29	7543238	D5020	Distribution Panel [PANEL R2 SECTION 1]	120/208 V		Oak Grove- Bellemeade Elementary School / Main Building	Teacher Workroom 2nd floor	Square D	N044212		2013	1585631
30	7543188	D5020	Distribution Panel [PANEL R2 SECTION 2]	120/208 V		Oak Grove- Bellemeade Elementary School / Main Building	Teacher Workroom 2nd floor	Square D	N044212	Inaccessible	2013	1585632

31	7543144	D5020	Distribution Panel [PANEL R3 SECTION 1]	120/208 V		Oak Grove-Bellemeade Elementary School / Main Building	Teacher Workroom 3rd floor	Square D	NQ442L2	12261	2013	1585680
32	7543240	D5020	Distribution Panel [PANEL R3 SECTION 2]	120/208 V		Oak Grove-Bellemeade Elementary School / Main Building	Teacher Workroom 3rd floor	Square D	N044212	12211	2013	1585679
33	7543250	D5020	Distribution Panel [PANEL R4]	120/208 V		Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Square D	N04421.2	Inaccessible	2013	1585598
34	7543142	D5020	Distribution Panel [PANEL R5]	120/208 V		Oak Grove-Bellemeade Elementary School / Main Building	Electrical room 1202B	Square D	NQ44212	12212	2013	1585626
35	7543239	D5020	Distribution Panel [PANEL R6 SECTION 1]	120/208 V		Oak Grove-Bellemeade Elementary School / Main Building	Electrical Room 2202B	Square D	NQ442L2	12212	2013	1585676
36	7543092	D5020	Distribution Panel [PANEL R6 SECTION 2]	277/480 V		Oak Grove-Bellemeade Elementary School / Main Building	Electrical Room 2202B	Square D	NQ442L2	12212	2013	1585677
37	7543237	D5020	Distribution Panel [PANEL SL]	277/480 V		Oak Grove-Bellemeade Elementary School / Main Building	Electrical room	Square D	NF442L2	12142	2013	1585562

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7543234	D7050	Fire Alarm Panel	Fully Addressable		Oak Grove-Bellemeade Elementary School / Main Building	Data Room	Honeywell	MS-9600UDLS	No dataplate	2013	1585624	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
-------	----	--------	-----------------------	------------	----------	----------	-----------------	--------------	-------	--------	--------------	---------	-----

1	7543243	E1030	Foodservice Equipment	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2013	1585589	
2	7543269	E1030	Foodservice Equipment	Dairy Cooler/Wells	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Delfield	SCSC - 60-B	1207150002347	2013	1585611	
3	7543132	E1030	Foodservice Equipment	Dairy Cooler/Wells	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Delfield	SCSC -60-B	1207150002341	2013	1585606	
4	7543181	E1030	Foodservice Equipment	Dishwasher Commercial	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Jackson	No dataplate	No dataplate	2013	1585582	
5	7543122	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	ACCUREX	XKFW-12.92-S	12948356	2013	1585580	
6	7543254	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	ACCUREX	XKFW -13.00-S	12948355	2013	1585594	10
7	7543229	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TR2H - 2S	7532680	2013	1585603	
8	7543183	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Metro	C5HME034002		2019	1585605	
9	7543131	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Delfield	SH -5 - NU	1207150002343	2013	1585610	

10	7543276	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Delfield	SH -5-NU	1207150002345	2013	1585601
11	7543232	E1030	Foodservice Equipment	Freezer, Chest	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-34-S- SS	7216663.	2013	1585609
12	7543147	E1030	Foodservice Equipment	Freezer, Chest	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC - 34 - S - SS	7216650	2013	1585607
13	7543173	E1030	Foodservice Equipment	Steam Kettle	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Cleveland Range	KET-12-T	2220009	2013	1585590
14	7543186	E1030	Foodservice Equipment	Tilting Skillet	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Cleveland Range	SET-10	120823064341	2013	1585591
15	7543146	E1030	Foodservice Equipment	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen				2013	
16	7543155	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen				2013	
17	7543221	E1030	Foodservice Equipment [1]	Refrigerator, 3-Door Reach-In	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TR3R - 3S	7352577	2013	
18	7543127	E1030	Foodservice Equipment [2]	Refrigerator, 3-Door Reach-In	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TR3F - 35	7299251	2013	1585600

19	7543215	E1030	Foodservice Equipment [3]	Refrigerator, 2-Door Reach-In	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TR2- 2S	7532676	2013	1585604
20	7543203	E1030	Foodservice Equipment [4]	Refrigerator, 2-Door Reach-In	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TR2R - 2S	7532677	2013	1585602
21	7543227	E1030	Foodservice Equipment [5]	Refrigerator, 2-Door Reach-In	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-34-S- SS	1120110922	2013	1585612
22	7543149	E1030	Foodservice Equipment [A]	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	CLEVELAND MANITOWIC	22CGT6.1	1208230000523	2013	1585592
23	7543267	E1030	Foodservice Equipment [B]	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	CLEVELAND MANITOWIC	22CGT6.1	1208230000525	2013	1585593
24	7543259	E1030	Foodservice Equipment [C]	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2013	1585588
25	7543112	E1030	Foodservice Equipment [E]	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	CLEVELAND MANITOWIC	OGS-6.20	1207230000257	2013	1585586
26	7543101	E1030	Foodservice Equipment [F]	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	CLEVELAND MANITOWIC	OGS-6.20	1207230000258	2013	1585587
27	7543111	E1030	Foodservice Equipment [H]	Convection Oven, Single	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen	CLEVELAND MANITOWIC	OGS-6.20	1207230000255	2013	1585585

28	7543176	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen		2013	5
29	7543123	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen		2013	
30	7543270	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Oak Grove-Bellemeade Elementary School / Main Building	Kitchen		2013	
