

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Swansboro Elementary School  
3160 Midlothian Turnpike  
Richmond, VA 23224

**PREPARED BY:**

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**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	3160 Midlothian Turnpike, Richmond, VA 23224
<b>Site Developed</b>	1912
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	April 3, 2024
<b>Management Point of Contact</b>	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 <a href="mailto:daniel.alu@gofmx.com">daniel.alu@gofmx.com</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Swansboro Elementary is a two-story brick building constructed in 1912. The school serves students from kindergarten to fifth grade.

### Architectural

Most of the roof consists of asphalt shingles which need to be replaced all at one time instead of having sections of roof patched up when leaks happen. The flat built-up portion of the roof is uneven and has water pooling throughout.

All the windows are made of wood and have never been replaced since construction date. The wood is deteriorating and has layers of paint peeling off. The molding around the exterior of the building has peeling paint that needs to be repaired.

At the rear of the building there is a stairwell to a back entrance made of brick that has crumbled and needs to be restored.

The interior doors all have knobs and are not ADA compliant. The sinks in the ADA restrooms do not have insulated pipes. A replacement cost to replace doorknobs with levers and to install insulation on sink plumbing is included.

The ceramic tiles in the restrooms are outdated, and tiles are missing or damaged. The flooring in the hallway on the second floor is stained and needs a layer of paint. The wood flooring on the second floor is stained and scarred, and needs to be refinished.

The age of the building and lack of large-scale renovations suggest that there could be asbestos ceiling tiles in the auditorium. No damaged tiles were reported but a replacement cost is included.

The interior steel door to the boiler has rusting around the frame and paint peeling off. The cabinetry in the kindergarten section is outdated and parts of falling off the hinges. All the exterior wooden and steel doors are deteriorating and need replacement.

Repair and replacement costs are included for all the above.

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

There are two new dual fuel boilers that feed into unit ventilators throughout the building. There are window units throughout the entire building that supply the cooling. On the built-up roof there are two condensers that supply additional cooling to a small section of the building.

A 100-gallon gas water heater supplies the entire building with hot water. Toilet fixtures have been replaced since construction, but plumbing distribution is aged and will need to be replaced soon.



Electrical is supplied by an 800-amp main distribution panel. No electrical issues were mentioned but considering the number of window units and lack of any other significant amperage panels the electrical distribution should be updated. The lighting system consists mostly of fluorescent lighting throughout the building. There is no generator on-site.

There is a fire alarm system throughout the whole building but no sprinkler system. A retrofit cost is included.

### **Site**

The concrete sidewalks at the front of the building have some cracks and upheaving from the surrounding trees, which can cause a trip hazard. Repair costs have been included.

The park lot at the rear of the building has cracks and potholes throughout. The metal tube fencing along the rear parking lot is leaning down towards the ground and needs replacement. The chain fencing in the front of the building has parts that are disconnected and hanging off. A replacement/repair cost has been included.

### **Recommended Additional Studies**

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

FCI Analysis   Swansboro Elementary School / Main Building(1912)			
Replacement Value	Total SF	Cost/SF	
\$ 14,454,300	48,181	\$ 300	
	Est Reserve Cost		FCI
<b>Current</b>	\$ 30,200		<b>0.2 %</b>
3-Year	\$ 2,140,800		14.8 %
5-Year	\$ 3,202,200		22.2 %
10-Year	\$ 5,947,000		41.1 %




Immediate Needs

Facility/Building	Total Items	Total Cost
Swansboro Elementary School / Main Building	2	\$30,200
<b>Total</b>	<b>2</b>	<b>\$30,200</b>

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7521052	Throughout building	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$29,700
7500300	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	Poor	Accessibility	\$500
<b>Total (2 items)</b>						<b>\$30,200</b>

### Key Findings



**Roofing in Poor condition.** Priority Score: **89.8**

Asphalt Shingle, 30-Year Premium  
Main Building Swansboro Elementary School  
Roof


Uniformat Code: B3010  
Recommendation: **Replace in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$99,000

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

Shingles missing and patch work looks old - AssetCALC ID: 7500215



**Exterior Walls in Poor condition.** Priority Score: **89.7**

any painted surface, 1-2 Story Building  
Main Building Swansboro Elementary School  
Building Exterior


Uniformat Code: B2010  
Recommendation: **Prep & Paint in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

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

Peeling paint on exterior molding and columns - AssetCALC ID: 7500216



**Roofing in Poor condition.** Priority Score: **88.8**

Built-Up  
Main Building Swansboro Elementary School  
Roof


Uniformat Code: B3010  
Recommendation: **Replace in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$182,000

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

Uneven and has areas of pooling - AssetCALC ID: 7500301



**Exterior Walls in Poor condition.** Priority Score: **88.8**

Brick  
Main Building Swansboro Elementary School  
Building Exterior

Uniformat Code: B2010  
Recommendation: **Replace in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$26,500

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

Bricks are missing and deteriorating. Some bricks are worn out from roof gutters not being connected properly.  
- AssetCALC ID: 7500285



**Window in Poor condition.**

Wood, 28-40 SF  
Main Building Swansboro Elementary School  
Building Exterior

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

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$304,000

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

Peeling paint, old, and some windows have broken glass - AssetCALC ID: 7500246



**Wall Finishes in Poor condition.**

Ceramic Tile  
Main Building Swansboro Elementary School  
Restrooms

Uniformat Code: C2010  
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$24,300

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

Some broken off areas of tile and very old - AssetCALC ID: 7500183



**Sidewalk in Poor condition.**

Concrete, Small Areas/Sections  
Site Swansboro Elementary School Building  
front entrance

Uniformat Code: G2030  
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$60,000

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

Cracks throughout and uneven from tree roots growing underneath - AssetCALC ID: 7500281



**Parking Lots in Poor condition.**

Pavement, Asphalt  
Site Swansboro Elementary School Rear  
parking lot

Uniformat Code: G2020  
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$55,000

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

Uneven asphalt, alligator cracks, and potholes all around - AssetCALC ID: 7500309





**Electrical System in Poor condition.**

Wiring & Switches, Average or Low Density/Complexity  
 Main Building Swansboro Elementary School  
 Throughout building

Uniformat Code: D5030  
 Recommendation: **Replace in 2026**

Priority Score: **84.7**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$120,500

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

Electrical distribution is outdated and not sufficient for building needs. - AssetCALC ID: 7523831



**Plumbing System in Poor condition.**

Supply & Sanitary, Medium Density (excludes fixtures)  
 Main Building Swansboro Elementary School  
 Throughout building

Uniformat Code: D2010  
 Recommendation: **Replace in 2026**

Priority Score: **84.7**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$530,000

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

Aged plumbing system, unknown when last updated. - AssetCALC ID: 7523832



**Casework in Poor condition.**

Cabinetry Economy  
 Main Building Swansboro Elementary School  
 Kindergarten rooms

Uniformat Code: E2010  
 Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$17,500

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

Old and deteriorating off hinges - AssetCALC ID: 7500224



**Flooring in Poor condition.**

Wood, Strip  
 Main Building Swansboro Elementary School  
 2nd floor hallway and classrooms

Uniformat Code: C2030  
 Recommendation: **Refinish in 2026**

Priority Score: **81.7**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$21,500

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

Flooring has scraps and discoloration - AssetCALC ID: 7500220



## ADA Entrances & Doors

Hardware, Lever Handle  
Main Building Swansboro Elementary School  
Throughout building

Uniformat Code: Y1030  
Recommendation: **Install in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$29,700

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

All wooden doors have knobs - AssetCALC ID: 7521052

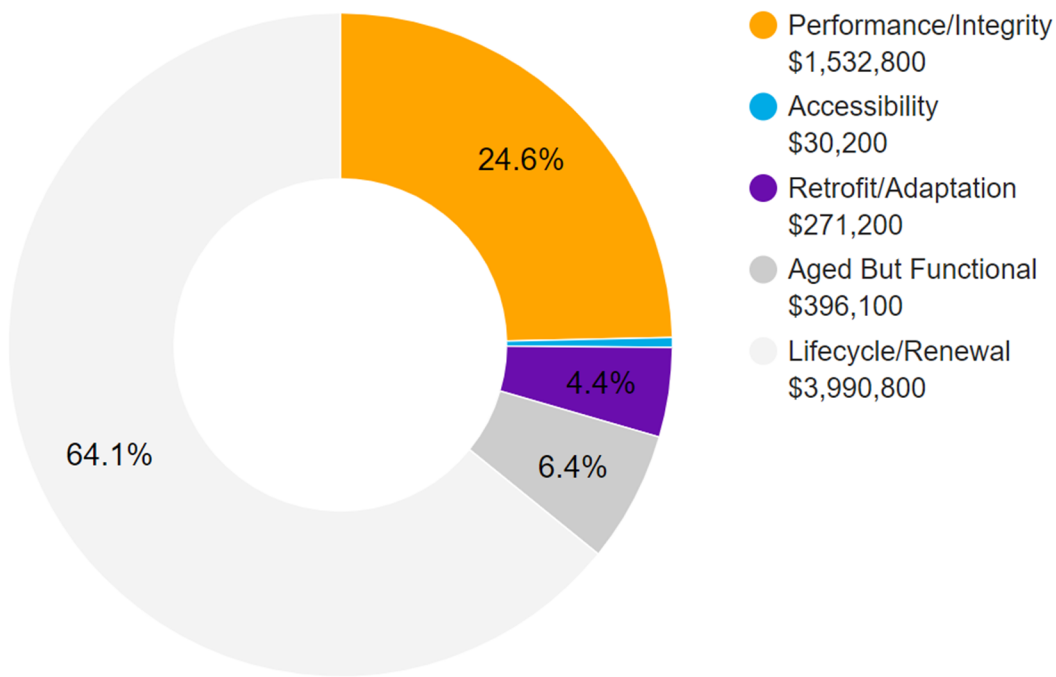
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,221,100





## 2. Building Information



Building Systems Summary		
<b>Address</b>	3160 Midlothian Turnpike; Richmond, VA 23224	
<b>Constructed/Renovated</b>	1912	
<b>Building Area</b>	48,183 SF	
<b>Number of Stories</b>	2 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Wood	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete, Unfinished Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all three floors Wheelchair lifts serving gymnasium area	Fair

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

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	\$360,000	\$27,000	\$1,567,000	\$55,800	\$2,009,800
Roofing	-	\$289,400	-	-	-	\$289,400
Interiors	-	\$50,800	\$523,500	\$330,500	\$514,800	\$1,419,600
Conveying	-	-	\$3,300	\$6,300	\$123,600	\$133,200
Plumbing	-	\$562,300	\$104,900	\$62,400	\$7,200	\$736,800
HVAC	-	-	\$304,100	\$526,600	\$848,500	\$1,679,200
Fire Protection	-	-	\$271,200	\$5,400	-	\$276,500
Electrical	-	\$127,800	\$236,900	\$9,600	-	\$374,300
Fire Alarm & Electronic Systems	-	-	\$83,800	\$183,100	\$21,400	\$288,300
Equipment & Furnishings	-	\$18,000	\$199,400	\$29,800	\$167,800	\$415,000
Site Development	-	-	-	\$24,100	-	\$24,100
Site Utilities	-	-	\$9,700	-	-	\$9,700
Accessibility	\$30,200	-	-	-	-	\$30,200
<b>TOTALS (3% inflation)</b>	<b>\$30,200</b>	<b>\$1,408,300</b>	<b>\$1,763,700</b>	<b>\$2,744,700</b>	<b>\$1,739,100</b>	<b>\$7,686,000</b>

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

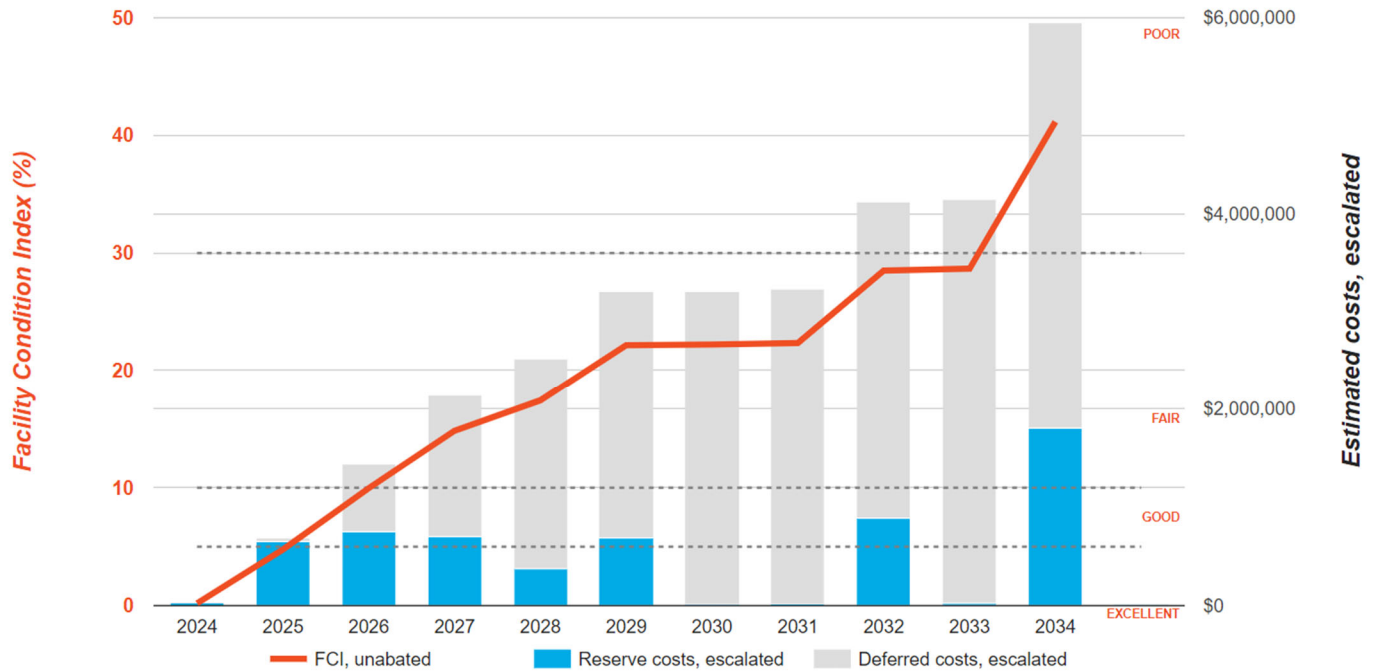
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Swansboro Elementary School Main Building

Replacement Value: \$14,454,300

Inflation Rate: 3.0%

Average Needs per Year: \$540,700





### Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION

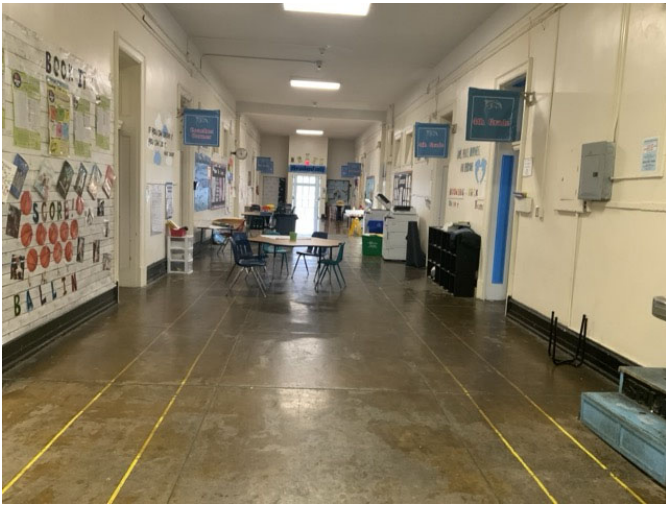


5 - SHINGLE ROOF



6 - BUILT UP ROOF





7 - 2<sup>ND</sup> FLOOR HALLWAY



8 - CLASSROOM



9 - LIBRARY



10 - CAFETERIA



11 - AUDITORIUM



12 - BOILER ROOM

### 3. Site Summary



Site Information		
<b>Site Area</b>	4.6 acres (estimated)	
<b>Parking Spaces</b>	51 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Property entrance signage; chain link fencing; No dumpster enclosures just concrete pad Playground with fencing Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: metal halide Pedestrian walkway and landscape accent lighting	Fair
<b>Ancillary Structures</b>	None	--



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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	\$8,800	\$7,700	\$65,200	\$94,700	\$176,300
Site Pavement	-	\$124,700	\$45,500	\$14,100	\$95,800	\$280,000
Site Utilities	-	-	-	\$8,100	-	\$8,100
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$133,500</b>	<b>\$53,100</b>	<b>\$87,400</b>	<b>\$190,500</b>	<b>\$464,500</b>





Site: Photographic Overview



1 – REAR PARKING



2 – LEFT SIDE PARKING



3 - FENCING



4 – DUMPSTER AREA



5 – RAMP



6 - SIGNAGE

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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



## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 7. Certification

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Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Swansboro Elementary School, 3160 Midlothian Turnpike, Richmond, VA 23224, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

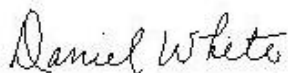
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Kamila Florczak,  
Project Manager

**Reviewed by:**



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Daniel White,  
Technical Report Reviewer for  
Bill Champion,  
Program Manager  
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## 8. Appendices

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- Appendix A: Site Plan
- 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

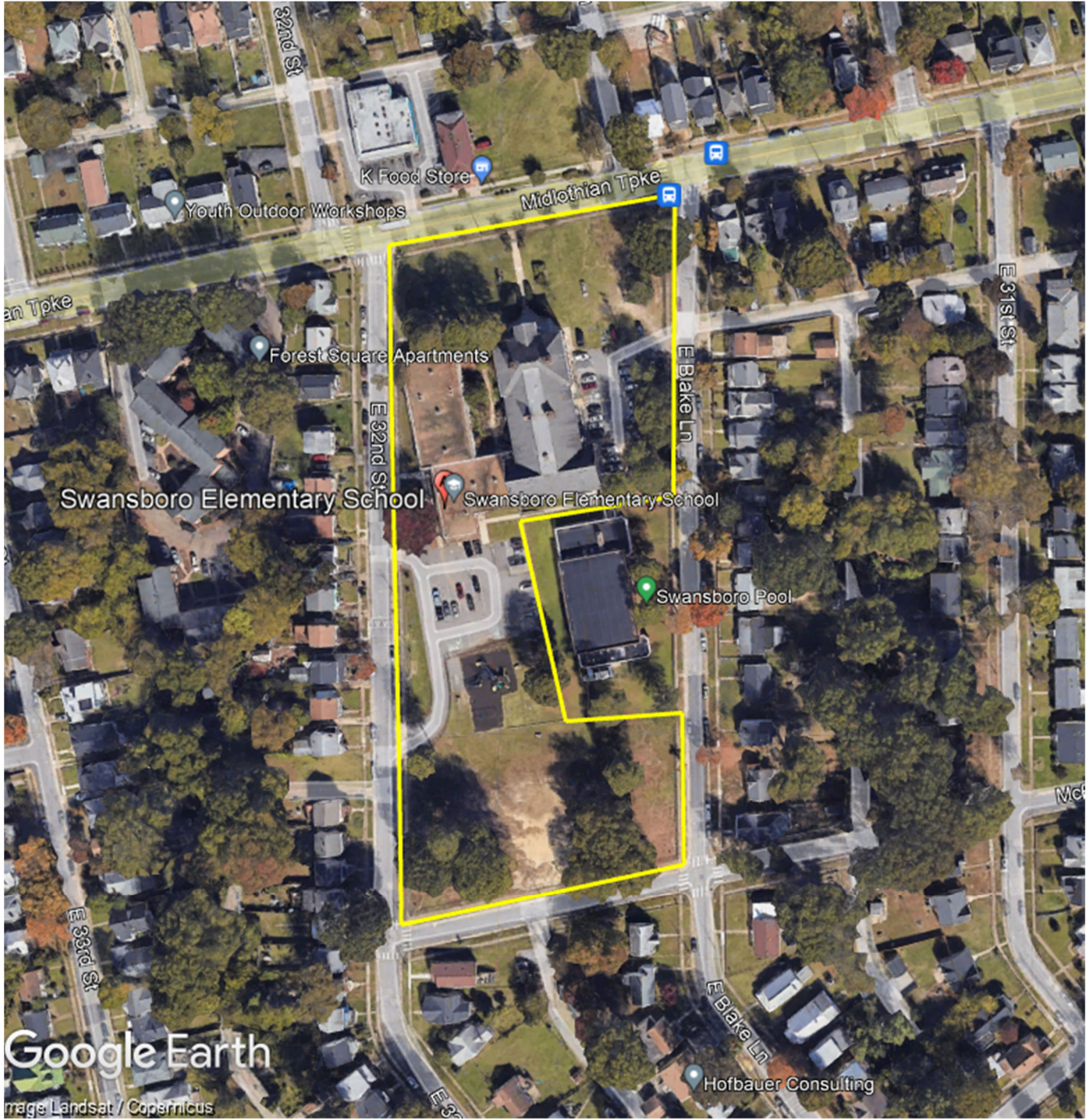




# Appendix A:

## Site Plan

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	166385.24R000-023.468	Swansboro Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Maps	April 3, 2024	

## Appendix B:

### Pre-Survey Questionnaire(s)

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

**Building / Facility Name:** Swansboro  
**Name of person completing form:** Ronald Hathaway  
**Title / Association with property:** Director of Facilities  
**Length of time associated w/ property:** 30  
**Date Completed:** 4/17/2024  
**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	1912		
2	Building size in SF	48183		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stucco
		Roof		Shingle, tar and gravel
		Interiors		Plaster and CMU
		HVAC		Steam boiler, fan coil units, window units.
		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).	Boilers replaced in 2018, fan coil units replaced in 2020		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement summer 2024		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Building comfort		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				
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?					Yes overall
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?	x				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			



## **Appendix C:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Swansboro Elementary School

BV Project Number: 166385.24R000-023.468

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE RAMP



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 ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

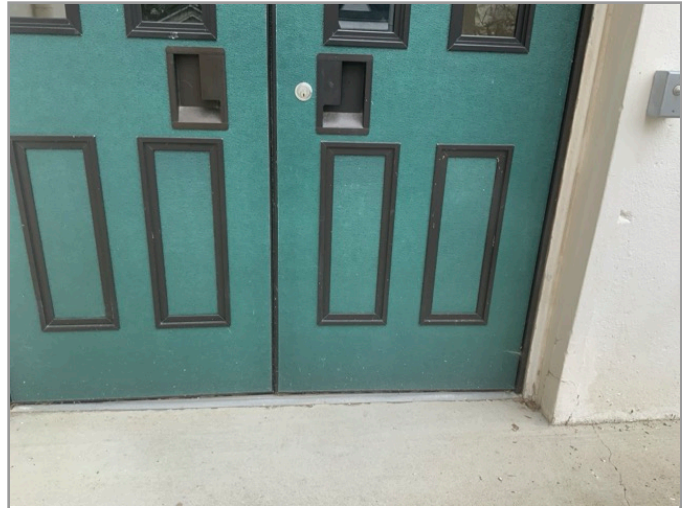
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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



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

# Abbreviated Accessibility Checklist

## Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

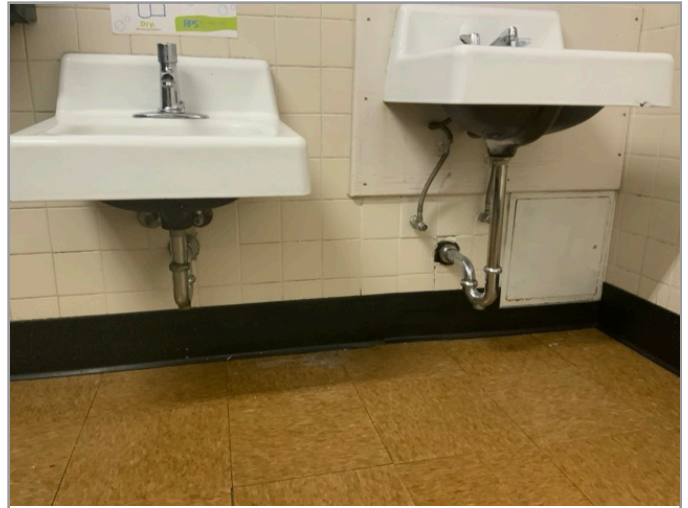
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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



# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix D:

### Component Condition Report

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**Component Condition Report | Swansboro Elementary School**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4020		Fair	Slab-on-Grade, Concrete	48,183 SF	15	7552370
B1010		Fair	Structural Framing, Masonry (CMU) Bearing Walls	48,183 SF	15	7552369

**Component Condition Report | Swansboro Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Poor	Exterior Walls, Brick	500 SF	1	7500285
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,000 SF	1	7500216
B2010	Building Exterior	Fair	Exterior Walls, Brick	22,000 SF	10	7500242
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	8,000 SF	4	7524071
B2020	Building Exterior	Poor	Window, Wood, 28-40 SF	190	1	7500246
B2050	Building Exterior left hand side	Poor	Exterior Door, Steel, Standard	1	2	7500178
B2050	Building Exterior	Fair	Exterior Door, Fiberglass	6	15	7500312
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	13	2	7500227
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	13,000 SF	1	7500301
B3010	Roof	Poor	Roofing, Asphalt Shingle, 30-Year Premium	18,000 SF	1	7500215
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	10	10	7500170
C1030	Throughout building	Poor	Interior Door, Steel, Standard	1	2	7500171
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	100	8	7500267
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	38,000 SF	5	7500203
C1070	Auditorium	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	3,000 SF	3	7523836
C1090	Restrooms	Fair	Toilet Partitions, Metal	11	8	7500186
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	7	4	7500182
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	70,000 SF	5	7500176
C2010	Restrooms	Poor	Wall Finishes, Ceramic Tile	1,350 SF	2	7500183
C2030	2nd floor hallway and clasrroms	Poor	Flooring, Wood, Strip, Refinish	5,365 SF	2	7500220
C2030	Library and classroom 101	Good	Flooring, Carpet, Commercial Tile	2,800 SF	8	7500223
C2030	Kitchen and cafeteria	Fair	Flooring, Quarry Tile	4,600 SF	8	7500226
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	27,700 SF	5	7500185
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	2,200 SF	8	7500187
C2030	2nd Floor hallway	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	2	7500219
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	3,000 SF	5	7523835
C2030	Restrooms	Fair	Flooring, Ceramic Tile	475 SF	3	7500177

**Component Condition Report | Swansboro Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,000 SF	5	7500268
<b>Conveying</b>						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	8	7500231
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7500263
D1010	Next to Gymnasium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	21	7500201
D1010	Next to Gymnasium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	21	7500264
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate [1]	1	18	7500197
<b>Plumbing</b>						
D2010	Custodian Closet	Fair	Sink/Lavatory, Service Sink, Floor	3	3	7500207
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7500298
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	10	7500206
D2010	Restrooms	Fair	Urinal, Standard	7	9	7500288
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	8	7500175
D2010	Kindergarten rooms	Fair	Toilet, Child-Sized	6	5	7500270
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7500266
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	24	5	7500189
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7500272
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	5	7500291
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	8	7500247
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	3	7500251
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	48,183 SF	2	7523832
D2060	Boiler room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	5	7500308
D2060	Boiler room	Fair	Air Compressor, Tank-Style, 5 HP	1	4	7500265
<b>HVAC</b>						
D3020	Boiler room	Fair	Boiler, Dual Fuel, HVAC [Boiler-1]	1	26	7500237
D3020	Boiler room	Fair	Boiler, Dual Fuel, HVAC [Boiler-2]	1	26	7500249
D3030	Room 107	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500212
D3030	Classroom 202	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500181
D3030	Classroom 204	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500289
D3030	Classroom 203	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500195
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7500282
D3030	Classroom 101	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500283
D3030	Room 104	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500192
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500173
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	7500199
D3030	Classroom 206	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500276
D3030	Classroom 205	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500277

**Component Condition Report | Swansboro Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500222
D3030	Classroom 201	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500208
D3030	Classroom 207	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500232
D3030	Cafeteria	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500286
D3030	Room 106	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500302
D3030	Room 102	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500311
D3030	Auditorium	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500243
D3030	Room 105	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500244
D3030	Auditorium	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500225
D3030	Room 103	Fair	Unit Ventilator, approx/nominal 2 Ton	1	10	7500236
D3050	Boiler room	Fair	HVAC Steam Components, Condensate Return Station	1	7	7500295
D3050	Boiler room	Fair	HVAC Steam Components, Pump, Condensate Water Return	1	5	7500313
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	8	7500230
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	29	3	7500269
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7500245
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	48,183 SF	4	7523834
<b>Electrical</b>						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V [MDP]	1	6	7500184
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	48,183 SF	2	7523831
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	48,183 SF	3	7523833
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	48,183 SF	5	7546954
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	48,183 SF	8	7523830
D7050	Main Office	Good	Fire Alarm Panel, Fully Addressable	1	12	7500307
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	7500180
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7500259
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [C]	1	10	7500228
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [4]	1	3	7500179
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [Freezer]	1	4	7500292
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [7]	1	3	7500169
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [Freezer]	1	5	7500210
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7500238
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [5]	1	3	7500211
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7500190
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7500209



**Component Condition Report | Swansboro Elementary School / Main Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [3]	1	3	7500287
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7500256
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1]	1	9	7500221
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7500290
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	5	7500233
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [B]	1	7	7500299
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	23 LF	3	7500241
E2010	Throughout building	Fair	Casework, Cabinetry Economy	38 LF	3	7500278
E2010	Kindergarten rooms	Poor	Casework, Cabinetry Economy	100 LF	1	7500224
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	8	7500284
<b>Sitework</b>						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	14	5	7500248
<b>Accessibility</b>						
Y1030	Throughout building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	99	0	7521052
Y1050	Restrooms	Poor	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	6	0	7500300

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Rear parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,700 SF	1	7500309
G2020	Left side parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,300 SF	2	7500205
G2020	Left side parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,300 SF	5	7500279
G2020	Rear parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,700 SF	3	7500200
G2030	Building front entrance	Poor	Sidewalk, Concrete, Small Areas/Sections	3,000 SF	2	7500281
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	2,000 SF	14	7500174
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	4,250 SF	2	7500271
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	14	7500260
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	8	7500253
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	7	7500255
<b>Sitework</b>						
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 4'	80 LF	1	7500198
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	8	18	7500196
G2060	Site	Poor	Fences & Gates, Fence, Metal Tube 4'	77 LF	2	7500303
G2060	Site	Fair	Flagpole, Metal	1	3	7500261
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	18	7500188

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

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	7500273
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	6	7500275
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	200 LF	35	7500193
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	200 SF	20	7523837
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	8	7500217
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	2,000 LF	6	7500252
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	6	7500297

## Appendix E: Replacement Reserves

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Replacement Reserves Report



5/12/2024

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
Swansboro Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,152,837	\$0	\$0	\$0	\$0	\$0	\$3,152,837
Swansboro Elementary School / Main Building	\$30,180	\$657,140	\$751,150	\$702,332	\$373,686	\$687,721	\$9,552	\$16,234	\$890,589	\$23,251	\$1,805,148	\$12,458	\$54,122	\$379,175	\$88,002	\$215,155	\$0	\$0	\$663,404	\$33,001	\$293,782	\$7,686,084
Swansboro Elementary School / Site	\$0	\$58,082	\$75,380	\$10,452	\$0	\$42,661	\$54,568	\$8,222	\$24,594	\$0	\$0	\$5,883	\$5,967	\$10,375	\$119,873	\$0	\$0	\$13,942	\$21,391	\$0	\$13,094	\$464,484
<b>Grand Total</b>	<b>\$30,180</b>	<b>\$715,222</b>	<b>\$826,530</b>	<b>\$712,784</b>	<b>\$373,686</b>	<b>\$730,383</b>	<b>\$64,121</b>	<b>\$24,456</b>	<b>\$915,183</b>	<b>\$23,251</b>	<b>\$1,805,148</b>	<b>\$18,341</b>	<b>\$60,089</b>	<b>\$389,551</b>	<b>\$207,875</b>	<b>\$3,367,992</b>	<b>\$0</b>	<b>\$13,942</b>	<b>\$684,795</b>	<b>\$33,001</b>	<b>\$306,876</b>	<b>\$11,303,405</b>

Swansboro Elementary School

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										
A4020	Swansboro Elementary School	7552370	Slab-on-Grade, Concrete	75	60	15	48183	SF	\$14.00	\$674,562																					\$674,562											
B1010	Swansboro Elementary School	7552369	Structural Framing, Masonry (CMU) Bearing Walls	75	60	15	48183	SF	\$28.00	\$1,349,124																					\$1,349,124											
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023,686			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,152,837

Swansboro Elementary 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
B2010	Building Exterior	7500216	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	9	1	3000	SF	\$3.00	\$9,000		\$9,000																				\$18,000
B2010	Building Exterior	7524071	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	8000	SF	\$3.00	\$24,000					\$24,000																	\$48,000
B2010	Building Exterior	7500285	Exterior Walls, Brick, Replace	50	49	1	500	SF	\$53.00	\$26,500				\$26,500																		\$26,500
B2010	Building Exterior	7500242	Exterior Walls, Brick, Replace	50	40	10	22000	SF	\$53.00	\$1,166,000											\$1,166,000											\$1,166,000
B2020	Building Exterior	7500246	Window, Wood, 28-40 SF, Replace	30	29	1	190	EA	\$1,600.00	\$304,000					\$304,000																	\$304,000
B2050	Building Exterior	7500227	Exterior Door, Wood, Solid-Core, Replace	25	23	2	13	EA	\$700.00	\$9,100				\$9,100																		\$9,100
B2050	Building Exterior left hand side	7500178	Exterior Door, Steel, Standard, Replace	40	38	2	1	EA	\$600.00	\$600				\$600																		\$600
B2050	Building Exterior	7500312	Exterior Door, Fiberglass, Replace	25	10	15	6	EA	\$750.00	\$4,500																			\$4,500			\$4,500
B3010	Roof	7500215	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	29	1	18000	SF	\$5.50	\$99,000				\$99,000																		\$99,000
B3010	Roof	7500301	Roofing, Built-Up, Replace	25	24	1	13000	SF	\$14.00	\$182,000				\$182,000																		\$182,000
C1030	Throughout building	7500171	Interior Door, Steel, Standard, Replace	40	38	2	1	EA	\$600.00	\$600			\$600																			\$600
C1030	Throughout building	7500267	Interior Door, Wood, Solid-Core, Replace	40	32	8	100	EA	\$700.00	\$70,000										\$70,000												\$70,000
C1030	Throughout building	7500170	Interior Door, Steel, Standard, Replace	40	30	10	10	EA	\$600.00	\$6,000											\$6,000											\$6,000
C1070	Auditorium	7523836	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	22	3	3000	SF	\$14.00	\$42,000				\$42,000																		\$42,000
C1070	Throughout building	7500203	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	38000	SF	\$3.50	\$133,000					\$133,000																	\$133,000
C1090	Restrooms	7500186	Toilet Partitions, Metal, Replace	20	12	8	11	EA	\$850.00	\$9,350											\$9,350											\$9,350
C1090	Kitchen	7500182	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	7	EA	\$500.00	\$3,500					\$3,500																	\$3,500
C2010	Restrooms	7500183	Wall Finishes, Ceramic Tile, Replace	40	38	2	1350	SF	\$18.00	\$24,300			\$24,300																			\$24,300
C2010	Throughout building	7500176	Wall Finishes, any surface, Prep & Paint	10	5	5	70000	SF	\$1.50	\$105,000					\$105,000												\$105,000					\$105,000
C2030	2nd Floor hallway	7500219	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1000	SF	\$1.50	\$1,500			\$1,500										\$1,500									\$3,000
C2030	Restrooms	7500177	Flooring, Ceramic Tile, Replace	40	37	3	475	SF	\$18.00	\$8,550				\$8,550																		\$8,550
C2030	Kitchen and cafeteria	7500226	Flooring, Quarry Tile, Replace	50	42	8	4600	SF	\$26.00	\$119,600											\$119,600											\$119,600
C2030	2nd floor hallway and clasrooms	7500220	Flooring, Wood, Strip, Refinish	10	8	2	5365	SF	\$4.00	\$21,460			\$21,460									\$21,460										\$42,920
C2030	Auditorium	7523835	Flooring, Wood, Strip, Refinish	10	5	5	3000	SF	\$4.00	\$12,000					\$12,000												\$12,000					\$24,000
C2030	Throughout building	7500185	Flooring, Vinyl Tile (VCT), Replace	15	10	5	27700	SF	\$5.00	\$138,500					\$138,500																	\$138,500
C2030	Library and classroom 101	7500223	Flooring, Carpet, Commercial Tile, Replace	10	2	8	2800	SF	\$6.50	\$18,200											\$18,200								\$18,200			\$36,400
C2030	Gymnasium	7500187	Flooring, Maple Sports Floor, Replace	30	22	8	2200	SF	\$17.00	\$37,400											\$37,400											\$37,400
C2050	Throughout building	7500268	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	6000	SF	\$2.00	\$12,000					\$12,000												\$12,000					\$24,000
D1010	Elevator	7500263	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	\$3,000.00	\$3,000				\$3,000										\$3,000								\$6,000
D1010	Elevator	7500231	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	\$5,000.00	\$5,000											\$5,000											\$5,000
D1010	Elevator	7500197	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	12	18	1	EA	\$70,000.00	\$70,000																			\$70,000			\$70,000
D2010	Boiler room	7500206	Water Heater, Gas, Commercial (400 MBH), Replace	20	10	10	1	EA	\$22,000.00	\$22,000											\$22,000											\$22,000
D2010	Throughout building	7523832	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	48183	SF	\$11.00	\$530,013			\$530,013																			\$530,013
D2010	Throughout building	7500251	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	\$1,400.00	\$2,800				\$2,800																		\$2,800
D2010	Kitchen	7500298	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,500.00	\$1,500				\$1,500																		\$1,500
D2010	Custodian Closet	7500207	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	3	EA	\$800.00	\$2,400				\$2,400																		\$2,400
D2010	Restrooms	7500189	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	24	EA	\$1,700.00	\$40,800					\$40,800																	\$40,800
D2010	Restrooms	7500291	Toilet, Commercial Water Closet, Replace	30	25	5	17	EA	\$1,300.00	\$22,100		</																				

**Replacement Reserves Report**



5/12/2024

Unformat 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	
D2010	Throughout building	7500247	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	5	EA	\$1,200.00 \$6,000									\$6,000													\$6,000	
D2010	Throughout building	7500175	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	10	EA	\$1,200.00 \$12,000									\$12,000														\$12,000
D2010	Restrooms	7500288	Urinal, Standard, Replace	30	21	9	7	EA	\$1,100.00 \$7,700										\$7,700													\$7,700
D2010	Kitchen	7500272	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00 \$2,500																							\$2,500
D2010	Kitchen	7500266	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,100.00 \$2,100																							\$2,100
D2060	Boiler room	7500265	Air Compressor, Tank-Style, 5 HP, Replace	20	16	4	1	EA	\$10,600.00 \$10,600					\$10,600																		\$10,600
D2060	Boiler room	7500308	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	15	5	1	EA	\$5,600.00 \$5,600						\$5,600																	\$5,600
D3030	Roof	7500282	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$12,800.00 \$12,800				\$12,800																\$12,800			\$25,600
D3030	Roof	7500199	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00 \$4,000					\$4,000																		\$8,000
D3030	Room 102	7500311	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Cafeteria	7500222	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 205	7500277	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Cafeteria	7500286	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 207	7500232	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 201	7500208	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Auditorium	7500225	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Room 105	7500244	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Auditorium	7500243	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Room 103	7500236	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Room 106	7500302	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 101	7500283	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 203	7500195	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Room 104	7500192	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Cafeteria	7500173	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 206	7500276	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 204	7500289	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Room 107	7500212	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3030	Classroom 202	7500181	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	1	EA	\$7,400.00 \$7,400											\$7,400												\$7,400
D3050	Boiler room	7500313	HVAC Steam Components, Pump, Condensate Water Return, Replace	15	10	5	1	EA	\$5,800.00 \$5,800						\$5,800														\$5,800			\$11,600
D3050	Boiler room	7500295	HVAC Steam Components, Condensate Return Station, Replace	25	18	7	1	EA	\$8,600.00 \$8,600								\$8,600															\$8,600
D3060	Roof	7500230	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	12	8	1	EA	\$3,000.00 \$3,000										\$3,000													\$3,000
D3060	Throughout building	7500269	Supplemental Components, Air Purifier, Electrostatic, Replace	5	2	3	29	EA	\$8,800.00 \$255,200			\$255,200						\$255,200			\$255,200						\$255,200					\$1,020,800
D4010	Throughout building	7523834	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	48183	SF	\$5.00 \$240,915				\$240,915																			\$240,915
D4010	Kitchen	7500245	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	\$400.00 \$4,000											\$4,000												\$4,000
D5020	Boiler room	7500184	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$8,000.00 \$8,000						\$8,000																	\$8,000
D5030	Throughout building	7523831	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	48183	SF	\$2.50 \$120,458			\$120,458																				\$120,458
D5040	Throughout building	7523833	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	48183	SF	\$4.50 \$216,824				\$216,824																			\$216,824
D6060	Throughout building	7546954	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	48183	SF	\$1.50 \$72,275					\$72,275																		\$72,275
D7050	Throughout building	7523830	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	48183	SF	\$3.00 \$144,549									\$144,549														\$144,549
D7050	Main Office	7500307	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	\$15,000.00 \$15,000											\$15,000												\$15,000
E1030	Kitchen	7500211	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,100.00 \$5,100				\$5,100															\$5,100				\$10,200
E1030	Kitchen	7500169	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$55,000.00 \$55,000				\$55,000																			\$55,000
E1030	Kitchen	7500238	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$5,940.00 \$5,940				\$5,940															\$5,940				\$11,880
E1030	Kitchen	7500179	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$11,220.00 \$11,220				\$11,220														\$11,220					\$22,440
E1030	Kitchen	7500287	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	\$11,220.00 \$11,220				\$11,220														\$11,220					\$22,440
E1030	Kitchen	7500209	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00 \$8,280					\$8,280							\$8,280											\$16,560
E1030	Kitchen	7500190	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	\$10,500.00 \$10,500					\$10,500							\$10,500											\$21,000
E1030	Kitchen	7500292	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$10,120.00 \$10,120					\$10,120														\$10,120				\$20,240
E1030	Kitchen	7500259	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA																								



Replacement Reserves Report



5/12/2024

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
E1030	Kitchen	7500299	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600													\$4,600	
E1030	Kitchen	7500290	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$3,740.00	\$3,740									\$3,740												\$3,740	
E1030	Kitchen	7500221	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$10,120.00	\$10,120										\$10,120											\$10,120	
E1030	Kitchen	7500228	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600										\$4,600	
E2010	Kindergarten rooms	7500224	Casework, Cabinetry Economy, Replace	20	19	1	100	LF	\$175.00	\$17,500		\$17,500																			\$17,500	
E2010	Throughout building	7500241	Casework, Countertop, Solid Surface, Replace	40	37	3	23	LF	\$110.00	\$2,530				\$2,530																	\$2,530	
E2010	Throughout building	7500278	Casework, Cabinetry Economy, Replace	20	17	3	38	LF	\$175.00	\$6,650				\$6,650																	\$6,650	
G2050	Gymnasium	7500284	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	2	EA	\$9,500.00	\$19,000									\$19,000												\$19,000	
G4050	Building exterior	7500248	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	14	EA	\$600.00	\$8,400						\$8,400															\$8,400	
Y1030	Throughout building	7521052	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	99	EA	\$300.00	\$29,700	\$29,700																				\$29,700	
Y1050	Restrooms	7500300	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	6	EA	\$80.00	\$480	\$480																				\$480	
<b>Totals, Unescalated</b>											\$30,180	\$638,000	\$708,031	\$642,734	\$332,015	\$593,235	\$8,000	\$13,200	\$703,039	\$17,820	\$1,343,200	\$9,000	\$37,960	\$258,200	\$58,180	\$138,100	\$0	\$0	\$389,680	\$18,820	\$162,660	\$6,102,053
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$30,180	\$657,140	\$751,150	\$702,332	\$373,686	\$687,721	\$9,552	\$16,234	\$890,589	\$23,251	\$1,805,148	\$12,458	\$54,122	\$379,175	\$88,002	\$215,155	\$0	\$0	\$663,404	\$33,001	\$293,782	\$7,686,084

Swansboro Elementary 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
G2020	Rear parking lot	7500309	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	15700	SF	\$3.50	\$54,950	\$54,950																				\$54,950	
G2020	Left side parking lot	7500205	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	9300	SF	\$0.45	\$4,185			\$4,185					\$4,185				\$4,185						\$4,185				\$16,740
G2020	Rear parking lot	7500200	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	15700	SF	\$0.45	\$7,065				\$7,065					\$7,065				\$7,065					\$7,065				\$28,260
G2020	Left side parking lot	7500279	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	9300	SF	\$3.50	\$32,550					\$32,550																	\$32,550
G2030	Building front entrance	7500281	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	3000	SF	\$20.00	\$60,000			\$60,000																			\$60,000
G2030	Site	7500174	Sidewalk, Concrete, Small Areas/Sections, Replace	50	36	14	2000	SF	\$20.00	\$40,000															\$40,000							\$40,000
G2050	Site	7500271	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	4250	SF	\$1.00	\$4,250			\$4,250		\$4,250				\$4,250		\$4,250				\$4,250			\$4,250		\$4,250		\$29,750
G2050	Site	7500255	Play Structure, Swing Set, 4 Seats, Replace	20	13	7	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500
G2050	Site	7500253	Play Structure, Multipurpose, Very Small, Replace	20	12	8	1	EA	\$6,000.00	\$6,000									\$6,000													\$6,000
G2050	Site	7500260	Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	\$35,000.00	\$35,000													\$35,000									\$35,000
G2060	Site	7500198	Fences & Gates, Fence, Chain Link 4', Replace	40	39	1	80	LF	\$18.00	\$1,440		\$1,440																				\$1,440
G2060	Site	7500303	Fences & Gates, Fence, Metal Tube 4', Replace	40	38	2	77	LF	\$34.00	\$2,618			\$2,618																			\$2,618
G2060	Site	7500275	Park Bench, Metal Powder-Coated, Replace	20	14	6	2	EA	\$700.00	\$1,400						\$1,400																\$1,400
G2060	Site	7500252	Fences & Gates, Fence, Chain Link 4', Replace	40	34	6	2000	LF	\$18.00	\$36,000						\$36,000																\$36,000
G2060	Site	7500217	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	3	EA	\$700.00	\$2,100									\$2,100													\$2,100
G2060	Site	7500188	Park Bench, Metal Powder-Coated, Replace	20	2	18	1	EA	\$700.00	\$700																			\$700			\$700
G2060	Site	7500196	Picnic Table, Wood/Composite/Fiberglass, Replace	20	2	18	8	EA	\$600.00	\$4,800																		\$4,800				\$4,800
G2060	Site	7500261	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500
G2060	Site	7500273	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500
G2060	Site	7523837	Dumpster Pad, Concrete, Replace/Install	50	30	20	200	SF	\$15.00	\$3,000																			\$3,000			\$3,000
G4050	Site	7500297	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	14	6	1	EA	\$6,800.00	\$6,800						\$6,800																\$6,800
<b>Totals, Unescalated</b>											\$0	\$56,390	\$71,053	\$9,565	\$0	\$36,800	\$45,700	\$6,685	\$19,415	\$0	\$0	\$4,250	\$4,185	\$7,065	\$79,250	\$0	\$0	\$8,435	\$12,565	\$0	\$7,250	\$368,608
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$58,082	\$75,380	\$10,452	\$0	\$42,661	\$54,568	\$8,222	\$24,594	\$0	\$0	\$5,883	\$5,967	\$10,375	\$119,873	\$0	\$0	\$13,942	\$21,391	\$0	\$13,094	\$464,484

## Appendix F:

### Equipment Inventory List

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**D10 Conveying**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500231	D1010	<b>Elevator Controls</b>	Automatic, 1 Car		Swansboro Elementary School / Main Building	Elevator	Schindler Elevator Corporation			2012	5715	
2	7500197	D1010	<b>Passenger Elevator</b> [1]	Hydraulic, 3 Floors, 1500 to 2500 LB		Swansboro Elementary School / Main Building	Elevator	Schindler Elevator Corporation	EOB187		2012	5714	
3	7500201	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		Swansboro Elementary School / Main Building	Next to Gymnasium					5713	
4	7500264	D1010	<b>Vertical Lift</b>	Wheelchair, 5' Rise		Swansboro Elementary School / Main Building	Next to Gymnasium	Savaria				5712	

**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500206	D2010	<b>Water Heater</b>	Gas, Commercial (400 MBH)	100 GAL	Swansboro Elementary School / Main Building	Boiler room	State Industries, Inc.	SBD81199NE118	9280985003	2014	5704	
2	7500265	D2060	<b>Air Compressor</b>	Tank-Style, 5 HP		Swansboro Elementary School / Main Building	Boiler room	Quincy	QC01508D00250	20050623-0091		5702	
3	7500308	D2060	<b>Supplemental Components</b>	Compressed Air Dryer, Process Support	100 CFM	Swansboro Elementary School / Main Building	Boiler room	Hankison	No dataplate	No dataplate		5703	

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500237	D3020	<b>Boiler</b> [Boiler-1]	Dual Fuel, HVAC	2403 MBH	Swansboro Elementary School / Main Building	Boiler room	Peerless Boilers	TCII-08-(W,S)-(O,G)	Inaccessible	2020	5705	
2	7500249	D3020	<b>Boiler</b> [Boiler-2]	Dual Fuel, HVAC	2403 MBH	Swansboro Elementary School / Main Building	Boiler room	Peerless Boilers	TCII-08-(W,S)-(O,G)	Inaccessible	2020	5706	
3	7500282	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	7.5 TON	Swansboro Elementary School / Main Building	Roof	Thermal Zone	TZAA-090CA757	8559F181202665	2012	5726	
4	7500199	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	Swansboro Elementary School / Main Building	Roof	Thermal Zone	TZAA-360-CA757	8378W231310437	2013	5725	
5	7500212	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Room 107	Daikin Industries	Inaccessible	Inaccessible		5751	
6	7500181	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 202	Daikin Industries	Inaccessible	Inaccessible		5733	
7	7500289	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 204	Daikin Industries	Inaccessible	Inaccessible		5735	
8	7500195	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 203	Daikin Industries	Inaccessible	Inaccessible		5730	
9	7500283	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 101	Daikin Industries	Inaccessible	Inaccessible		5724	
10	7500192	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Room 104	Daikin Industries	Inaccessible	Inaccessible		5757	
11	7500173	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Cafeteria	Daikin Industries	Inaccessible	Inaccessible		5747	
12	7500276	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 206	Daikin Industries	Inaccessible	Inaccessible		5737	
13	7500277	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 205	Daikin Industries	Inaccessible	Inaccessible		5736	
14	7500222	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Cafeteria	Daikin Industries	Inaccessible	Inaccessible		5749	
15	7500208	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 201	Daikin Industries	Inaccessible	Inaccessible		5729	
16	7500232	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Classroom 207	Daikin Industries	Inaccessible	Inaccessible		5739	
17	7500286	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Cafeteria	Daikin Industries	Inaccessible	Inaccessible		5748	
18	7500302	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Room 106	Daikin Industries	Inaccessible	Inaccessible		5754	
19	7500311	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Room 102	Daikin Industries	Inaccessible	Inaccessible		5781	
20	7500243	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Auditorium	Daikin Industries	Inaccessible	Inaccessible		5762	
21	7500244	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Room 105	Daikin Industries	Inaccessible	Inaccessible		5755	

22	7500225	D3030	Unit Ventilator	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Auditorium	Daikin Industries	Inaccessible	Inaccessible		5761	
23	7500236	D3030	Unit Ventilator	approx/nominal 2 Ton	300 - 750 CFM	Swansboro Elementary School / Main Building	Room 103	Daikin Industries	Inaccessible	Inaccessible		5759	
24	7500295	D3050	HVAC Steam Components	Condensate Return Station	15 GAL	Swansboro Elementary School / Main Building	Boiler room	Shipco				5707	
25	7500313	D3050	HVAC Steam Components	Pump, Condensate Water Return	3 HP	Swansboro Elementary School / Main Building	Boiler room	Shipco				5708	
26	7500230	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Swansboro Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2012	5727	
27	7500269	D3060	Supplemental Components	Air Purifier, Electrostatic	2000 CFM	Swansboro Elementary School / Main Building	Throughout building	Carrier	FN1AAF0L6000			5782	29
<b>D40 Fire Protection</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500245	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Swansboro Elementary School / Main Building	Kitchen	Ansul				5771	10
<b>D50 Electrical</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500184	D5020	Distribution Panel [MDP]	120/208 V	800 AMP	Swansboro Elementary School / Main Building	Boiler room	Cutler-Hammer				5701	
<b>D70 Electronic Safety &amp; Security</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500307	D7050	Fire Alarm Panel	Fully Addressable		Swansboro Elementary School / Main Building	Main Office	Edwards Systems Technology				5719	
<b>E10 Equipment</b>													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7500209	E1030	Foodservice Equipment	Convection Oven, Double		Swansboro Elementary School / Main Building	Kitchen	Blodgett				5768	
2	7500256	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Swansboro Elementary School / Main Building	Kitchen					5769	
3	7500290	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Swansboro Elementary School / Main Building	Kitchen	Metro	C5HME029580		2017	5777	
4	7500233	E1030	Foodservice Equipment	Mixer, Freestanding		Swansboro Elementary School / Main Building	Kitchen	Hobart	11-600-T	11-342-220		5765	
5	7500180	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Swansboro Elementary School / Main Building	Kitchen	Delfield	SCSC-60-EF	1609150000073		5775	
6	7500238	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	Beverage-Air Corporation				5778	
7	7500190	E1030	Foodservice Equipment	Steamer, Freestanding		Swansboro Elementary School / Main Building	Kitchen	Cleveland	Inaccessible	NA		5770	
8	7500259	E1030	Foodservice Equipment	Steamer, Tabletop		Swansboro Elementary School / Main Building	Kitchen	Delfield	SH-4-NU	160915000074		5776	
9	7500221	E1030	Foodservice Equipment [1]	Refrigerator, 2-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	Traulsen	G20010	T18844H12	2018	5779	
10	7500287	E1030	Foodservice Equipment [3]	Freezer, 2-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	Manitowoc	GCF2-S	1120194881	2012	5741	
11	7500179	E1030	Foodservice Equipment [4]	Freezer, 2-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	WelWell elbiitt	GBSF2P-S	1808152003133		5780	
12	7500211	E1030	Foodservice Equipment [5]	Freezer, 2-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	Delfield	GBF2P-S	1120510174	2012	5772	
13	7500169	E1030	Foodservice Equipment [7]	Walk-In, Freezer		Swansboro Elementary School / Main Building	Kitchen	Nor-Lake	KL/26X66			5742	
14	7500299	E1030	Foodservice Equipment [B]	Refrigerator, 2-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	Traulsen	G20010	T167935H11	2016	5773	
15	7500228	E1030	Foodservice Equipment [C]	Refrigerator, 2-Door Reach-In		Swansboro Elementary School / Main Building	Kitchen	Traulsen	G20010	T19697H12	2019	5774	
16	7500210	E1030	Foodservice Equipment [Freezer]	Walk-In, Condenser for Refigerator/Freezer		Swansboro Elementary School / Main Building	Kitchen	No dataplate				5744	
17	7500292	E1030	Foodservice Equipment [Freezer]	Walk-In, Evaporator for Refigerator/Freezer		Swansboro Elementary School / Main Building	Kitchen	No dataplate				5743	