FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Richmond Success Academy
119 West Leigh Street
Richmond, VA 23220

PREPARED BY:
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BV PROJECT#:
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DATE OF REPORT:
October 11, 2024

ON SITE DATE:
March 12-13, 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	119 West Leigh Street, Richmond, VA 23220
Site Developed	1925
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 12-13, 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 Mobile: (804) 325-0740 Email: Rhathawa@rvaschools.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Richmond Success Academy, established in 1968, is a three-story building connected to a two-story building on the adjacent block by means of a second story connector. Interior spaces are a combination of offices, classrooms, supporting restrooms, administrative areas, mechanical and utility spaces. The building was reported to be consistently occupied.

Architectural

The superstructure is concealed and appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported. Building construction is composed of brick facade with wood windows, exterior doors are metal, and the roofs are flat, with built-up roofing membrane. The structure appears to be masonry load bearing exterior walls and wood-framed interior walls supporting the upper floors. Interior finishes are typical of a school and include terrazzo, wood, and vinyl tile floors; suspended acoustical tile ceilings, and painted gypsum and CMU walls. Building materials and finishes were observed to be aged and original to the building construction. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building central heating system is supplied by two gas-fired hot water boilers; however, the school building does not have central cooling, and utilizes window units. The main electrical feed is in the main building and appears to be undersized. The two buildings also share the two chillers located on site: each chiller alternates weeks, serving both buildings during its working cycle. The lighting system consisted of mostly linear fluorescent fixtures and LED bulbs. Domestic water heating is provided by a gas fired boiler. Fire alarm systems are in working condition with no deficiencies observed. The building lacks a fire suppression system.

Site

The site contains two asphalt parking areas and drive aisles connecting site features along the east elevation of the building. The south parking section was observed with significant wear and potholes and will require repairs in the short term. A gravel lot is located at the rear of the two-stories building section. The concrete walkways were observed in good condition. Site lighting is furnished by a series of building-mounted LED fixtures. Widespread areas of chain-link fencing were observed throughout. Storm water from the roofs, landscaped areas, and paved areas flows into a drain pond with underground piping connected to the municipal storm water management system. Landscaped areas interspersed throughout the site mostly consists of grass lawns and shrubs.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Richmond Success Academy(1925)

Replacement Value	*Total SF*	*Cost/SF*
$ 32,257,200	*80,643*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 6,500	**0.0 %**
3-Year	$ 2,394,700	7.4 %
5-Year	$ 7,871,500	24.4 %
10-Year	$ 9,780,800	30.3 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Richmond Success Academy	1	$6,500
Total	**1**	**$6,500**

Richmond Success Academy

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7419236	Richmond Success Academy / Main Building	Roof	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/Integrity	$6,500
Total (1 items)							**$6,500**

Key Findings

Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Main Building Richmond Success Academy
Roof

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: $6,500

**$$**$$

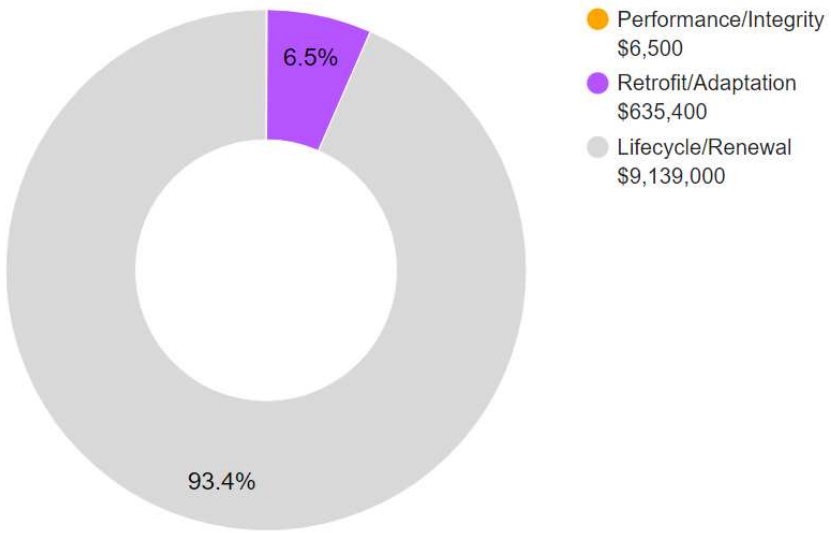
The field of the roofs have damaged and missing shingles. The entire roof requires replacement. - AssetCALC
ID: 7419236

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $9,780,900

2. Main Building

School Building: Systems Summary		
Address	119 West Leigh Street, Richmond, VA 23220	
Constructed/Renovated	1925	
Building Area	80,643 SF	
Number of Stories	3 above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over concrete slab and footing foundation.	Fair
Façade	Primary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gabled with asphalt shingles	Fair
Interiors	Walls: Painted plaster, brick, and CMU; exposed brick Floors: Carpet, VCT, wood strip, terrazzo, Ceilings: Painted gypsum board	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

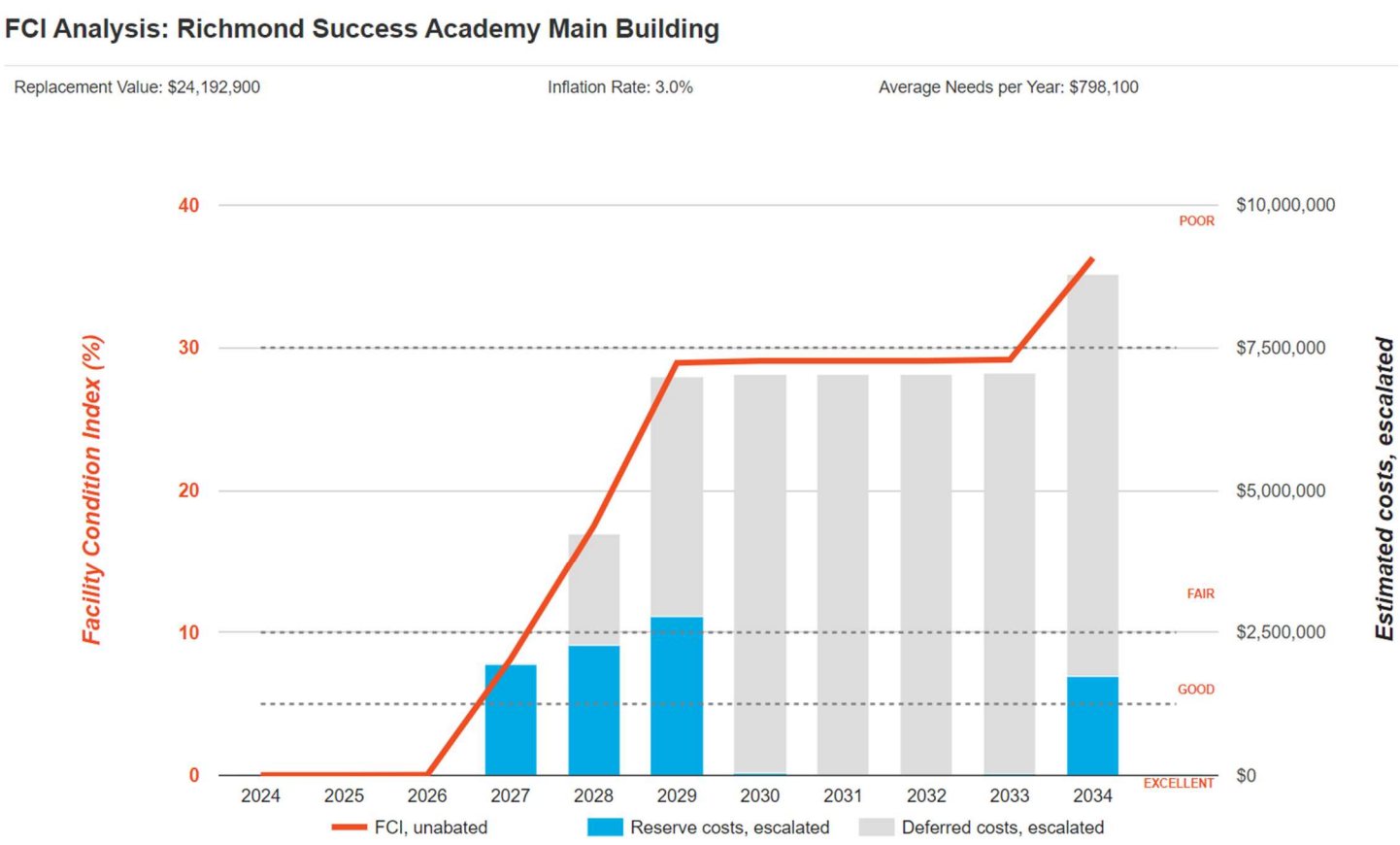
The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	-	-	-	-	$7,617,200	$7,617,200
Facade	-	-	$525,900	$387,500	-	$913,400
Roofing	$6,500	-	$974,500	-	$11,700	$992,700
Interiors	-	-	$1,299,300	$113,800	$6,509,000	$7,922,200
Conveying	-	-	$69,200	$3,600	$4,800	$77,600
Plumbing	-	-	$18,100	$1,255,400	$134,900	$1,408,400
HVAC	-	-	$1,119,000	$14,600	$1,977,000	$3,110,600
Fire Protection	-	-	$635,400	-	-	$635,400
Electrical	-	-	$2,074,100	$3,200	-	$2,077,300
Fire Alarm & Electronic Systems	-	-	-	-	$421,300	$421,300
Equipment & Furnishings	-	$5,400	$273,300	-	$53,100	$331,800
TOTALS (3% inflation)	**$6,500**	**$5,400**	**$6,988,900**	**$1,778,100**	**$16,728,900**	**$25,507,800**

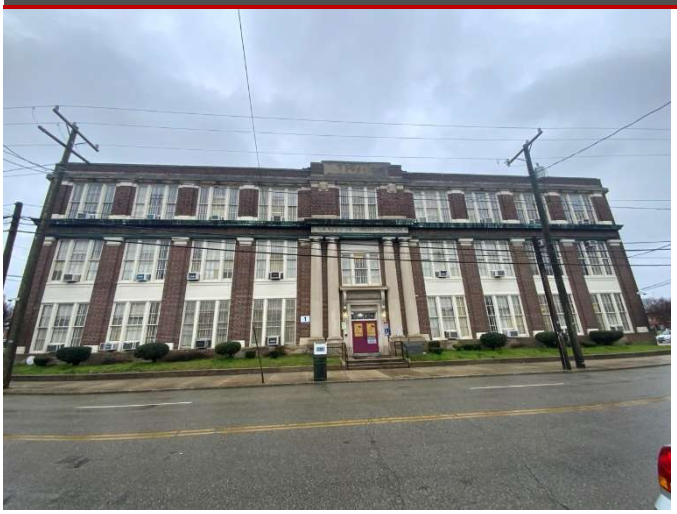
*Totals have been rounded to the nearest $100.

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



School Building Photographic Overview



1 - FRONT ELEVATION

2 - LEFT ELEVATION

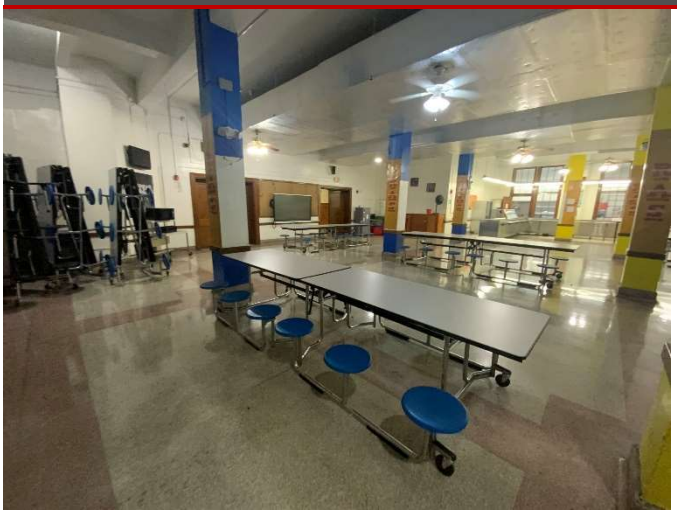
3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ROOF

6 - ROOF

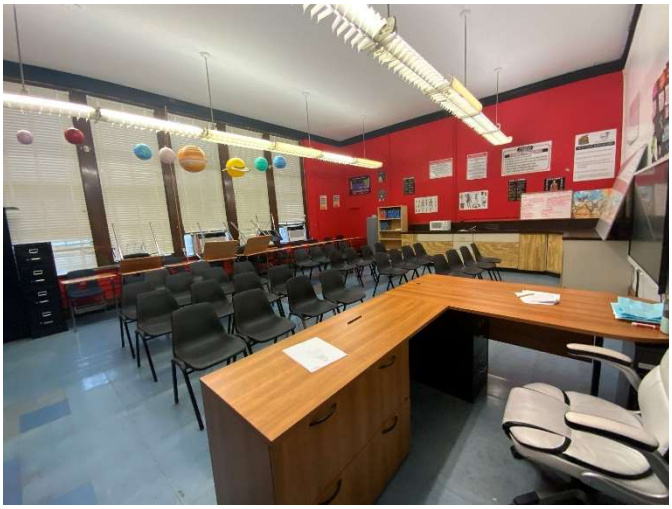
School Building Photographic Overview



7 - CAFETERIA

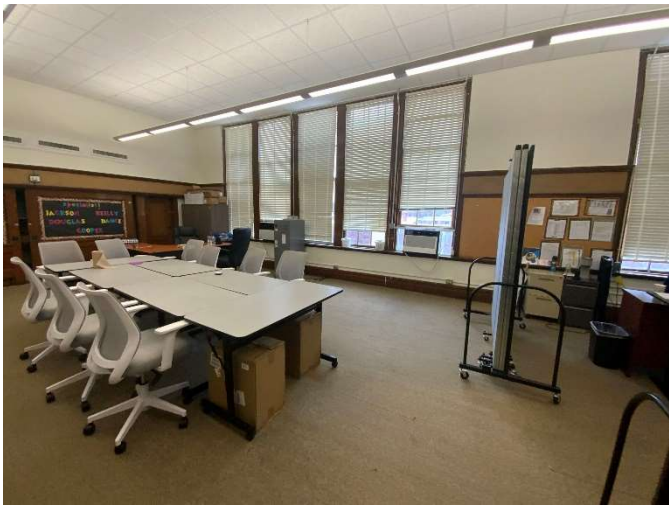
8 - AUDITORIUM

9 - CLASSROOM



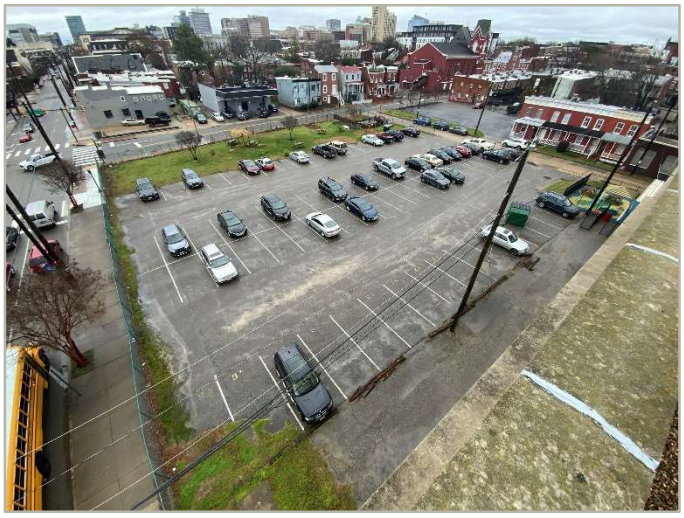
10 - CLASSROOM

11 - MAIN OFFICE



12 - OFFICE

3. Site Summary



Site Information		
Site Area	2.9 acres (estimated)	
Parking Spaces	160 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with adjacent concrete sidewalks, curbs, and stairs & a secondary gravel parking lot at the rear of the building.	Poor
Site Development	Building-mounted & property entrance signage; chain link fencing; Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	

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

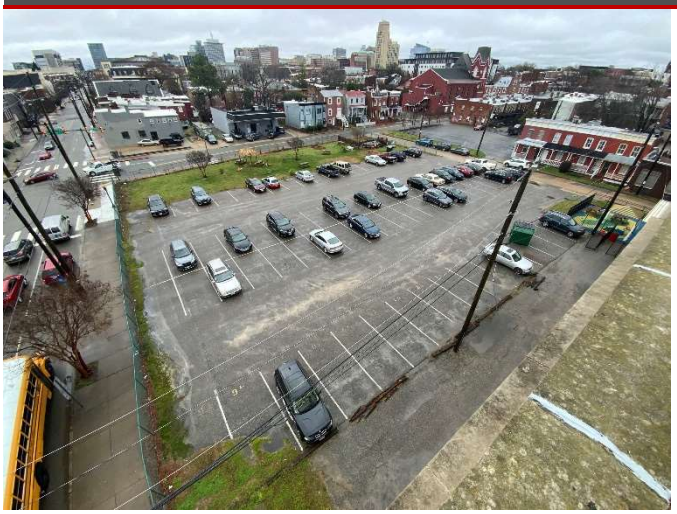
The table below shows the anticipated costs by trade or site system over the next 20 years.

System Expenditure Forecast

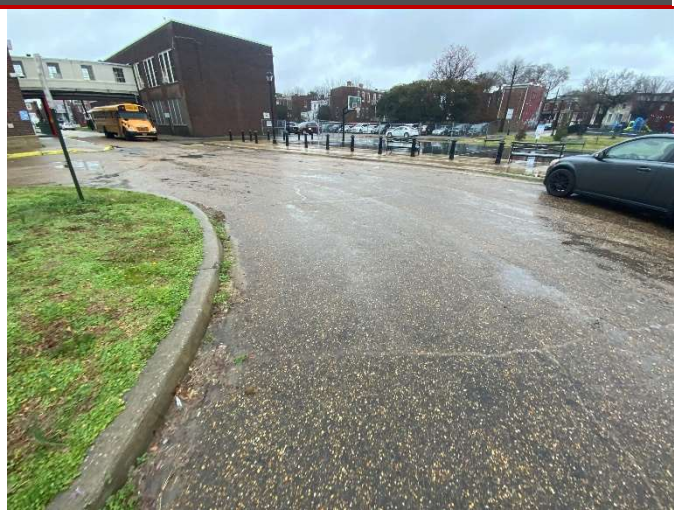
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$5,000	$5,000
Site Development	-	-	-	$12,800	$41,500	$54,300
Site Pavement	-	-	$234,700	$112,000	$77,600	$424,300
TOTALS (3% inflation)	**-**	**-**	**$234,700**	**$124,800**	**$124,100**	**$483,600**

*Totals have been rounded to the nearest $100.

Site Photographic Overview



1 - MAIN PARKING AREA



2 - DRIVE AISLE AND ADJACENT GROUNDS

3 - PROPERTY SIGNAGE

4 - FENCING AND LANDSCAPING

5 - SIDEWALKS

6 - PARKING

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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Richmond Success Academy, 119 West Leigh 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.

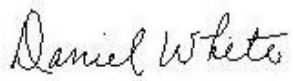
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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.

Prepared by: Diego F. Mora
Project Manager

Reviewed by: 

Daniel White,
Technical Report Reviewer for
Bill Champion,
Program Manager
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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
166385.24R000-037.468	Richmond Success Academy
Source	**On-Site Date**
Google Earth	March 12-13, 2024

BUREAU VERITAS

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: RAS Richmond Alternative School
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 3/4/2024
Phone Number: 804-325-0740
Method of Completion: Electronic

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

	Data Overview	Response		
1	Year/s constructed / renovated	1924		
2	Building size in SF	80643		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and gravel
		Interiors		CMU, VAT, VCT, terrazzo, ceramic tile, plaster,
		HVAC		Hot water and steam boiler, window units for air conditioning
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

	Question	Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Replaced steam boiler in 2018.
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatic controls, upgrade BAS, replace windows no funding
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Window frames failing, conditioning hallways

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				Hallways building overheats
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: Richmond Success Academy

BV Project Number: 166385.24R000-037.468

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

CURB CUT

CURB CUT

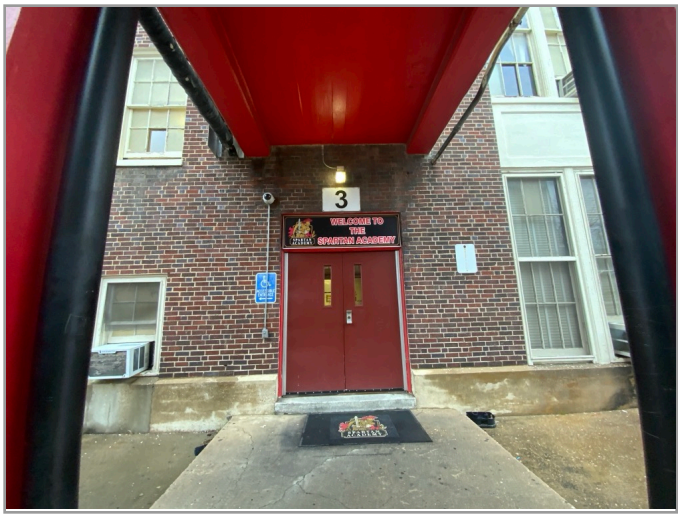
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, 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



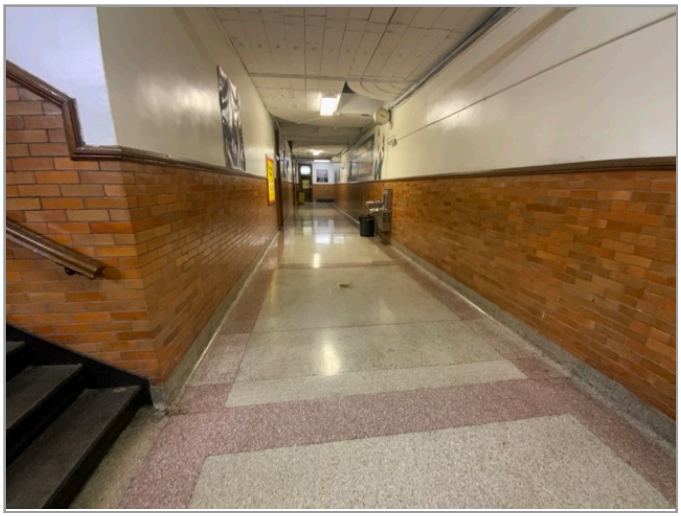
ACCESSIBLE ENTRANCE

	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			

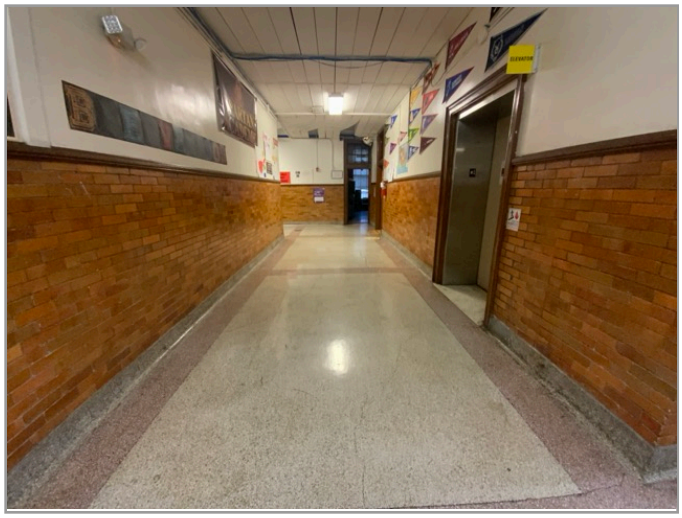
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH

	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

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

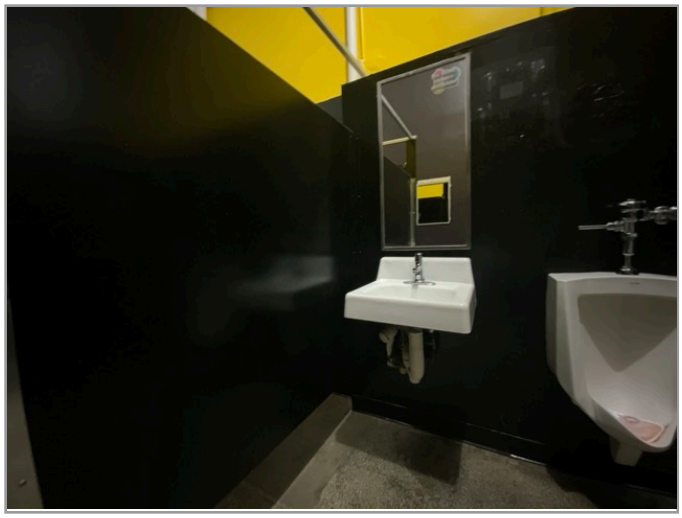
	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

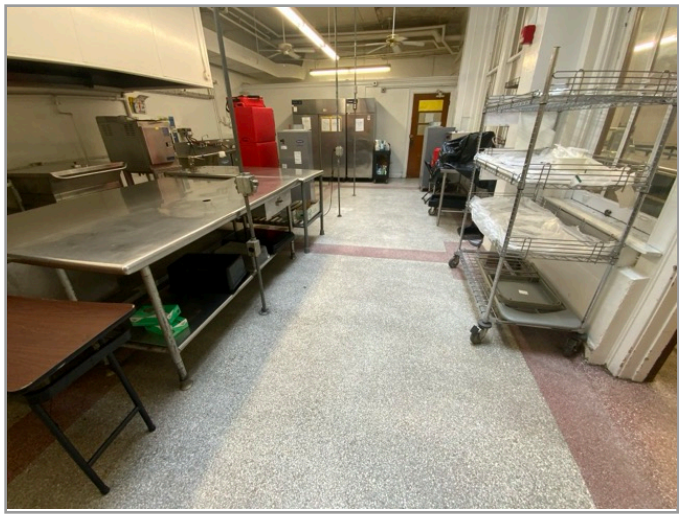
	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under 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

Kitchens/Kitchenettes

KITCHEN OVERVIEW



KITCHEN OVERVIEW

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Appendix D:
Component Condition Report

Component Condition Report | Richmond Success Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	80,643 SF	20	7560101
B1010	Throughout building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	80,643 SF	20	7560105
B1080	Throughout building	Fair	Stairs, Metal or Pan-Filled, Interior	500 SF	20	7419213
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick	10,680 SF	10	7419199
B2020	Building exterior	Fair	Window, Wood, 28-40 SF	296	3	7419251
B2050	Facade	Fair	Exterior Door, Steel, Standard	12	5	7419278
Roofing						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	850 SF	0	7419236
B3010	Roof	Fair	Roofing, Built-Up	31,675 SF	3	7419267
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	550 LF	3	7517197
Interiors						
C1010	Throughout building	Fair	Interior Wall, Brick	61,100 SF	20	7419284
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	24,190 SF	10	7560100
C1090	Restrooms	Fair	Toilet Partitions, Metal	16	5	7419218
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	100,180 SF	5	7419263
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,030 SF	3	7419280
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	24,190 SF	3	7419227
C2030	Throughout building	Fair	Flooring, Wood, Strip	24,190 SF	5	7419210
C2030	Throughout building	Fair	Flooring, Terrazzo	24,193 SF	5	7419256
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	56,450 SF	5	7419219
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	6	7419240
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7419271
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	7419279
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	6	7419223
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	80,643 SF	10	7419193
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	9	7419211
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	7419233
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	18	15	7419282
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	15	7419268
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	26	15	7419264
D2010	Restrooms	Fair	Urinal, Standard	12	10	7419201
D2020	Boiler room	Fair	Pump, Sewage Ejector	1	10	7419221
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler 1]	1	15	7419220
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler 2]	1	20	7419196

Component Condition Report | Richmond Success Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Fair	Boiler, Dual Fuel, HVAC	1	20	7419246
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	7419229
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	80,643 SF	5	7419198
D3050	Throughout	Fair	HVAC System, Ductwork, High Density	40,343 SF	5	7561347
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7419195
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7419247
Fire Protection						
D4010	Utility closet	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	80,643 SF	4	7560104
D4010	Boiler room	Fair	Backflow Preventer, Fire Suppression	1	2020	7419272
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	80,643 SF	4	7419283
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	3	7517196
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	7419207
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	3	7419245
D5040	Main Building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	7419248
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	80,643 SF	5	7419276
Fire Alarm & Electronic Systems						
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	12	7419203
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	80,643 SF	17	7419204
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7419237
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	2	7419232
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7419235
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7419260
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	3	7419231
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7419244
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7419194
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	572	3	7419277

Component Condition Report | Richmond Success Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	50 SF	20	7419202
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	54,365 SF	3	7419234
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	54,365 SF	3	7419214
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	6,700 SF	10	7419255
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	15	7419225
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	10	7419275

Component Condition Report | Richmond Success Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	100 LF	20	7419281
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	600 LF	20	7419252

Component Condition Report | Richmond Success Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Facade	Fair	Exterior Walls, any painted surface, Prep & Paint	5,250 SF	5	7567683
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Decorative High-End	270	20	7567684
HVAC						
D3030		Fair	Split System Ductless, Single Zone, 2 TON	1	10	7567682
D3030	Throughout building	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	82	3	7567483
Fire Alarm & Electronic Systems						
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	80,643 SF	5	7567685
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	80,643 SF	5	7623651

Appendix E:
Replacement Reserves

Replacement Reserves Report

10/11/2024

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
Richmond Success Academy	$0	$0	$0	$197,128	$0	$438,952	$0	$0	$0	$0	$6,451	$0	$0	$264,923	$0	$24,538	$0	$0	$0	$0	$1,386,901	**$2,318,893**
Richmond Success Academy / Main Building	$6,460	$0	$5,411	$1,951,091	$2,269,110	$2,768,681	$32,478	$0	$0	$21,659	$1,723,946	$0	$21,386	$44,386	$0	$640,434	$8,826	$408,301	$213,740	$0	$15,391,853	**$25,507,764**
Richmond Success Academy / Site	$0	$0	$0	$234,654	$0	$0	$0	$0	$30,991	$0	$93,805	$0	$0	$35,927	$0	$14,801	$0	$0	$41,649	$0	$31,697	**$483,523**
Grand Total	**$6,460**	**$0**	**$5,411**	**$2,382,873**	**$2,269,110**	**$3,207,633**	**$32,478**	**$0**	**$30,991**	**$21,659**	**$1,824,203**	**$0**	**$21,386**	**$345,236**	**$0**	**$679,772**	**$8,826**	**$408,301**	**$255,389**	**$0**	**$16,810,452**	**$28,310,181**

Richmond Success Academy

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
B2010	Facade	7567683	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5250	SF	$3.00	$15,750						$15,750										$15,750						**$31,500**
C1030	Throughout	7567684	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	20	20	270	EA	$1,500.00	$405,000																					$405,000	**$405,000**
D3030	Throughout building	7567483	Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	7	3	82	EA	$2,200.00	$180,400				$180,400										$180,400								**$360,800**
D3030	Richmond Success Academy	7567682	Split System Ductless, Single Zone, 2 TON, Replace	15	5	10	1	EA	$4,800.00	$4,800											$4,800											**$4,800**
D7030	Throughout	7567685	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	80643	SF	$2.00	$161,286						$161,286															$161,286	**$322,572**
D8010	Throughout	7623651	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	80643	SF	$2.50	$201,608						$201,608															$201,608	**$403,215**
Totals, Unescalated											**$0**	**$0**	**$0**	**$180,400**	**$0**	**$378,644**	**$0**	**$0**	**$0**	**$0**	**$4,800**	**$0**	**$0**	**$180,400**	**$0**	**$15,750**	**$0**	**$0**	**$0**	**$0**	**$767,894**	**$1,527,887**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$197,128**	**$0**	**$438,952**	**$0**	**$0**	**$0**	**$0**	**$6,451**	**$0**	**$0**	**$264,923**	**$0**	**$24,538**	**$0**	**$0**	**$0**	**$0**	**$1,386,901**	**$2,318,893**

Richmond Success Academy / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
A1010	Throughout building	7560101	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	75	55	20	80643	SF	$24.00	$1,935,432																					$1,935,432	**$1,935,432**
B1010	Throughout building	7560105	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	75	55	20	80643	SF	$28.00	$2,258,004																					$2,258,004	**$2,258,004**
B1080	Throughout building	7419213	Stairs, Metal or Pan-Filled, Interior, Replace	50	30	20	500	SF	$48.00	$24,000																					$24,000	**$24,000**
B2010	Building exterior	7419199	Exterior Walls, Brick, Replace	50	40	10	10680	SF	$27.00	$288,360											$288,360											**$288,360**
B2020	Building exterior	7419251	Window, Wood, 28-40 SF, Replace	30	27	3	296	EA	$1,600.00	$473,600						$473,600																**$473,600**
B2050	Facade	7419278	Exterior Door, Steel, Standard, Replace	40	35	5	12	EA	$600.00	$7,200								$7,200														**$7,200**
B3010	Roof	7419236	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	20	0	850	SF	$7.60	$6,460	$6,460																				$6,460	**$12,920**
B3010	Roof	7419267	Roofing, Built-Up, Replace	25	22	3	31675	SF	$28.00	$886,900						$886,900																**$886,900**
B3020	Roof	7517197	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	550	LF	$9.00	$4,950						$4,950																**$4,950**
C1010	Throughout building	7419284	Interior Wall, Brick, Replace	50	30	20	61100	SF	$53.00	$3,238,300																					$3,238,300	**$3,238,300**
C1070	Throughout building	7560100	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	24190	SF	$3.50	$84,665											$84,665											**$84,665**
C1090	Restrooms	7419218	Toilet Partitions, Metal, Replace	20	15	5	16	EA	$850.00	$13,600								$13,600														**$13,600**
C2010	Throughout building	7419263	Wall Finishes, any surface, Prep & Paint	10	5	5	100180	SF	$1.50	$150,270								$150,270										$150,270				**$300,540**
C2030	Throughout building	7419210	Flooring, Wood, Strip, Replace	30	25	5	24190	SF	$15.00	$362,850								$362,850														**$362,850**
C2030	Throughout building	7419227	Flooring, Vinyl Tile (VCT), Replace	15	12	3	24190	SF	$5.00	$120,950						$120,950														$120,950		**$241,900**
C2030	Throughout building	7419256	Flooring, Terrazzo, Replace	50	45	5	24193	SF	$14.00	$338,702								$338,702														**$338,702**
C2030	Throughout building	7419280	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4030	SF	$7.50	$30,225						$30,225										$30,225						**$60,450**
C2050	Throughout building	7419219	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	56450	SF	$2.00	$112,900								$112,900										$112,900				**$225,800**
D1010	Elevator	7419271	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D1010	Elevator	7419279	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	$55,000.00	$55,000								$55,000														**$55,000**
D1010	Elevator	7419240	Elevator Cab Finishes, Economy, Replace	10	4	6	1	EA	$3,000.00	$3,000									$3,000										$3,000			**$6,000**
D2010	Boiler room	7419233	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	1	EA	$16,600.00	$16,600						$16,600																**$16,600**
D2010	Boiler room	7419211	Water Heater, Gas, Commercial (200 MBH), Replace	20	11	9	1	EA	$16,600.00	$16,600													$16,600									**$16,600**
D2010	Throughout building	7419193	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	80643	SF	$11.00	$887,073											$887,073											**$887,073**
D2010	Throughout building	7419223	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	8	EA	$1,500.00	$12,000									$12,000													**$12,000**
D2010	Restrooms	7419201	Urinal, Standard, Replace	30	20	10	12	EA	$1,100.00	$13,200											$13,200											**$13,200**
D2010	Throughout building	7419282	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	18	EA	$1,200.00	$21,600																		$21,600				**$21,600**
D2010	Restrooms	7419268	Toilet, Commercial Water Closet, Replace	30	15	15	20	EA	$1,300.00	$26,000																		$26,000				**$26,000**
D2010	Restrooms	7419264	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	26	EA	$1,500.00	$39,000																		$39,000				**$39,000**
D2020	Boiler room	7419221	Pump, Sewage Ejector, Replace	25	15	10	1	EA	$7,080.00	$7,080											$7,080											**$7,080**
D3020	Boiler room	7419220	Boiler, Gas, HVAC, Replace	30	15	15	1	EA	$50,800.00	$50,800																		$50,800				**$50,800**
D3020	Boiler room	7419246	Boiler, Dual Fuel, HVAC, Replace	30	10	20	1	EA	$1,000,000.00	$1,000,000																					$1,000,000	**$1,000,000**
D3020	Boiler room	7419196	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	$50,800.00	$50,800																					$50,800	**$50,800**
D3050	Throughout building	7419198	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	80643	SF	$5.00	$403,215								$403,215														**$403,215**
D3050	Boiler room	7419247	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$6,100.00	$6,100									$6,100													**$6,100**
D3050	Boiler room	7419195	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$6,100.00	$6,100									$6,100													**$6,100**
D3050	Throughout	7561347	HVAC System, Ductwork, High Density, Replace	30	25	5	40343	SF	$6.00	$242,058								$242,058														**$242,058**
D3050	Mechanical room	7419229	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	$320,000.00	$320,000								$320,000														**$320,000**
D4010	Utility closet	7560104	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	40	36	4	80643	SF	$7.00	$564,501					$564,501																	**$564,501**
D5020	Electrical room	7419207	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																		**$6,000**

Replacement Reserves Report

10/11/2024

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
D5020	Mechanical room	7419245	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																		**$6,000**
D5020	Mechanical room	7517196	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																		**$6,000**
D5020	Throughout building	7419283	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	80643	SF	$18.00	$1,451,574					$1,451,574																	**$1,451,574**
D5040	Throughout building	7419276	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	80643	SF	$4.50	$362,894						$362,894																**$362,894**
D5040	Main Building	7419248	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	$600.00	$2,400											$2,400											**$2,400**
D7050	Office	7419203	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	$15,000.00	$15,000													$15,000									**$15,000**
D7050	Throughout building	7419204	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	3	17	80643	SF	$3.00	$241,929																		$241,929				**$241,929**
E1030	Kitchen	7419232	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100															$5,100				**$10,200**
E1030	Kitchen	7419231	Foodservice Equipment, Tilting Skillet, Replace	20	17	3	1	EA	$24,500.00	$24,500				$24,500																		**$24,500**
E1030	Kitchen	7419194	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																$4,600			**$9,200**
E1030	Kitchen	7419244	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	7419237	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500						**$21,000**
E1030	Kitchen	7419260	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	7419235	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
E2010	Auditorium	7419277	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	17	3	572	EA	$350.00	$200,200				$200,200																		**$200,200**
Totals, Unescalated											**$6,460**	**$0**	**$5,100**	**$1,785,525**	**$2,016,075**	**$2,388,289**	**$27,200**	**$0**	**$0**	**$16,600**	**$1,282,778**	**$0**	**$15,000**	**$30,225**	**$0**	**$411,070**	**$5,500**	**$247,029**	**$125,550**	**$0**	**$8,522,096**	**$16,884,497**
Totals, Escalated (3.0% inflation, compounded annually)											**$6,460**	**$0**	**$5,411**	**$1,951,091**	**$2,269,110**	**$2,768,681**	**$32,478**	**$0**	**$0**	**$21,659**	**$1,723,946**	**$0**	**$21,386**	**$44,386**	**$0**	**$640,434**	**$8,826**	**$408,301**	**$213,740**	**$0**	**$15,391,853**	**$25,507,764**

Richmond Success Academy / 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	7419202	Stairs, Concrete, Exterior, Replace	50	30	20	50	SF	$55.00	$2,750																					$2,750	**$2,750**
G2020	Parking lot	7419214	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	54365	SF	$3.50	$190,278				$190,278																		**$190,278**
G2020	Parking lot	7419234	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	54365	SF	$0.45	$24,464				$24,464					$24,464					$24,464					$24,464			**$97,857**
G2030	Site	7419255	Sidewalk, Concrete, Large Areas, Replace	50	40	10	6700	SF	$9.00	$60,300											$60,300											**$60,300**
G2060	Site	7419252	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	600	LF	$18.00	$10,800																					$10,800	**$10,800**
G2060	Site	7419281	Fences & Gates, Fence, Metal Tube 6', Replace	40	20	20	100	LF	$40.00	$4,000																					$4,000	**$4,000**
G2060	Site	7419275	Signage, Property, Pylon Standard, Replace/Install	20	10	10	1	EA	$9,500.00	$9,500											$9,500											**$9,500**
G2060	Site	7419225	Signage, Property, Pylon Standard, Replace/Install	20	5	15	1	EA	$9,500.00	$9,500																$9,500						**$9,500**
Totals, Unescalated											**$0**	**$0**	**$0**	**$214,742**	**$0**	**$0**	**$0**	**$24,464**	**$0**	**$69,800**	**$0**	**$0**	**$24,464**	**$0**	**$9,500**	**$0**	**$0**	**$24,464**	**$0**	**$17,550**	**$384,985**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$234,654**	**$0**	**$0**	**$0**	**$30,991**	**$0**	**$93,805**	**$0**	**$0**	**$35,927**	**$0**	**$14,801**	**$0**	**$0**	**$41,649**	**$0**	**$31,697**	**$483,523**

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	7419271	D1010	**Elevator Controls**	Automatic, 1 Car		Richmond Success Academy / Main Building	Elevator	Schindler Elevator Corporation	Not found	Not found	1995	1558948	
2	7419279	D1010	**Passenger Elevator**	Hydraulic, 2 Floors		Richmond Success Academy / Main Building	Elevator	Schindler Elevator Corporation	S 05 7487193-0002 M 0001	H12680	1995	1558949	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419211	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Richmond Success Academy / Main Building	Boiler room	A. O. Smith	BTR 120 118	1304M001304	2013	1558933	
2	7419233	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Richmond Success Academy / Main Building	Boiler room	A. O. Smith	BT 100 230	'MC98-0725353-230 G	1998	1558934	
3	7419221	D2020	**Pump**	Sewage Ejector	15 HP	Richmond Success Academy / Main Building	Boiler room	Inaccessible					

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419246	D3020	**Boiler**	Dual Fuel, HVAC		Richmond Success Academy / Main Building	Boiler room	Peerless Boilers	TCII-08	Not found	2014	1558935	
2	7419220	D3020	**Boiler** [Boiler 1]	Gas, HVAC		Richmond Success Academy / Main Building	Boiler room	Patterson-Kelley	1500	CE11911585	2014	1558937	
3	7419196	D3020	**Boiler** [Boiler 2]	Gas, HVAC		Richmond Success Academy / Main Building	Boiler room	Patterson-Kelley	N-1500	CE11911586	2014	1558938	
4	7567483	D3030	**Air Conditioner**	Window/Thru-Wall, 1 TON		Richmond Success Academy	Throughout building						82
5	7567682	D3030	**Split System Ductless**	Single Zone, 2 TON	2 TON	Richmond Success Academy		Inaccessible	Inaccessible	Inaccessible			
6	7419195	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water		Richmond Success Academy / Main Building	Boiler room	Bell & Gossett	2BC	Illegible	2005	1558940	
7	7419247	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water		Richmond Success Academy / Main Building	Boiler room	Bell & Gossett	2BC	1572556	2005	1558939	
8	7419229	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access		Richmond Success Academy / Main Building	Mechanical room	No dataplate	No dataplate	No dataplate	1950	1558941	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419272	D4010	**Backflow Preventer**	Fire Suppression	4 IN	Richmond Success Academy / Main Building	Boiler room				2021		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7517196	D5020	**Distribution Panel**	120/208 V		Richmond Success Academy / Main Building	Mechanical room	Siemens	S3C42JX400FTS	79-55556-A00	1995	1559046	
2	7419207	D5020	**Distribution Panel**	120/208 V		Richmond Success Academy / Main Building	Electrical room	Siemens	S3C42JX400FTS	79-55556-A00	1995	1559044	
3	7419245	D5020	**Distribution Panel**	120/208 V		Richmond Success Academy / Main Building	Mechanical room	Siemens	S3C42JX400FTS	79-55556-A00	1995	1559045	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419203	D7050	**Fire Alarm Panel**	Fully Addressable		Richmond Success Academy / Main Building	Office	Honeywell Fire-Lite	No dataplate	No dataplate	2021	1558951	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419260	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Richmond Success Academy / Main Building	Kitchen	THE STRAUS Co. Inc.	Illegible	Illegible		1558946	
2	7419232	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Richmond Success Academy / Main Building	Kitchen	Delfield	GBF2P-S	1120529249	2011	1558942	
3	7419244	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Richmond Success Academy / Main Building	Kitchen	Manitowoc	GBR1-S	1120061865	2011	1558943	

4	7419194	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Richmond Success Academy / Main Building	Kitchen	Traulsen	G20010	T168436H11	2010	1558947
5	7419237	E1030	**Foodservice Equipment**	Steamer, Freestanding	Richmond Success Academy / Main Building	Kitchen	Cleveland	21CGA5	93603-05K-01	2002	1558944
6	7419231	E1030	**Foodservice Equipment**	Tilting Skillet	Richmond Success Academy / Main Building	Kitchen	Cleveland Range	SGM 30	3867- -41-01	2001	1558945
7	7419235	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl	Richmond Success Academy / Main Building	Kitchen				2010	