FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Amelia Street School
1821 Amelia Street
Richmond, VA 23220

PREPARED BY:
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BV PROJECT #:
166385.24R000-039.468

DATE OF REPORT:
July 2, 2024

ON SITE DATE:
March 7, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1821 Amelia Street Richmond, VA 23220
Site Developed	1959
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 7, 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	Jake Stauffer

General Information

Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Amelia Street School was originally constructed in 1959. The school has undergone several partial renovations throughout the years.

Architectural

The building is constructed with load bearing brick framing supporting concrete framed roof structure. The building has flat roofs with built-up system with gravel finish. Windows are aluminum framed with steel entrance doors. Exterior windows show signs of deterioration and damage. Interior finishes consist of wood flooring, commercial carpet, terrazzo, and ceramic tile, with painted and ceramic tile walls and suspended Acoustic Ceiling Tile (ACT) and hard tile. The interior finishes have been periodically replaced as needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by boilers and a pad mounted chiller. Supplemental HVAC is provided by rooftop package units and through wall AC units. HVAC control is an outdated pneumatic system. Hot water is provided by gas-fired water heaters located in the boiler room. The main electrical distribution is from a dedicated electrical switchboard. Fire protection is provided via a fire alarm system with a central panel, and fire extinguishers spread throughout the school. The kitchen within the cafeteria contains the following appliances: stainless steel sink, refrigerator, food warmer, convection ovens, and an exhaust hood that are all in usable condition.

Site

Site systems consist of an asphalt paved parking lot and concrete sidewalks adjacent to the building. Landscaping is provided with the site including a grass field and some garden areas. Asphalt surfaces are generally free of cracks and heaving; however, seal and stripe are recommended in the short term. Concrete walkways are free of any heavy damage. The playground is equipped with small and large playground structures that were observed to be free of any heavy damage.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Amelia Street School / Main Building(1959)

Replacement Value	*Total SF*	*Cost/SF*
$ 13,563,200	*33,908*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 1,538,900	11.3 %
5-Year	$ 2,312,000	17.0 %
10-Year	$ 4,212,700	31.1 %

Immediate Needs

There are no immediate needs to report.

Key Findings

Piping & Valves in Poor condition.

Fiberglass Insulation, Domestic Water
Main Building Amelia Street School Throughout

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $9,000

**$$**$$

Insulation missing and damaged from cold water pipes creates condensation leaks. - AssetCALC ID: 7649116

Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Main Building Amelia Street School Building Interior

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $29,700

**$$$**$

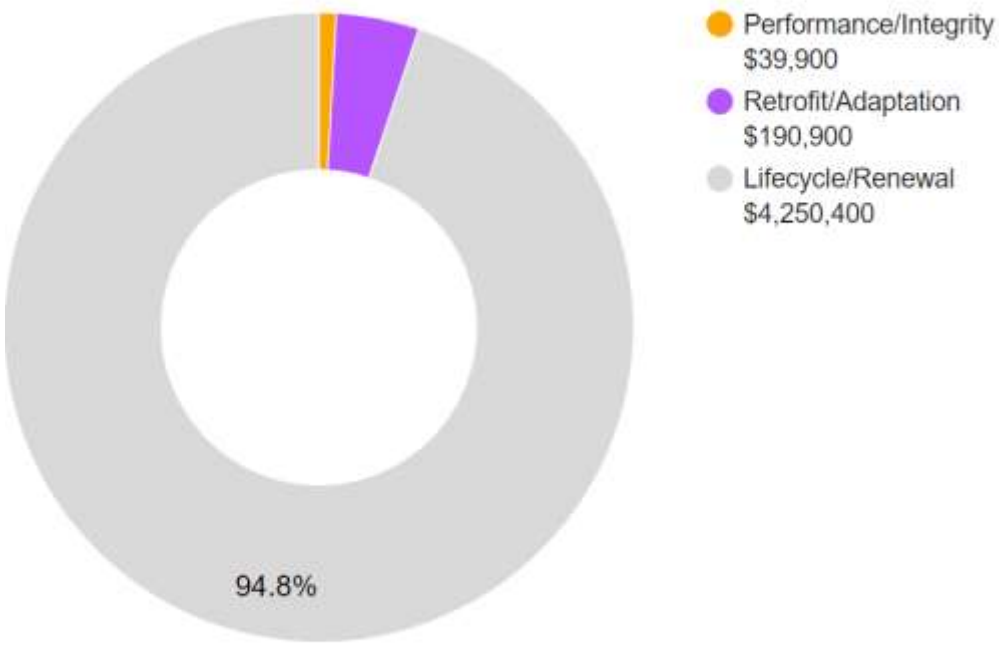
Tiles are sagging and stained. - AssetCALC ID: 7421067

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: $4,481,200

2. Building Information

Building Systems Summary		
Address	1821 Amelia Street, Richmond, VA 23220	
Constructed/Renovated	1959	
Building Area	33,908 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with concrete roof deck and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up membrane with gravel finish	Fair
Interiors	Walls: Painted gypsum board ceramic tile. Floors: Carpet, VCT, ceramic tile, wood strip, terrazzo. Ceilings: Painted gypsum board and ACT.	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Systems Summary		
HVAC	Central System: Boilers, chiller feeding air handler Non-Central System: Packaged units, through window AC units Pneumatic, Building automation system (BAS)	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring. Interior Lighting: linear fluorescent, CFL. Exterior Building-Mounted Lighting: metal halide Emergency Power: Diesel generator with automatic transfer switch.	Fair
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	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

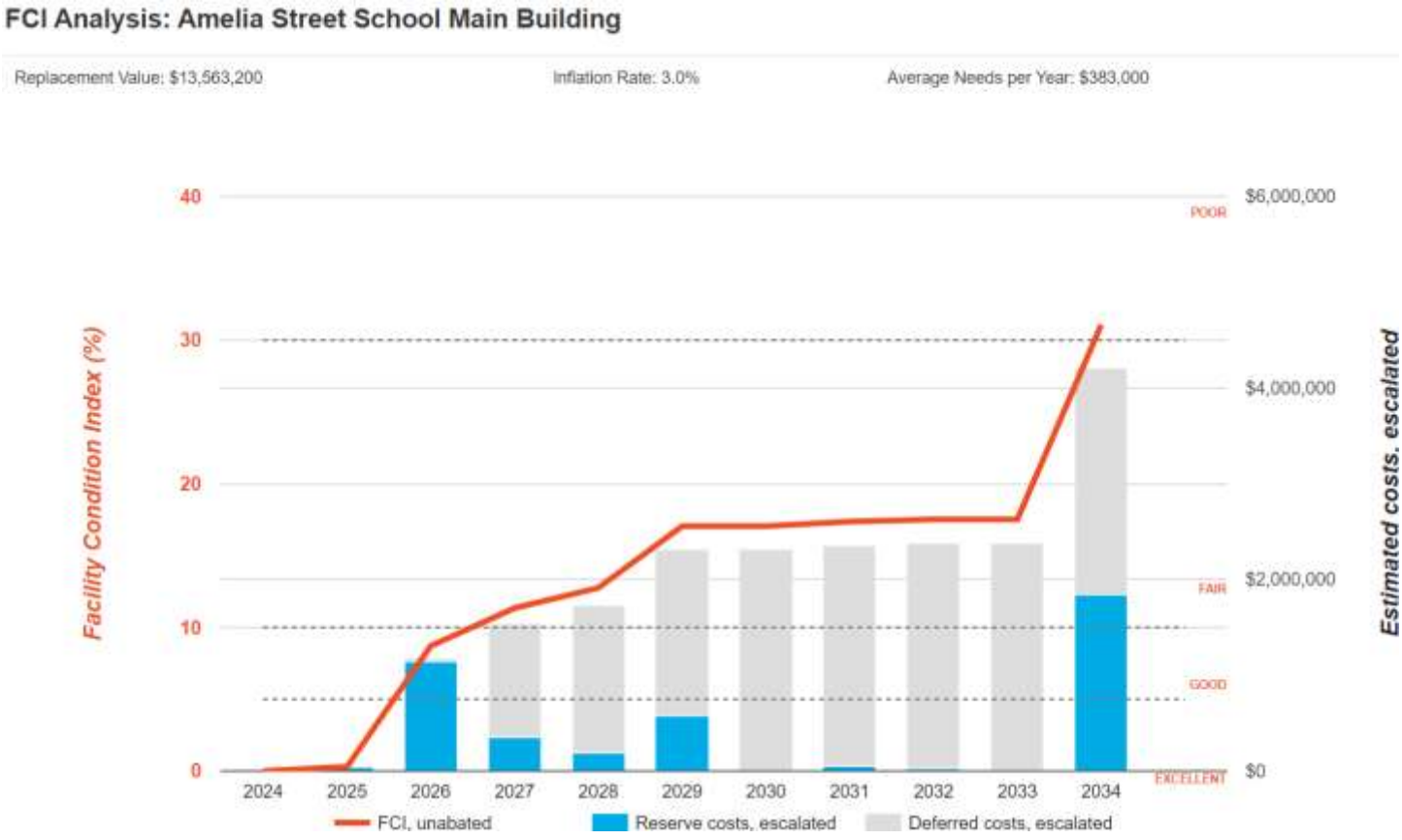
The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	$209,700	$1,714,800	$1,924,400
Facade	-	$3,000	$174,300	-	$931,700	$1,108,900
Roofing	-	$1,007,200	$2,800	-	-	$1,010,000
Interiors	-	$30,600	$459,100	$241,400	$174,900	$905,900
Conveying	-	-	-	$22,800	-	$22,800
Plumbing	-	$9,300	$18,100	$97,600	$715,700	$840,800
HVAC	-	-	$32,400	$236,000	$795,200	$1,063,700
Fire Protection	-	-	$190,800	-	-	$190,800
Electrical	-	$42,400	$176,900	$835,700	-	$1,055,000
Fire Alarm & Electronic Systems	-	$89,900	$59,000	$248,000	$140,100	$537,000
Equipment & Furnishings	-	-	$16,200	$9,400	$29,900	$55,600
TOTALS (3% inflation)	**-**	**$1,182,400**	**$1,129,600**	**$1,900,600**	**$4,502,300**	**$8,714,900**

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



Amelia Street School: Photographic Overview

1 - FRONT ELEVATION

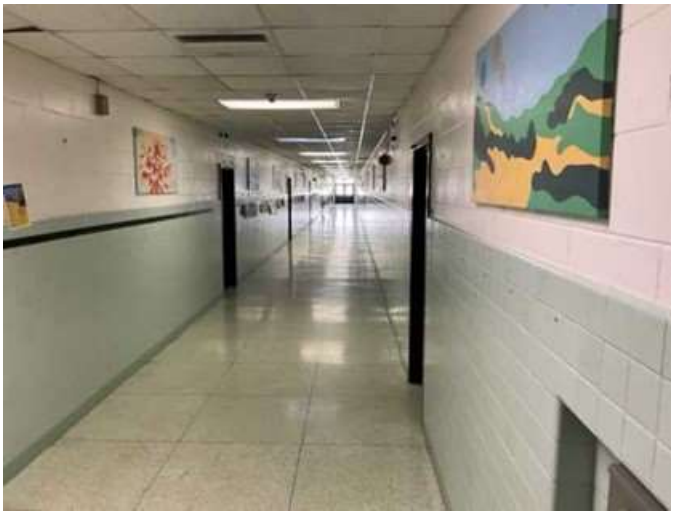
2 - RIGHT ELEVATION

3 - LEFT ELEVATION

4 - REAR OVERVIEW

5 – BUILDING FACADE

6 – ROOFING SYSTEM



7 – INTERIOR CORRIDOR

8 - CLASSROOM

9 – DOMESTIC HOT WATER

10 – ROOF MOUNTED PACKAGE UNIT

11 - MAIN ELECTRICAL ROOM

12 - FIRE ALARM CONTROL PANEL

3. Site Summary

Site Information		
Site Area	6.3 acres (estimated)	
Parking Spaces	55 total spaces all in open lots; six of which are accessible. See Maymont report	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs Parking lot is shared with Maymont. See Maymont report	Fair
Site Development	Property entrance signage; chain link fencing. Playgrounds and sports fields fencing.	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	None	--
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 Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$62,100	$62,100
Site Development	-	-	$7,100	$202,600	$99,100	$308,800
Site Utilities	-	-	-	$9,700	-	$9,700
Site Pavement	-	-	$4,200	$44,800	$12,100	$61,100
TOTALS (3% inflation)	**-**	**-**	**$11,300**	**$257,100**	**$173,300**	**$441,700**

Site: Photographic Overview

1 – SITE DEVELOPMENT

2 – PEDESTRIAN WALKWAY

3 - LANDSCAPING

4 – PLAY STRUCTURE

5 – MAIN PARKING

6 – PLAY SURFACE

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Building	1959	No	No
General Site	1959	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include 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 Amelia Street School, 1821 Amelia Street, Richmond, VA 23220, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Manager

Reviewed by: Daniel White

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8. Appendices

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

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
166385.24R000-039.468	Amelia Street School
Source	**On-Site Date**
Google	March 7, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Amelia Street School
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 2/26/2024
Phone Number: 804-325-0740
Method of Completion: Electronic

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

Data Overview		Response		
1	Year/s constructed / renovated	1959		
2	Building size in SF	33908		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and Gravel
		Interiors		CMU, sheetrock, terrazzo, VAT,VCT, Drop ceilings
		HVAC		Boilers and air-cooled chiller
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Chiller replaced 2020
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatic controls, upgrade BAS no budget
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Dual temperature HVAC system creates challenges on mild days maintaining comfortable temperatures.

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				Ceiling tiles from roof leaks and condensation leaks
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				Hallways Dual temperature HVAC system creates challenges on mild days maintaining comfortable temperatures.
14	Is the electrical service outdated, undersized, or otherwise problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Amelia Street School

BV Project Number: 166385.24R000-039.468

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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ACCESSIBLE ENTRANCE

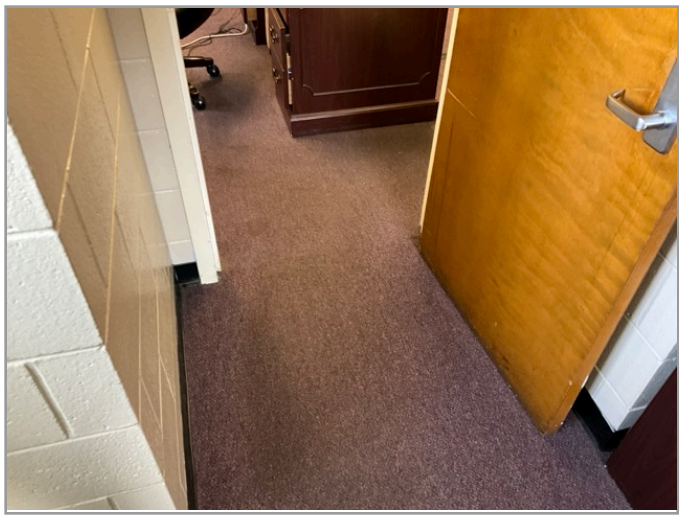
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

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 ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
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 ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Amelia Street School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Building exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,300	LF	10	7649118
B1010	Building exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls	33,908	SF	20	7649119
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	18,750	SF	20	7421024
B2020	Building Exterior	Fair	Glazing, any type, by SF	2,900	SF	3	7421057
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	4		2	7421034
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16		20	7421050
Roofing							
B3010	Roof	Fair	Roofing, Built-Up	33,908	SF	2	7421025
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120	LF	5	7421040
B3060	Roof	Fair	Roof Hatch, Metal	1		5	7421026
Interiors							
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	86		10	7488761
C1070	Building Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,450	SF	3	7421056
C1070	Building Interior	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	8,480	SF	1	7421067
C2010	Building Interior	Fair	Wall Finishes, Ceramic Tile	11,100	SF	5	7421035
C2010	Building Interior	Fair	Wall Finishes, any surface, Prep & Paint	50,800	SF	5	7421028
C2030	Building Interior	Fair	Flooring, Vinyl Tile (VCT)	10,175	SF	10	7421064
C2030	Building Interior	Fair	Flooring, Terrazzo	15,260	SF	30	7421021
C2030	Interior	Fair	Flooring, Wood, Strip	500	SF	10	7421027
C2030	Building Interior	Fair	Flooring, Ceramic Tile	3,390	SF	10	7421068
C2030	Building Interior	Fair	Flooring, Carpet, Commercial Standard	5,100	SF	3	7421071
Conveying							

Component Condition Report | Amelia Street School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Gymnasium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	7421066
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	8	7421047
D2010	Building Interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	12	10	7421063
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	15	7421045
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	7421029
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	26	10	7421054
D2010	Throughout	Poor	Piping & Valves, Fiberglass Insulation, Domestic Water	1,500 LF	1	7649116
D2010	Restrooms	Fair	Urinal, Standard	8	10	7421065
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	33,908 SF	20	7724091
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B2]	1	10	7421043
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 751 to 1000 MBH [B1]	1	10	7421032
D3020	Kitchen	Fair	Unit Heater, Hydronic, 37 to 85 MBH	1	5	7421046
D3030	Building exterior	Good	Chiller, Air-Cooled, 61 to 80 TON	1	20	7421019
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	5	3	7421052
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7421053
D3050	Boiler room	Fair	HVAC System, Hydronic Piping, 2-Pipe	33,908 SF	20	7421061
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7421070
D3050	Building interior	Fair	HVAC System, Ductwork, Medium Density	33,908 SF	20	7724089
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7421051
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7421072
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7421017
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	12	7421062
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	10	7421048

Component Condition Report | Amelia Street School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		7	7421044
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1		5	7421022
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	4		15	7421058
Fire Protection							
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	33,908	SF	4	7649117
Electrical							
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS	1		21	7421030
D5010	Building exterior	Fair	Generator, Diesel	1		2	7421041
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	33,908	SF	10	7724093
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [MDP]	1		10	7421020
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	33,908	SF	5	7724090
Fire Alarm & Electronic Systems							
D6060	Building interior	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	33,908	SF	5	7724606
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	33,908	SF	10	7421069
D7050	Building interior	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	33,908	SF	10	7724097
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1		10	7421031
D8010		Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	33,908	SF	2	7672000
Equipment & Furnishings							
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		5	7421036
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		5	7421018
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		12	7421033
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		3	7421037
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1		10	7421038

Component Condition Report | Amelia Street School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	625 SF	20	7421049
Electrical						
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	7421042
Pedestrian Plazas & Walkways						
G2010	Vehicle Driveway/Delivery Area	Fair	Roadways, Pavement, Asphalt, Seal & Stripe	8,500 SF	3	7730046
G2010	Vehicle Driveway/Delivery Area	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	8,500 SF	10	7730036
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	23	7421039
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	10	7421059
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 6" Depth	9,950 SF	10	7421060
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	10	7421055
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,400 SF	3	7730029
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	14,400 SF	15	7730028
Sitework						
G2060	Building exterior	Fair	Fences & Gates, Fence, Chain Link 6'	1,300 LF	30	7421023

Appendix E:
Replacement Reserves

Replacement Reserves Report

7/2/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Amelia Street School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Amelia Street School / Main Building	$0	$39,840	$1,142,583	$356,453	$190,819	$582,336	$0	$44,275	$21,028	$0	$1,835,358	$0	$13,830	$89,625	$0	$195,681	$0	$140,112	$0	$0	$4,063,089	**$8,715,029**
Amelia Street School / Site	$0	$0	$0	$11,261	$0	$0	$0	$0	$13,054	$0	$244,055	$0	$0	$15,133	$0	$78,522	$0	$0	$17,544	$0	$62,085	**$441,653**
Grand Total	**$0**	**$39,840**	**$1,142,583**	**$367,714**	**$190,819**	**$582,336**	**$0**	**$44,275**	**$34,082**	**$0**	**$2,079,414**	**$0**	**$13,830**	**$104,758**	**$0**	**$274,202**	**$0**	**$140,112**	**$17,544**	**$0**	**$4,125,174**	**$9,156,683**

Amelia Street School

Amelia Street School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
A1010	Building exterior	7649118	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Replace	75	65	10	1300	LF	$120.00	$156,000											$156,000											**$156,000**
B1010	Building exterior	7649119	Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20	33908	SF	$28.00	$949,424																					$949,424	**$949,424**
B2010	Building Exterior	7421024	Exterior Walls, Brick Veneer, Replace	50	30	20	18750	SF	$27.00	$506,250																					$506,250	**$506,250**
B2020	Building Exterior	7421057	Glazing, any type, by SF, Replace	30	27	3	2900	SF	$55.00	$159,500				$159,500																		**$159,500**
B2050	Building Exterior	7421034	Exterior Door, Wood, Solid-Core, Replace	25	23	2	4	EA	$700.00	$2,800			$2,800																			**$2,800**
B2050	Building Exterior	7421050	Exterior Door, Steel, Standard, Replace	40	20	20	16	EA	$600.00	$9,600																					$9,600	**$9,600**
B3010	Roof	7421025	Roofing, Built-Up, Replace	25	23	2	33908	SF	$28.00	$949,424			$949,424																			**$949,424**
B3020	Roof	7421040	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	120	LF	$9.00	$1,080						$1,080																**$1,080**
B3060	Roof	7421026	Roof Hatch, Metal, Replace	30	25	5	1	EA	$1,300.00	$1,300						$1,300																**$1,300**
C1030	Throughout Building	7488761	Interior Door, Wood, Solid-Core, Replace	40	30	10	86	EA	$700.00	$60,200											$60,200											**$60,200**
C1070	Building Interior	7421067	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	8480	SF	$3.50	$29,680		$29,680																				**$29,680**
C1070	Building Interior	7421056	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	25450	SF	$3.50	$89,075				$89,075																		**$89,075**
C2010	Building Interior	7421035	Wall Finishes, Ceramic Tile, Replace	40	35	5	11100	SF	$18.00	$199,800						$199,800																**$199,800**
C2010	Building Interior	7421028	Wall Finishes, any surface, Prep & Paint	10	5	5	50800	SF	$1.50	$76,200						$76,200										$76,200						**$152,400**
C2030	Building Interior	7421068	Flooring, Ceramic Tile, Replace	40	30	10	3390	SF	$18.00	$61,020											$61,020											**$61,020**
C2030	Interior	7421027	Flooring, Wood, Strip, Replace	30	20	10	500	SF	$15.00	$7,500											$7,500											**$7,500**
C2030	Building Interior	7421064	Flooring, Vinyl Tile (VCT), Replace	15	5	10	10175	SF	$5.00	$50,875											$50,875											**$50,875**
C2030	Building Interior	7421071	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5100	SF	$7.50	$38,250				$38,250										$38,250								**$76,500**
D1010	Gymnasium	7421066	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	$17,000.00	$17,000											$17,000											**$17,000**
D2010	Mechanical room	7421029	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	1	EA	$16,600.00	$16,600				$16,600																		**$16,600**
D2010	Mechanical room	7421047	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$16,600.00	$16,600									$16,600													**$16,600**
D2010	Throughout	7724091	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	33908	SF	$11.00	$372,988																					$372,988	**$372,988**
D2010	Restrooms	7421065	Urinal, Standard, Replace	30	20	10	8	EA	$1,100.00	$8,800											$8,800											**$8,800**
D2010	Building Interior	7421063	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	12	EA	$1,200.00	$14,400											$14,400											**$14,400**
D2010	Restrooms	7421054	Toilet, Commercial Water Closet, Replace	30	20	10	26	EA	$1,300.00	$33,800											$33,800											**$33,800**
D2010	Restrooms	7421045	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	18	EA	$1,500.00	$27,000																$27,000						**$27,000**
D2010	Throughout	7649116	Piping & Valves, Fiberglass Insulation, Domestic Water, Replace	40	39	1	1500	LF	$6.00	$9,000		$9,000																				**$9,000**
D3020	Boiler room	7421043	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	$33,800.00	$33,800											$33,800											**$33,800**
D3020	Boiler room	7421032	Boiler, Gas, HVAC, 751 to 1000 MBH, Replace	30	20	10	1	EA	$33,800.00	$33,800											$33,800											**$33,800**
D3020	Kitchen	7421046	Unit Heater, Hydronic, 37 to 85 MBH, Replace	20	15	5	1	EA	$2,100.00	$2,100						$2,100																**$2,100**
D3030	Building exterior	7421019	Chiller, Air-Cooled, 61 to 80 TON, Replace	25	5	20	1	EA	$100,000.00	$100,000																					$100,000	**$100,000**
D3030	Building exterior	7421052	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	5	EA	$2,900.00	$14,500				$14,500										$14,500								**$29,000**
D3050	Mechanical room	7421053	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Mechanical room	7421022	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Mechanical room	7421017	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Mechanical room	7421062	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	3	12	1	EA	$5,100.00	$5,100													$5,100									**$5,100**
D3050	Boiler room	7421061	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	33908	SF	$5.00	$169,540																					$169,540	**$169,540**
D3050	Roof	7421070	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$9,000.00	$9,000								$9,000														**$9,000**
D3050	Roof	7421044	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$9,000.00	$9,000								$9,000														**$9,000**
D3050	Roof	7421051	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$9,000.00	$9,000								$9,000														**$9,000**
D3050	Roof	7421072	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$9,000.00	$9,000								$9,000														**$9,000**
D3050	Mechanical room	7421048	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	20	10	1	EA	$70,000.00	$70,000											$70,000											**$70,000**
D3050	Building interior	7724089	HVAC System, Ductwork, Medium Density, Replace	30	10	20	33908	SF	$4.00	$135,632																					$135,632	**$135,632**
D3060	Roof	7421058	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	10	15	4	EA	$5,600.00	$22,400																$22,400						**$22,400**
D4010	Throughout	7649117	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	33908	SF	$5.00	$169,540					$169,540																	**$169,540**
D5010	Building exterior	7421041	Generator, Diesel, Replace	25	23	2	1	EA	$40,000.00	$40,000			$40,000																			**$40,000**
D5020	Throughout	7724093	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	30	10	33908	SF	$18.00	$610,344											$610,344											**$610,344**
D5020	Electrical room	7421020	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$11,500.00	$11,500											$11,500											**$11,500**
D5040	Throughout	7724090	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	33908	SF	$4.50	$152,586						$152,586																**$152,586**

Replacement Reserves Report

7/2/2024

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	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D6060	Building interior	7724606	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	33908	SF	$1.50	$50,862						$50,862																**$50,862**
D7030	Throughout Building	7421069	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	33908	SF	$2.00	$67,816											$67,816											**$67,816**
D7050	Building interior	7724097	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	33908	SF	$3.00	$101,724											$101,724											**$101,724**
D7050	Office	7421031	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D8010	Main Building	7672000	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	33908	SF	$2.50	$84,770			$84,770														$84,770					**$169,540**
E1030	Kitchen	7421037	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	7421036	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	7421018	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	7421038	Foodservice Equipment, Griddle, Replace	15	5	10	1	EA	$7,000.00	$7,000											$7,000											**$7,000**
E1030	Kitchen	7421033	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									**$4,600**
Totals, Unescalated											**$0**	**$38,680**	**$1,076,994**	**$326,205**	**$169,540**	**$502,328**	**$0**	**$36,000**	**$16,600**	**$0**	**$1,365,679**	**$0**	**$9,700**	**$61,030**	**$0**	**$125,600**	**$0**	**$84,770**	**$0**	**$0**	**$2,249,634**	**$6,062,760**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$39,840**	**$1,142,583**	**$356,453**	**$190,819**	**$582,336**	**$0**	**$44,275**	**$21,028**	**$0**	**$1,835,358**	**$0**	**$13,830**	**$89,625**	**$0**	**$195,681**	**$0**	**$140,112**	**$0**	**$0**	**$4,063,089**	**$8,715,029**

Amelia Street School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	7421049	Stairs, Concrete, Exterior, Replace	50	30	20	625	SF	$55.00	$34,375																				$34,375		**$34,375**
D5040	Building exterior	7421042	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	$600.00	$7,200											$7,200											**$7,200**
G2010	Vehicle Driveway/Delivery Area	7730046	Roadways, Pavement, Asphalt, Seal & Stripe	5	2	3	8500	SF	$0.45	$3,825				$3,825					$3,825					$3,825					$3,825			**$15,300**
G2010	Vehicle Driveway/Delivery Area	7730036	Roadways, Pavement, Asphalt, Mill & Overlay	25	15	10	8500	SF	$3.50	$29,750											$29,750											**$29,750**
G2050	Site	7730029	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	14400	SF	$0.45	$6,480				$6,480					$6,480					$6,480					$6,480			**$25,920**
G2050	Site	7730028	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	14400	SF	$3.50	$50,400																$50,400						**$50,400**
G2050	Site	7421059	Play Structure, Multipurpose, Large, Replace	20	10	10	2	EA	$35,000.00	$70,000											$70,000											**$70,000**
G2050	Site	7421060	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	5	10	9950	SF	$7.00	$69,650											$69,650											**$69,650**
G2050	Site	7421055	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	2	EA	$2,500.00	$5,000											$5,000											**$5,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$10,305**	**$0**	**$0**	**$0**	**$0**	**$10,305**	**$0**	**$181,600**	**$0**	**$0**	**$10,305**	**$0**	**$50,400**	**$0**	**$0**	**$10,305**	**$0**	**$34,375**	**$307,595**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$11,261**	**$0**	**$0**	**$0**	**$0**	**$13,054**	**$0**	**$244,055**	**$0**	**$0**	**$15,133**	**$0**	**$78,522**	**$0**	**$0**	**$17,544**	**$0**	**$62,085**	**$441,653**

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	7421066	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Amelia Street School / Main Building	Gymnasium	Savaria	No dataplate	No dataplate		1576763	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421047	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Amelia Street School / Main Building	Mechanical room	A. O. Smith	BTR 199 118	1238M000374	2012	1576712	
2	7421029	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Amelia Street School / Main Building	Mechanical room	A. O. Smith	BTR 199	MG998856264		1576707	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421032	D3020	**Boiler** [B1]	Gas, HVAC, 751 to 1000 MBH		Amelia Street School / Main Building	Boiler room	Patterson-Kelley	CRN-L2849.51234T	W14-04-26284	2004	1576710	
2	7421043	D3020	**Boiler** [B2]	Gas, HVAC		Amelia Street School / Main Building	Boiler room	Patterson-Kelley	CRN-L2849.51234T	W22-04-26422	2004	1576711	
3	7421046	D3020	**Unit Heater**	Hydronic, 37 to 85 MBH		Amelia Street School / Main Building	Kitchen	Trane	82H	182738		1576745	
4	7421019	D3030	**Chiller**	Air-Cooled, 61 to 80 TON		Amelia Street School / Main Building	Building exterior	Daikin Industries	AGZ070EDSEMNN00	STNU190800146	2019	1576721	
5	7421052	D3030	**Air Conditioner**	Window/Thru-Wall	1.5 TON	Amelia Street School / Main Building	Building exterior						5
6	7421062	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water		Amelia Street School / Main Building	Mechanical room	WEG	R002180T3E145TC-S	No dataplate	2021	1576716	
7	7421053	D3050	**Pump**	Distribution, HVAC Heating Water		Amelia Street School / Main Building	Mechanical room	U.S. Electrical Motors	AD77	Illegible		1576709	
8	7421017	D3050	**Pump**	Distribution, HVAC Heating Water		Amelia Street School / Main Building	Mechanical room	Bell & Gossett	L-AQM 56A17D60E P	0-903582		1576720	
9	7421022	D3050	**Pump**	Distribution, HVAC Heating Water		Amelia Street School / Main Building	Mechanical room	U.S. Electrical Motors	AD77	Illegible		1576708	
10	7421048	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM		Amelia Street School / Main Building	Mechanical room	Trane	LPCAF10D2D0EBJ00000	T04E33245	2004	1576717	
11	7421070	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted		Amelia Street School / Main Building	Roof	Trane	WSC048	1128105391	2011	1576723	
12	7421051	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted		Amelia Street School / Main Building	Roof	Trane	WSC048E3R	112810674L	2011	1576744	
13	7421072	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted		Amelia Street School / Main Building	Roof	Trane	Illegible	Illegible	2011	1576724	
14	7421044	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted		Amelia Street School / Main Building	Roof	Trane	Illegible	Illegible	2011	1576764	
15	7421058	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	10000 estimated CFM	Amelia Street School / Main Building	Roof						4

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421041	D5010	**Generator**	Diesel		Amelia Street School / Main Building	Building exterior	Onan	No dataplate	No dataplate		1576719	
2	7421030	D5010	**Automatic Transfer Switch**	ATS		Amelia Street School / Main Building	Mechanical room	Onan	LTEU60L	8928491981	2020	1576713	
3	7421020	D5020	**Distribution Panel** [MDP]	120/208 V		Amelia Street School / Main Building	Electrical room	General Electric	NA	NA		1576718	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421031	D7050	**Fire Alarm Panel**	Fully Addressable		Amelia Street School / Main Building	Office	Edwards Systems Technology	LSS436	No dataplate		1576722	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7421037	E1030	**Foodservice Equipment**	Convection Oven, Double		Amelia Street School / Main Building	Kitchen	Market Forge	M2500HEC	NA		1576725	
2	7421018	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Amelia Street School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		1576730	

3	7421036	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Amelia Street School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	1576729
4	7421038	E1030	**Foodservice Equipment**	Griddle	Amelia Street School / Main Building	Kitchen	Garland	No dataplate	No dataplate	1576726
5	7421033	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Amelia Street School / Main Building	Kitchen	Hobart	Q2	321013822	1576728