FACILITY CONDITION ASSESSMENT



prepared for

Richmond Public Schools 301 North Ninth Street Richmond, VA 23219



Woodville Elementary School 2000 North 28th Street Richmond, VA 23223

PREPARED BY:

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BV PROJECT#:

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DATE OF REPORT:

May 29, 2024

ON SITE DATE:

February 20, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	2000 North 28th Street, Richmond, VA 23223
Site Developed	1954
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 20, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, OH 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobile: (804) 325-0740 Email: Rhathawa@rvaschools.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

Woodville Elementary School was originally constructed in 1954 and has not had any renovations since. The facilities primary use and occupants are administration, teachers, and students used for education.

Architectural

The school's architecture and façade are from original construction and consists of brick, stucco, and stone. The paint over the stucco has been refreshed over the years when needed. The structure is in fair condition with evidence of excessive settlement observed and reported on the library section of the building. A study is recommended to further investigate the issue. The windows are aluminum, and the exterior doors consist of steel. The windows are in poor condition and need to be replaced. The roofing has a built-up finish and a modified bituminous finish with roof leaks reported throughout. The interior finishes are in fair condition and are replaced on an as needed basis.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school utilizes boilers, air handlers, packaged units, and unit heaters for heating and cooling. A large part of the HVAC equipment was replaced in 2020 consisting of the boiler serving building B, and various exhaust fans and packaged units. The electrical system consists of distribution panels and a very old generator for emergency power. The generator is recommended to be replaced. There is one wheelchair lift that serves the library. The plumbing system uses gas and electric water heaters for water heating. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers as well as a suppression system for the kitchen. The building automation system (BAS) is in fair condition and should be upgrade in the next five years.

Site

The site consists of an open asphalt parking lot that serves the facility. The landscaping is well maintained with moderate features and irrigation present. Good lighting in the form of pole and building mounted. Also, there was a new playground added in 2016.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional study associated with structural settlement in the library section of the building.



Facility Condition Index (FCI)

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

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

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

FCI Analysis Woodville Elementary School / Main Building(1954)					
Replacement Value \$ 30,771,200	Total SF 76,928		Cost/SF \$ 400		
		Est Reserve Cost	FCI		
Current		\$ 22,400	0.1 %		
3-Year		\$ 2,917,400	9.5 %		
5-Year		\$ 4,176,300	13.6 %		
10-Year		\$ 7,311,300	23.8 %		



Immediate Needs

Facility/Building	Total Items	Total Cost
Woodville Elementary School / Main Building	2	\$22,400
Woodville Elementary School / Site	1	\$100,000
Total	3	\$122,400

Main Building

<u>ID</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
7450263	Cafeteria	C2010	Wall Finishes, Wallpaper, Replace	Poor	Performance/Integrity	\$15,400
7450337	Throughout building	P2030	Engineering Study, Structural, General Design, Design	NA	Performance/Integrity	\$7,000
Total (2 items)						\$22,400

Site

<u>ID</u>	Location Description	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7450347	Site	F1020	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	Poor	Performance/Integrity	\$100,000
Total (1 items	s)					\$100,000



Priority Score: 90.8

Performance/Integrity

Cost Estimate: \$81,600

Plan Type:

SSSS

Key Findings



Foundation System in Poor condition.

Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building Main Building Woodville Elementary School Building Exterior

Uniformat Code: A1010

Recommendation: 1-2 Story Building in 2025

recommendation 12 ctory Dunam

Excessive settlement reported on library side of building. - AssetCALC ID: 7450214



Generator in Poor condition.

Diesel Main Building Woodville Elementary School Building exterior

Uniformat Code: D5010

Recommendation: Replace in 2025

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$40,000

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Unit well exceeds its RUL - AssetCALC ID: 7450327



Roofing in Poor condition.

Built-Up Main Building Woodville Elementary School Roof

Uniformat Code: B3010

Recommendation: Replace in 2025

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$938,000

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There were signs of roof leaks throughout and many of the faculty complained about the roof leaks. - AssetCALC ID: 7450344



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF Main Building Woodville Elementary School Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2025

Priority Score: 87.8

Plan Type:

Performance/Integrity

Cost Estimate: \$95,000

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Windows have aged significantly and are deteriorating - AssetCALC ID: 7450222





Wall Finishes in Poor condition.

Wallpaper Main Building Woodville Elementary School Cafeteria

Uniformat Code: C2010

Recommendation: Replace in 2024

Priority Score: 85.9

Plan Type:

Performance/Integrity

Cost Estimate: \$15.400

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Ripped and discolored from age - AssetCALC ID: 7450263



Recommended Follow-up Study: Structural, General Design

Structural, General Design Main Building Woodville Elementary School Throughout building

Uniformat Code: P2030

Recommendation: Design in 2024

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,000

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Excessive settlement reported on library side of building - AssetCALC ID: 7450337



Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable Site Woodville Elementary School Site

Uniformat Code: F1020

Recommendation: Replace in 2024

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$100,000

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Modular building is in very poor condition, siding is falling apart, roof leaks, excessive age - AssetCALC ID: 7450347



BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades Main Building Woodville Elementary School Throughout Building

Uniformat Code: D8010

Recommendation: Replace in 2025

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$192,300

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Eliminate Pneumatic controls, upgrade energy management controls - AssetCALC ID: 7530486





Excessive wear and aged - AssetCALC ID: 7450324

Roof Skylight in Poor condition.

per unit, up to 20 SF Main Building Woodville Elementary School Roof

Uniformat Code: B3060

Recommendation: Replace in 2025

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,300

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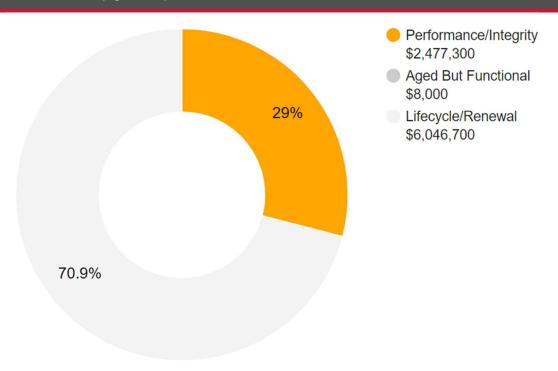


Plan Types

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

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



10-YEAR TOTAL: \$8,532,000



2. Building Information





Building Systems Sum	mary	
Address	2000 North 28th Street, Richmond, VA 23223	
Constructed/Renovated	1954	
Building Area	76,928 SF	
Number of Stories	1 story above grade	
System	Description	Condition
Structure	Masonry bearing walls with steel frame, concrete-topped metal decks and cast-in-place floors over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco, stone Windows: Aluminum	Fair
Roof	Primary: Flat construction with built up finish Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted CMU and gypsum board, glazed CMU, wallpaper Floors: Carpet, quarry tile, VCT, terrazzo, ceramic tile, wood strip Ceilings: Painted gypsum board, ACT, fiberglass	Fair
Elevators	One wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Gas boilers and air handlers Non-Central System: Packaged units, unit heaters Building Automation System (BAS)	Fair



Building Systems Summary						
Fire Suppression	Kitchen suppression system and fire extinguishers	Fair				
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED, halogen Emergency Power: Diesel generator	Fair				
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair				
Equipment/Special	Commercial kitchen equipment	Fair				
Accessibility	Presently it does not appear an accessibility study is needed for this build See the appendix for associated photos and additional information.					
Additional Studies	It was reported that there is excessive settlement on the library side building. A professional engineer must be retained to analyze the excondition, provide recommendations and, if necessary, estimate the and cost of any required repairs. The cost of this study is included in tables. A budgetary cost allowance to repair the foundation is also in	cisting scope n the cost				
Areas Observed The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included exterior equipment and assets directly serving the buildings, the exterior of the facility, and the roofs.						
Key Spaces Not Observed	All key areas of the facility were accessible and observed.					



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

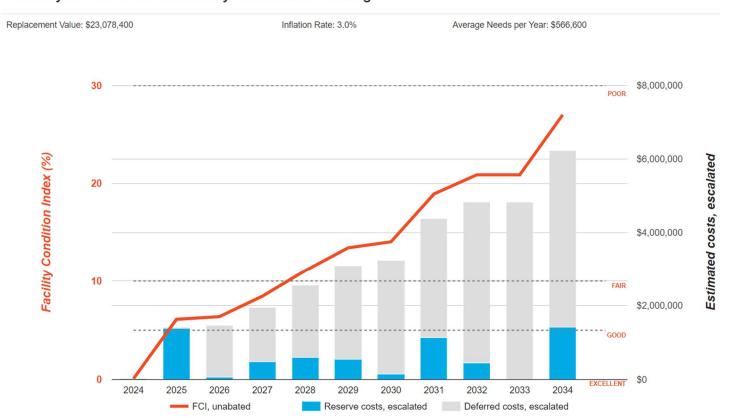
System Expenditure Forecast	System Expenditure Forecast					
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$84,000	-	-	\$3,890,300	\$3,974,400
Facade	-	\$97,900	\$310,700	\$56,600	\$50,400	\$515,500
Roofing	-	\$1,933,600	\$228,000	\$2,400	-	\$2,164,100
Interiors	\$15,400	-	\$617,000	\$439,600	\$1,690,200	\$2,762,300
Conveying	-	-	-	-	\$24,200	\$24,200
Plumbing	-	\$26,300	\$12,300	\$157,900	\$1,371,100	\$1,567,600
HVAC	-	\$26,600	\$334,300	\$983,300	\$831,500	\$2,175,800
Fire Protection	-	-	-	\$5,100	-	\$5,100
Electrical	-	\$41,200	\$15,300	\$669,400	\$12,500	\$738,300
Fire Alarm & Electronic Systems	-	\$198,100	\$178,400	\$600,300	\$586,500	\$1,563,300
Equipment & Furnishings	-	\$8,800	\$41,400	\$207,100	\$106,800	\$364,100
Site Utilities	-	-	-	\$13,300	-	\$13,300
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
TOTALS (3% inflation)	\$22,400	\$2,416,500	\$1,737,400	\$3,135,000	\$8,563,500	\$15,874,800



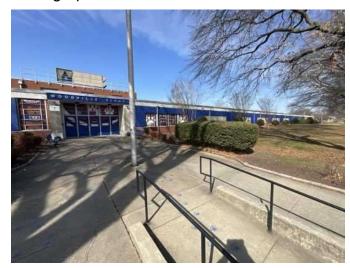
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Woodville Elementary School Main Building



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - ROOFING





7 - CLASSROOM



8 - LIBRARY



9 - CAFETERIA



10 - DISTRIBUTION PANEL



11 - PACKAGED UNIT



12 - BOILER



3. Site Summary





Site Area	9.89 acres (estimated)	
Parking Spaces	47 total spaces all in open lots; 3 of which are accessible	
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link and metal tube fencing; dumpster enclosures, and site lights Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS, and metal halide	Fair
Ancillary Structures	Modular classroom	Poor
Site Accessibility	Presently it does not appear an accessibility study is needed for the site areas. See the appendix for associated photos and additional information.	e exterior
Site Additional Studies	No additional studies are currently recommended for the exterior si	te areas.

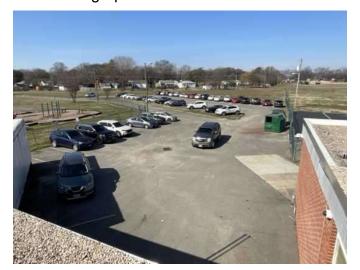
Site Information							
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.						
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.						

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

System Expenditure Forecast								
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL		
Special Construction & Demo	\$100,000	-	-	-	-	\$100,000		
Site Development	-	\$11,900	\$6,200	\$750,200	\$451,900	\$1,220,200		
Site Pavement	-	\$12,400	\$102,400	\$14,400	\$36,000	\$165,200		
TOTALS (3% inflation)	\$100,000	\$24,300	\$108,600	\$764,600	\$487,900	\$1,485,400		



Site: Photographic Overview



13 - PARKING LOT





15 - NEW PLAYGROUND



16 - BASKETBALL COURT



17 - MODULAR CLASSROOM



18 - PLAYGROUND



4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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



5. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



6. Opinions of Probable Costs

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

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

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

Methodology

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

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



Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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



7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Woodville Elementary School, 2000 North 28th Street, Richmond, VA 23223, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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Daniel White

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8. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

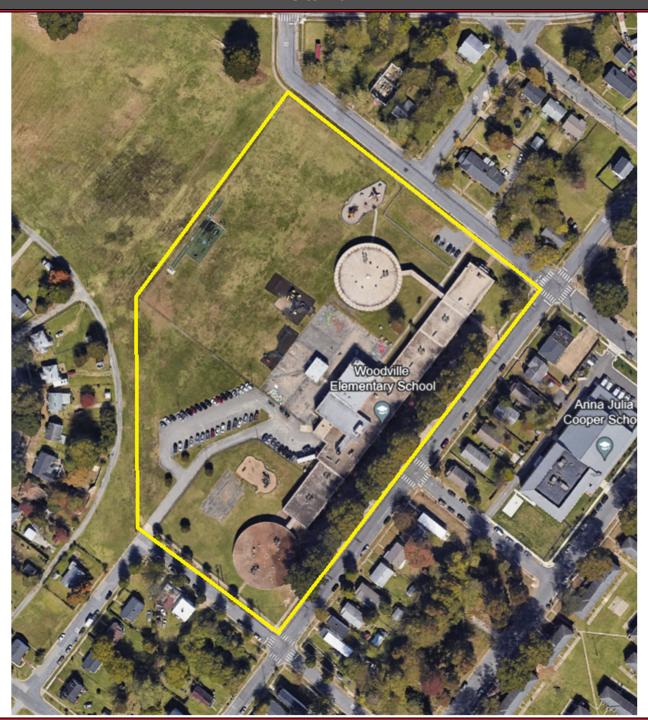
Appendix F: Equipment Inventory List



Appendix A: Site Plan(s)



Site Plan





Project Number	Project Name
166385.24R000-025.468	Woodville Elementary School
Source	On-Site Date
Google Earth	February 20, 2024



Appendix B:
Pre-Survey Questionnaire(s)



Bureau Veritas Facility Condition Assessment: Pre-Survey/ Que stibonnariere

Building / Facility Name:	Woodville Elementary
Name of person completing form:	Ronald Hathaway
Title / Association with property:	Director of Facilities
Length of time associated w/ property:	30
Date Completed:	2/14/2024
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	1954						
2	Building size in SF	76928						
			Year	Additional Detail				
		Façade	1954	Brick				
		Roof	1954	Tar and gravel				
	Major Renovation/Rehabilitation	Interiors	1954	CMU/ drop ceiling, plaster, sheetrock, VAT, VCT, terrazzo				
3		HVAC	2020	Main building boilers replace 15 years ago, library and round building "B" boiler replaced 2020				
		Electrical	1954					
		Site Pavement						
		Accessibility		Other than the improvements after the 2007 ADA lawsuit, none				
	Question			Response				
4	List other significant capital improvements (focus on recent years; provide approximate date).	Boiler replaced for the library and round building "B"						
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate Pneumatic controls, upgrade energy management controls, Boiler plant, fan coil units & mini split units for the classrooms, new air conditioning for the cafetorium, Library unit roof top a/c, electric heat in Round building, boiler in second round building. Building replacement applying for a grant. No funding available at this time						
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Window leakage and	locks.					

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

	Question	Response			Comments	
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Library side of the building, settling
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				Pneumatic controls, Boiler plant, fan coil units & mini split units for the classrooms, new air conditioning for the cafetorium, Library unit roof top a/c, electric heat in Round building, boiler in second round building
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Both heating and cooling, building envelope leaking strains the systems
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 class action lawsuit
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Woodville Elementary School

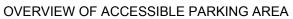
BV Project Number: 166385.24R000-025.468

	Abbreviated Accessibility Checklist							
	Facility History & Interview							
	Question	Yes	No	Unk	Comments			
1	Has an accessibility study been previously performed? If so, when?	×			2007			
2	Have any ADA improvements been made to the property since original construction? Describe.	×			2007 lawsuit			
3	Has building management reported any accessibility-based complaints or litigation?		×					

Abbreviated Accessibility Checklist

Parking







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

ACCESSIBLE PATH

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

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

Building Entrances





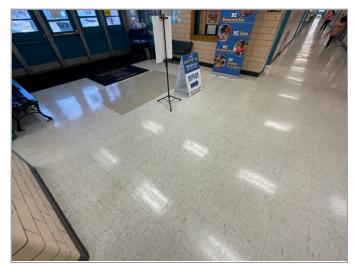
MAIN ENTRANCE

ADDITIONAL ENTRANCE

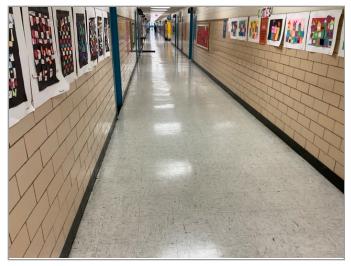
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	×			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	×			
3	Is signage provided indicating the location of alternate accessible entrances?	×			
4	Do doors at accessible 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 ?	×		
8	Do thresholds at accessible entrances appear to have a compliant height?	×		

Interior Accessible Route







ACCESSIBLE INTERIOR PATH

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

Elevators







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 reopening 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?	×		
8	Are audible and visual floor position indicators provided in the elevator car?	×		
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication?		×	

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 ?	×		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width?	×		
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×		

Playgrounds & Swimming Pools







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



UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Poor	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	680 LF	1	7450214
B1010	Building structure	Fair	Structural Framing, Masonry (CMU) Bearing Walls	76,928 SF	20	7513346
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	7	7450342
B2010	Building Exterior	Fair	Exterior Walls, Brick	3,500 SF	5	7450287
B2010	Building Exterior	Fair	Exterior Walls, Stone	1,500 SF	5	7450206
B2010	Building Exterior	Fair	Exterior Walls, Stucco	2,000 SF	7	7450241
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	100	1	7450222
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	42	16	7450262
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	67,000 SF	1	7450344
B3010	Roof	Fair	Roofing, Modified Bitumen	10,000 SF	4	7450208
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	10	7450207
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	1	1	7450324
B3060	Roof	Fair	Roof Hatch, Metal	2	4	7450218
Interiors						
C1010	Throughout building	Fair	Interior Wall Construction, Concrete Block, Glazed	9,000 SF	20	7450213
C1030	Throughout building	Fair	Door Hardware, School, per Door	60	10	7450331
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	60	12	7450329
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	27,000 SF	10	7450223
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	7	7450305
C2010	Cafeteria	Poor	Wall Finishes, Wallpaper	7,000 SF	0	7450263
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	10	7450325
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	117,000 SF	3	7450304
C2030	Throughout building	Fair	Flooring, Terrazzo	7,000 SF	8	7450220
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	3,000 SF	3	7450196
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	22,000 SF	3	7450311
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	10	7450237
C2030	Kitchen	Fair	Flooring, Quarry Tile	7,000 SF	12	7450231
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	32,000 SF	4	7450205
C2050	Throughout building	Fair	Ceiling Finishes, Plastic Fiberglass-Reinforced	24,000 SF	12	7450247
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	23,000 SF	4	7450264
Conveying						
D1010	Library	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	7450341
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7450295
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	2	7450360
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7450271
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	6	7450309

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	12	7450227
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	10	7450338
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW)	1	8	7450189
D2010	Restrooms	Fair	Urinal, Standard	9	10	7450248
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	20	10	7450198
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	10	7450282
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW)	1	8	7450345
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	76,928 SF	16	7450322
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	2	7450310
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	6	7450354
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	5	7450197
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [Boiler B-2]	1	11	7450268
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	2	7450224
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	26	7450190
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [Boiler B-1]	1	11	7450361
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	30	8	7450239
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450202
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	7450226
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450272
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450245
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450330
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450314
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450230
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450288
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450194
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450217
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450253
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450340
D3030	Roof	Fair	Split System, Condensing Unit, 10 TON	1	3	7450285
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450276
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450299
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450286
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450192
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450320
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450293
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450346
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450246
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450200
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450243
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450216

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450357
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450281
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450235
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450234
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450294
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450275
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450219
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450270
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450221
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450233
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450273
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450362
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450334
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450203
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	7450348
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7450261
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7450212
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7450215
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7450265
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7450317
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7450349
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	76,928 SF	10	7450289
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	7450256
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7450298
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	76,928 SF	10	7450301
D3050	Attic Space	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7450254
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	3	7450252
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7450319
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7450260
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7450236
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450284
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450321
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	17	7450303
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7450318
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450259
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450297
D3060	Attic Space	Good	Exhaust Fan, Centrifugal, 24" Damper	1	22	7450328
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450269
D3060	Attic Space	Good	Exhaust Fan, Centrifugal, 24" Damper	1	22	7450353
D3060	Attic Space	Good	Exhaust Fan, Centrifugal, 24" Damper	1	22	7450312
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450191

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	17	7450300
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450308
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7450333
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450278
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	17	7450238
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	8	7450363
Electrical						
D5010	Building exterior	Poor	Generator, Diesel	1	1	7450327
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	7450242
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	7450251
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	7450249
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	76,928 SF	8	7450210
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	76,928 SF	7	7450290
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	76,928 SF	7	7450351
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	76,928 SF	7	7450316
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	76,928 SF	5	7450335
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	76,928 SF	7	7450228
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7513347
D8010	Throughout Building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades	76,928 SF	1	7530486
Equipment & Furi	nishings					
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7450358
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7450336
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7450240
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [C]	1	10	7450313
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [3]	1	8	7450356
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [E]	1	6	7450257
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	7450364
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	7450359
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding [F]	1	6	7450229
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [5]	1	7	7450302
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	7	7450274
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [D]	1	3	7450232
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [7]	1	5	7450296
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [A]	1	4	7450280
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [4]	1	5	7450195
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator [1]	1	10	7450291
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [2]	1	6	7450326
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [G]	1	2	7450209
				•	*	

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7450355
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	7450277
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	250 LF	6	7450267
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	5	7450315
Sitework						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	7	7450306
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Structural, General Design, Design	1	0	7450337

Component Condition Report | Woodville Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electron	nic Systems					
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades	76,928 SF	5	7611467

Component Condition Report | Woodville Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Constructio	on & Demo					
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	0	7450347
Pedestrian Plazas &	& Walkways					
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	26,000 SF	2	7450266
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,000 SF	4	7450211
Athletic, Recreation	nal & Playfield Areas					
G2050	Site	Good	Play Structure, Multipurpose, Medium	6	15	7450279
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25,000 SF	10	7450199
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	5,000 SF	11	7450343
G2050	Site	Fair	Play Structure, Multipurpose, Medium	6	6	7450255
G2050	Site	Fair	Play Structure, Multipurpose, Small	5	12	7450283
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	12	7450193
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7450365
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	8	7450258
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	25,000 SF	2	7450339
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	10	7450332
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	4	5	7450244
G2060	Site	Fair	Flagpole, Metal	1	8	7450201
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	400 LF	16	7450350
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7450352
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	15	10	7450323
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	10	7450292
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	290,000 SF	10	7519124

Appendix E: Replacement Reserves



BUREAU VERITAS

5/29/2024

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
Woodville Elementary School	\$0	\$0	\$0	\$0	\$0	\$222,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,351	\$570,303
Woodville Elementary School / Main Building \$2	22,400	\$2,354,807	\$61,723	\$478,505	\$714,811	\$544,112	\$143,286	\$1,127,774	\$450,869	\$0	\$1,413,064	\$93,574	\$515,384	\$517,658	\$69,579	\$43,623	\$1,735,054	\$321,148	\$40,858	\$677,730	\$4,548,944	\$15,874,903
Woodville Elementary School / Site \$10	00,000	\$0	\$24,348	\$0	\$105,798	\$2,782	\$143,286	\$28,226	\$51,304	\$0	\$541,800	\$138,423	\$111,138	\$0	\$0	\$186,956	\$13,480	\$37,933	\$0	\$0	\$0	\$1,485,474
Grand Total \$12	22,400	\$2,354,807	\$86,071	\$478,505	\$820,608	\$769,846	\$286,573	\$1,155,999	\$502,173	\$0	\$1,954,863	\$231,998	\$626,522	\$517,658	\$69,579	\$230,579	\$1,748,533	\$359,081	\$40,858	\$677,730	\$4,896,295	\$17,930,680

Woodville Elementary School

Uniformat C	odeLocation DescriptionID Cost Description	Lifespan (EUL)E.	kge F	RUL Qu	ıantityUnit	Unit Cost *Subtotal 20	24	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044D	eficiency Repair Estimate
D8010	Throughout building 7611467 BAS/HVAC Controls, Basic System or Legacy Upgrades, Repla	ce 15	10	5 7	6928	F \$2.50 \$192,320					\$	\$192,320															\$192,320	\$384,640
Totals, Unes	scalated						\$0	\$0	\$0	\$0	\$0 \$	192,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,320	\$384,640
Totals, Esca	alated (3.0% inflation, compounded annually)						\$0	\$0	\$0	\$0	\$0 \$	222,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,351	\$570,303

Woodville Elementary School / Main Building

010	Building Exterior	7450214 Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	75	74	1	680	LF	\$120.00 \$	81,600	\$81,600													\$8
010					200					ψ01,000												¢2.452.004	
		7513346 Structural Framing, Masonry (CMU) Bearing Walls, Replace	75	55	20																	\$2,153,984	\$2,15
10	Building Exterior	7450206 Exterior Walls, Stone, Replace	50	45	5	1500							\$82,500										\$8
10	Building Exterior	7450342 Exterior Walls, any painted surface, Prep & Paint	10	3	7	2000	SF	\$3.00	\$6,000					\$6,000						\$6,000			\$
10	Building Exterior	7450241 Exterior Walls, Stucco, Replace	50	43	7	2000	SF	\$20.00 \$	40,000					\$40,000									\$
10	Building Exterior	7450287 Exterior Walls, Brick, Replace	50	45	5	3500	SF	\$53.00 \$1	85,500				\$185,500										\$
20	Building Exterior	7450222 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	29	1	100	EA	\$950.00 \$	95,000	\$95,000													:
50	Building Exterior	7450262 Exterior Door, Steel, Standard, Replace	40	24	16	42	EA	\$600.00 \$	25,200										\$25,200				
)10	Roof	7450344 Roofing, Built-Up, Replace	25	24	1	67000	SF	\$28.00 \$1,8	76,000	\$1,876,000													\$1,
010	Roof	7450208 Roofing, Modified Bitumen, Replace	20	16	4	10000	SF	\$20.00 \$2	200,000			\$200,00	00										\$
020	Roof	7450207 Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	30	10	20	LF	\$90.00	\$1,800						\$1,800								
060	Roof	7450324 Roof Skylight, per unit, up to 20 SF, Replace	30	29	1	1	EA	\$1,300.00	\$1,300	\$1,300													
060	Roof	7450218 Roof Hatch, Metal, Replace	30	26	4	2	EA	\$1,300.00	\$2,600			\$2,60	00										
010	Throughout building	7450213 Interior Wall Construction, Concrete Block, Glazed, Replace	50	30	20	9000	SF	\$20.00 \$1	80,000													\$180,000	\$
30		7450329 Interior Door, Wood, Solid-Core, Replace	40	28	12	60	EA		42,000							\$42	000						
)30		7450331 Door Hardware, School, per Door, Replace	30	20	10	60	EA		24,000						\$24,000	7.2	-						
070		7450223 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10		-		94,500						\$94,500								
090		7450305 Toilet Partitions, Plastic/Laminate, Replace	20	13	7	12			\$9,000					\$9,000	994,00U								
														φσ,υυυ	654.000								
010		7450325 Wall Finishes, Ceramic Tile, Replace	40	30	10				54,000						\$54,000				_				
110		7450263 Wall Finishes, Wallpaper, Replace	15	15	0		SF		15,400 \$15,400									\$15,40	0				
10	Throughout building	7450304 Wall Finishes, any surface, Prep & Paint	10	7	3	117000) SF				\$17	5,500					\$175,50	00					
30	Restrooms	7450237 Flooring, Ceramic Tile, Replace	40	30	10	3000	SF	\$18.00 \$	54,000						\$54,000								
30	Kitchen	7450231 Flooring, Quarry Tile, Replace	50	38	12	7000	SF	\$26.00 \$1	82,000							\$182	000						
030	Throughout building	7450196 Flooring, Wood, Strip, Refinish	10	7	3	3000	SF	\$4.00 \$	12,000		\$1	2,000					\$12,00	00					
030	Throughout building	7450205 Flooring, Vinyl Tile (VCT), Replace	15	11	4	32000	SF	\$5.00 \$1	60,000			\$160,00	00								\$160,0	000	\$
030	Throughout building	7450220 Flooring, Terrazzo, Replace	50	42	8	7000	SF	\$14.00 \$	98,000					\$98,000									
30	Throughout building	7450311 Flooring, Carpet, Commercial Standard, Replace	10	7	3	22000	SF	\$7.50 \$1	65,000		\$16	5,000					\$165,00	00					\$
050	Throughout building	7450247 Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace	30	18	12	24000	SF	\$4.50 \$1	08,000							\$108	000						\$
050	Throughout building	7450264 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	23000	SF	\$2.00 \$	46,000			\$46,00	10					\$46,000					
010	Library	7450341 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	13	12	1	EA	\$17,000.00 \$	17,000							\$17	000						
010	Mechanical room	7450310 Water Heater, Gas, Commercial (125 MBH), Replace	20	18	2	1	EA	\$12,400.00 \$	12,400	\$	12,400												
010		7450360 Water Heater, Gas, Commercial (125 MBH), Replace	20	18	2				12,400		12,400												
010		7450189 Water Heater, Electric, Commercial (12 kW), Replace	20	12	8	1			12,400		-,			\$12,400									
010		7450345 Water Heater, Electric, Commercial (12 kW), Replace	20	12	8	1	_	\$12,400.00 \$						\$12,400									
010			40		-		-							ψ12, 4 00					C04C 200				
		7450322 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		24	16		-							*					\$846,208				\$
)10		7450309 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6				\$7,200					\$7,200									
10		7450248 Urinal, Standard, Replace	30	20	10		_	\$1,100.00							\$9,900								
10	Throughout building	7450198 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	20	EA	\$1,200.00 \$	24,000						\$24,000								
10	Restrooms	7450338 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	14	EA	\$1,500.00 \$	21,000						\$21,000								
10	Restrooms	7450282 Toilet, Commercial Water Closet, Replace	30	20	10	18	EA	\$1,300.00 \$	23,400						\$23,400								
10	Utility closet	7450227 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	23	12	3	EA	\$1,400.00	\$4,200							\$4	200						
10	Kitchen	7450295 Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$2,500									\$2,50	0				
110	Kitchen	7450271 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,100.00	\$2,100									\$2,10	0				
060	Mechanical room	7450197 Air Compressor, Tank-Style, Replace	20	15	5	1	EA	\$10,600.00 \$	10,600				\$10,600										
060		7450354 Air Compressor, Tank-Style, Replace	20		_			\$10,600.00 \$						10,600									
020		7450361 Boiler, Gas, HVAC, Replace	30		-			\$33,800.00 \$					+			33,800			-				

BUREAU

5/29/2024

5/29/2024																
D3020	CodeLocation DescriptionID Cost Description Mechanical room 7450268 Boiler, Gas, HVAC, Replace	Lifespan (EU	L)EAge 19	RUL Quan	ityUnit	Unit Cost * Subtotal 2 \$33,800.00 \$33,800	2024 2025	5 2026 2027 2028	2029	9 2030 2031 2032	2033	\$33,800 \$33,800	36 2037	2038 2039 2040	2041 2042 2043	2044Deficiency Repair Estimate \$33,800
	·							\$1,100				\$33,600				
D3020	Kitchen 7450224 Unit Heater, Hydronic, Replace	20	18	2 1		\$1,100.00 \$1,100		\$1,100		201000						\$1,100
D3020	Throughout building 7450239 Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	22	8 30		\$800.00 \$24,000		647.000		\$24,000					647.000	\$24,000
D3030	Roof 7450285 Split System, Condensing Unit, 10 TON, Replace	15	12	3 1		\$17,200.00 \$17,200		\$17,200							\$17,200	\$34,400
D3030	Roof 7450233 Split System Ductless, Single Zone, Replace	15	11	4 1		\$3,500.00 \$3,500		\$3,500							\$3,500	\$7,000
D3030	Roof 7450200 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450273 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450362 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450334 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450246 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450203 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450348 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450270 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450221 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450320 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450293 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450346 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450276 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450243 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450216 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450357 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450281 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450235 Split System Ductless, Single Zone, Replace	15	11	4 1				\$6,100							\$6,100	\$12,200
D3030	Roof 7450234 Split System Ductless, Single Zone, Replace	15	11	4 1		\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450294 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450275 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450219 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450299 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450286 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450340 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450192 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450288 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450194 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450217 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450230 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450253 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450245 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450330 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450314 Split System Ductless, Single Zone, Replace	15	11	4 1	EA	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450202 Split System Ductless, Single Zone, Replace	15	11	4 1		\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450272 Split System Ductless, Single Zone, Replace	15	11	4 1	_	\$6,100.00 \$6,100		\$6,100							\$6,100	\$12,200
D3030	Roof 7450226 Split System Ductless, Single Zone, Replace	15	5	10 1				\$5,100			9.0	100			ψ5,130	\$6,100
D3050	Mechanical room 7450252 Pump, Distribution, HVAC Heating Water, Replace	15	12	3 1		\$5,100.00 \$5,100		\$5,100			30				\$5,100	\$10,200
D3050					_			φυ, του	\$6,100						ψ5,100	\$6,100
		25	20	5 1		\$6,100.00 \$6,100			φο, 100							
D3050	Mechanical room 7450260 Pump, Distribution, HVAC Heating Water, Replace	15	9	6 1		\$5,100.00 \$5,100				\$5,100		400				\$5,100
D3050	Mechanical room 7450215 Pump, Distribution, HVAC Heating Water, Replace	25	15	10 1	EA							100				\$6,100
D3050	Throughout building 7450289 HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10 7692		\$5.00 \$384,640					\$384	640				\$384,640
D3050	Roof 7450317 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2 1	EA			\$9,000								\$9,000
D3050	Roof 7450298 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2 1	EA	\$7,500.00 \$7,500		\$7,500								\$7,500
D3050	Roof 7450319 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2 1	EA	\$7,500.00 \$7,500		\$7,500								\$7,500
D3050	Mechanical room 7450236 Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3 1	EA	\$15,000.00 \$15,000		\$15,000								\$15,000
D3050	Mechanical room 7450265 Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3 1	EA	\$15,000.00 \$15,000		\$15,000								\$15,000
D3050	Attic Space 7450254 Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3 1	EA	\$15,000.00 \$15,000		\$15,000								\$15,000
D3050	Throughout building 7450301 HVAC System, Ductwork, Medium Density, Replace	30	20	10 7692	8 SF	\$4.00 \$307,712					\$307	712				\$307,712
D3050	Roof 7450261 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17 1	EA	\$40,000.00 \$40,000									\$40,000	\$40,000
D3050	Roof 7450212 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17 1	EA	\$75,000.00 \$75,000									\$75,000	\$75,000
D3050	Roof 7450256 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17 1	EA	\$40,000.00 \$40,000									\$40,000	\$40,000
D3060	Roof 7450333 Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3 1	EA	\$1,200.00 \$1,200		\$1,200								\$1,200
D3060	Roof 7450318 Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3 1		\$1,200.00 \$1,200		\$1,200								\$1,200
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BUREAU VERITAS

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D3060	Roof	iptionID Cost Description 7450284 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	Lifespan (EU 20	L)EAge	RUL 17	Quantity	/Unit EA	\$3,000.00	\$3,000	202	5 2026 2027 202	8 202	9 2030 2031 2032	2033 2	2034 2035 203	6 2037	2038 2039	2040	2041 20 \$3,000	042 2043	2044Defic	iciency Repair Estima \$3,00
	Roof	7450321 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	<u>'</u>		\$3,000.00	\$3,000										\$3,000			\$3,00
D3060				-		1	EA															
D3060	Roof	7450303 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	3	17	1	EA	\$2,400.00	\$2,400										\$2,400			\$2,40
D3060	Roof	7450259 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA		\$3,000										\$3,000			\$3,00
D3060	Roof	7450269 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1		\$3,000.00	\$3,000										\$3,000			\$3,00
D3060	Roof	7450191 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000										\$3,000			\$3,00
D3060	Roof	7450300 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	3	17	1	EA	\$2,400.00	\$2,400										\$2,400			\$2,40
D3060	Roof	7450308 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000										\$3,000			\$3,00
D3060	Roof	7450238 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000										\$3,000			\$3,00
D3060	Roof	7450278 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000										\$3,000			\$3,0
D3060	Roof	7450297 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	3	17	1	EA	\$3,000.00	\$3,000										\$3,000			\$3,0
D4010	Kitchen	7450363 Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	10	LF	\$400.00	\$4,000				\$4,000									\$4,0
D5010	Building exterior	7450327 Generator, Diesel, Replace	25	24	1	1	EA	\$40,000.00	\$40,000	\$40,000												\$40,0
D5020	Electrical room	7450249 Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$8,000.00	\$8,000		\$8,000											\$8,0
D5020	Electrical room	7450242 Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$6,000.00	\$6,000		\$6,000											\$6,0
D5020	Electrical room	7450251 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA		\$8,000		,,,,,,						\$8,000					\$8,0
D5030		ding 7450210 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	76928			\$192,320				\$192,320				ψ0,000					\$192,3
					7															-		
D5040		ding 7450290 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	-	76928			\$346,176				\$346,176									\$346,1
D6020		ding 7450351 Low Voltage System, Phone & Data Lines, Replace	20	13	7	76928			\$115,392				\$115,392									\$115,3
D6060	-	ding 7450316 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	76928			\$126,931				\$126,931									\$126,9
D7030	Throughout build	ding 7450335 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	76928	SF	\$2.00	\$153,856			\$153,856	5								\$153,856	\$307,7
D7050	Throughout build	ding 7450228 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	76928	SF	\$3.00	\$230,784				\$230,784									\$230,7
D7050	Office	7513347 Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$15,000.00	\$15,000				\$15,000									\$15,0
D8010	Throughout Build	ding 7530486 BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	14	1	76928	SF	\$2.50	\$192,320	\$192,320								\$192,320				\$384,6
E1030	Kitchen	7450209 Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280		\$8,280				\$8,28)						\$16,5
E1030	Kitchen	7450232 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700		\$1,700								\$1,7	′00		\$3,4
E1030	Kitchen	7450280 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00	\$1,700		\$1,700)								\$1,700		\$3,4
E1030	Kitchen	7450336 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00	\$1,700		\$1,700)								\$1,700		\$3,4
E1030	Kitchen	7450296 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600			\$3,600									\$3,600	\$7,2
E1030	Kitchen	7450195 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600			\$4,600)								\$4,600	\$9,2
E1030	Kitchen	7450364 Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	\$6,700.00	\$6,700			\$6,700									\$6,700	\$13,4
E1030	Kitchen	7450359 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$6,300			\$6,300								-	\$6,300	\$12,6
E1030	Kitchen	7450358 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10		1	EA	\$3,600.00	\$3,600			\$3,600									\$3,600	\$7,2
				10								φ3,000									\$5,000	
E1030	Kitchen	7450326 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15		6	1	EA	\$4,600.00	\$4,600				\$4,600									\$4,6
E1030	Kitchen	7450257 Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1		\$7,000.00	\$7,000				\$7,000					\$7,000				\$14,0
E1030	Kitchen	7450229 Foodservice Equipment, Steamer, Freestanding, Replace	10	4		1		\$10,500.00					\$10,500					\$10,500				\$21,0
E1030	Kitchen	7450250 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	- 8	7	1		\$4,500.00					\$4,500									\$4,5
E1030	Kitchen	7450302 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600				\$4,600									\$4,6
E1030	Kitchen	7450274 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	\$6,300.00	\$6,300				\$6,300									\$6,3
E1030	Kitchen	7450355 Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	7	8	1	EA	\$6,400.00	\$6,400				\$6,400									\$6,4
E1030	Kitchen	7450356 Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	7	8	1	EA	\$6,400.00	\$6,400				\$6,400									\$6,4
E1030	Kitchen	7450240 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600					\$3,	600							\$3,6
≣1030	Kitchen	7450313 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700					\$1,	700							\$1,7
E1030	Kitchen	7450291 Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	10	10	1	EA	\$35,000.00	\$35,000					\$35,	000							\$35,0
E1040	Throughout build	ding 7450277 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	\$1,500.00	\$1,500				\$1,500						\$1,500			\$3,0
E2010		ding 7450315 Casework, Countertop, Plastic Laminate, Replace	15	10	5	120	LF	\$50.00	\$6,000			\$6,000									\$6,000	\$12,0
E2010		ding 7450267 Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	250	LF	\$300.00					\$75,000									\$75,0
34050		r 7450306 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7		EA						\$10,800							-		\$10,8
						-				0			φ10,000									
P2030	I nroughout build	ding 7450337 Engineering Study, Structural, General Design, Design	0	0	0	1	LΑ	\$7,000.00	\$7,000 \$7,000													\$7,0
Totals, Unes	calated								\$22,400	\$2,286,220	\$58,180 \$437,900 \$635,100	\$469,356	\$ \$120,000 \$916,983 \$355,920	\$0 \$1,051,	452 \$67,600 \$361,48	\$352,500 \$	\$46,000 \$28,000	1,081,228	\$194,300 \$24,0	00 \$386,500	\$2,518,640	\$11,413,7
Totals, Uneso		n, compounded annually)											5 \$120,000 \$916,983 \$355,920 2 \$143,286 \$1,127,774 \$450,869		452 \$67,600 \$361,48 064 \$93,574 \$515,38							

Woodville Elementary School / Site

Uniformat Co	deLocation Descripti		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	7 2038	2039	2040	2041	2042	2043	2044Defic	ency Repair Estimate
F1020	Site	7450347	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	25	0	1000	SF	\$100.00	\$100,000 \$100,000																					\$100,000
G2020	Site	7450266	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	26000	SF	\$0.45	\$11,700	\$	11,700					\$11,700					\$11,700					\$11,700				\$46,800
G2020	Site	7450211	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	26000	SF	\$3.50	\$91,000				\$91,000																	\$91,000
G2050	Site	7450339	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	25000	SF	\$0.45	\$11,250	\$	11,250					\$11,250					\$11,250					\$11,250				\$45,000
G2050	Site	7450258	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	4	EA	\$9,500.00	\$38,000								\$38,000													\$38,000

Replacement Reserves Report

BUREAU VERITAS

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Uniformat Co	deLocation Description	I D	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit Cost	* Subtotal 2024	20	025 2020	2027	202	8 2029	2030 20	31 203	2 2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044Defi	iciency Repair Estimate
G2050	Site	7450365	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	\$9,500.0	00 \$19,000									\$19,000											\$19,000
G2050	Site	7450199	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlage	, 25	15	10	25000	SF	\$3.5	50 \$87,500									\$87,500											\$87,500
G2050	Site	7450255	Play Structure, Multipurpose, Medium, Replace	20	14	6	6	EA	\$20,000.0	00 \$120,000					\$12	0,000														\$120,000
G2050	Site	7450343	Playfield Surfaces, Artificial Play Turf, Replace	15	4	11	5000	SF	\$20.0	00 \$100,000									\$	100,000										\$100,000
G2050	Site	7450283	Play Structure, Multipurpose, Small, Replace	20	8	12	5	EA	\$10,000.0	00 \$50,000											\$50,000									\$50,000
G2050	Site	7450193	Play Structure, Swing Set, 4 Seats, Replace	20	8	12	2	EA	\$2,500.0	00 \$5,000											\$5,000									\$5,000
G2050	Site	7450279	Play Structure, Multipurpose, Medium, Replace	20	5	15	6	EA	\$20,000.0	00 \$120,000													5	\$120,000						\$120,000
G2060	Site	7450244	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	4	EA	\$600.0	00 \$2,400					\$2,400															\$2,400
G2060	Site	7450292	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	5	EA	\$600.0	00 \$3,000									\$3,000											\$3,000
G2060	Site	7450332	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	\$700.0	00 \$1,400									\$1,400											\$1,400
G2060	Site	7450350	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	400	LF	\$21.0	00 \$8,400															\$8,400					\$8,400
G2060	Site	7450352	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.0	00 \$3,000				\$3,000																\$3,000
G2060	Site	7450201	Flagpole, Metal, Replace	30	22	8	1	EA	\$2,500.0	00 \$2,500							\$2,500													\$2,500
G2060	Site	7450323	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	15	EA	\$150.0	00 \$2,250									\$2,250											\$2,250
G2080	Landscaping	7519124	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	290000	SF	\$1.0	00 \$290,000									\$290,000											\$290,000
Totals, Unesc	calated									\$100	,000	\$0 \$22,950	\$0	\$94,000	\$2,400 \$12	0,000 \$22,9	50 \$40,500	\$0	\$403,150	100,000	\$77,950	\$0	\$0	\$120,000	\$8,400 \$	\$22,950	\$0	\$0	\$0	\$1,135,250
Totals, Escal	ated (3.0% inflation, cor	mpounded	d annually)							\$100	,000	\$0 \$24,348	\$0	\$105,798	3 \$2,782 \$14	3,286 \$28,2	26 \$51,304	\$0	\$541,800	138,423	\$111,138	\$0	\$0	\$186,956	\$13,480 \$	\$37,933	\$0	\$0	\$0	\$1,485,474

Appendix F:
Equipment Inventory List



ex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	7450341	D1010	Vertical Lift	Wheelchair, 5' Rise		Woodville Elementary School / Main Building	Library	Garaventa	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554981	
Plumbing													
	ID	UFCode	Component Description	Attributes		Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	7450189	D2010	Water Heater	Electric, Commercial (12 kW)	JU GAL	Woodville Elementary School / Main Building	Mechanical room	Bradford White	M250T6DS5	CD7639101		https://rvaschools.gofmx.com/equipment/1554893	
	7450345	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	Woodville Elementary School / Main Building	Mechanical room	Bradford White	RE340T6-1NCWW	XG48143701		https://rvaschools.gofmx.com/equipment/1554894	
	7450360	D2010	Water Heater	Gas, Commercial (125 MBH)	OTOAL	Woodville Elementary School / Main Building	Mechanical room	State Industries, Inc.	SBD81190NE	D05M005631	2005	https://rvaschools.gofmx.com/equipment/1554882	
	7450310	D2010	Water Heater	Gas, Commercial (125 MBH)	OTOAL	Woodville Elementary School / Main Building	Mechanical room	State Industries, Inc.	SBD81190NE	E05M004534	2005	https://rvaschools.gofmx.com/equipment/1554879	
	7450354	D2060	Air Compressor	Tank-Style	5 HP	Woodville Elementary School / Main Building	Mechanical room	Melben	CRN H2732.54	450815		https://rvaschools.gofmx.com/equipment/1554889	
	7450197	D2060	Air Compressor	Tank-Style		Woodville Elementary School / Main Building	Mechanical room	SpeedAire	3Z409B	L11/9/2009 00025	2009	https://rvaschools.gofmx.com/equipment/1554876	
VAC	15	ueo :		A	0 "	D 1111				0.11	5.1		
	ID	UFCode	Component Description	Attributes		Building Woodville Flementary	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	7450190	D3020	Boiler	Gas, HVAC	930 MBH	Woodville Elementary School / Main Building Woodville Elementary	Mechanical room	Lochinvar	FTX850N	1949 117161995	2020	https://rvaschools.gofmx.com/equipment/1554891	
	7450361	D3020	Boiler [Boiler B-1]	Gas, HVAC	731 - 1000 MBH	Woodville Elementary School / Main Building Woodville Elementary	Mechanical room	Patterson-Kelley	CRN L2849 512347	BR13-05-27741	2005	https://rvaschools.gofmx.com/equipment/1554885	
	7450268	D3020	Boiler [Boiler B-2]	Gas, HVAC	731 - 1000 MBH	Woodville Elementary School / Main Building	Wechanical 100m	Patterson-Kelley	CRN L2849.51234T	BR15-05-27739	2005	https://rvaschools.gofmx.com/equipment/1554886	
	7450239	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Woodville Elementary School / Main Building	Throughout building						30
	7450224	D3020	Unit Heater	Hydronic	8 - 12 MBH	Woodville Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554976	
	7450285	D3030	Split System	Condensing Unit, 10 TON	10 TON	Woodville Elementary School / Main Building	Roof	Trane	TTA120E300AA	10033N6LAD	2010	https://rvaschools.gofmx.com/equipment/1554939	
	7450202	D3030	Split System Ductless	Single Zone	0 1011	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554934	
	7450226	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Daikin Industries	RZG42TAVJU	F000307	2019	https://rvaschools.gofmx.com/equipment/1554956	
	7450272	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554954	
	7450245	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554902	
	7450330	D3030	Split System Ductless	Single Zone	3 1014	School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554911	
	7450314	D3030	Split System Ductless	Single Zone	3 1011	School / Main Building		Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554910	
	7450230	D3030	Split System Ductless	Single Zone	3 1011	School / Main Building	Nooi	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554929	
	7450288	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554899	
	7450194	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554948	
	7450217	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554946	
	7450253	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554933	
	7450340	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554932	
	7450276	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554917	
	7450299	D3030	Split System Ductless	Single Zone	3 1011	School / Main Building		Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554905	
	7450286	D3030	Split System Ductless	Single Zone		Woodville Elementary School / Main Building		Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554926	
	7450192	D3030	Split System Ductless	Single Zone	3 1011	School / Main Building	Nooi	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554952	
	7450320	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554903	
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24	7450293	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554904
25	7450346	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554936
26	7450246	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554937
27	7450200	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554916
28	7450243	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554955
29	7450216	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554947
30	7450357	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554908
31	7450281	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554949
32	7450235	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554935
33	7450234	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554921
34	7450294	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554919
35	7450275	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554922
36	7450219	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554953
37	7450270	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554918
38	7450221	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554930
39	7450233	D3030	Split System Ductless	s Single Zone	.75 - 1 TON	Woodville Elementary School / Main Building	Roof	LG	LSU092CE	No dataplate		https://rvaschools.gofmx.com/equipment/1554938
40	7450273	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554931
41	7450362	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554928
42	7450334	D3030	Split System Ductless	s Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554909
43	7450203	D3030	Split System Ductless	Single Zone	3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554927
44	7450348	D3030	Split System Ductless		3 TON	Woodville Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A36NHA4	Illegible		https://rvaschools.gofmx.com/equipment/1554920
45	7450215	D3050	Pump	Distribution, HVAC Heating Water	5 HP	School / Main Building	Mechanical room	Baldor	EM3218T	36G548S270G1		https://rvaschools.gofmx.com/equipment/1554883
46	7450349	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Woodville Elementary School / Main Building	Mechanical room	Baldor	EM3218T B	366548T1993		https://rvaschools.gofmx.com/equipment/1554884
47	7450252	D3050	Pump	Distribution, HVAC Heating Water	1 - 3 HP	Woodville Elementary School / Main Building	Mechanical room	U.S. Electrical Motors	Illegible	DJ1S2AMR		https://rvaschools.gofmx.com/equipment/1554887
48	7450260	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Woodville Elementary School / Main Building	Mechanical room	Marathon Electric	XH145TTFBD16031AA M	C-MM204912-FR11		https://rvaschools.gofmx.com/equipment/1554895
49	7450265	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1201 - 2400 CFM	Woodville Elementary School / Main Building	Mechanical room	Nesbitt	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554888
50	7450254	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1201 - 2400 CFM	Woodville Elementary School / Main Building	Attic Space	Trane	V215C8	C92845		https://rvaschools.gofmx.com/equipment/1554897
51	7450236	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1201 - 2400 CFM	Woodville Elementary School / Main Building	Mechanical room	Century	SC-G4-FKC5-3	LP 17 12EL		https://rvaschools.gofmx.com/equipment/1554881
52	7450261	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	16 TON	Woodville Elementary School / Main Building	Roof	Daikin Industries	DPS016AHMW2DW-4	FB0U201000063	2021	https://rvaschools.gofmx.com/equipment/1554942
53	7450212	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	40 TON	Woodville Elementary School / Main Building	Roof	Daikin Industries	MPS040FW2DW1CBBVDR	FB0U200901726	2021	https://rvaschools.gofmx.com/equipment/1554944
54	7450317	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Woodville Elementary School / Main Building	Roof	Carrier	50TFQ005-A-511	2806G46475	2006	https://rvaschools.gofmx.com/equipment/1554923
55	7450256	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	16 TON	Woodville Elementary School / Main Building	Roof	Daikin Industries	DPS016AHMW2DW-4	FB0U201000064	2021	https://rvaschools.gofmx.com/equipment/1554943
56	7450298	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Woodville Elementary School / Main Building	Roof	York	D4CE836A254	NHFM097012	1997	https://rvaschools.gofmx.com/equipment/1554925
57	7450319	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Woodville Elementary School / Main Building	Roof	York	Illegible	Illegible		https://rvaschools.gofmx.com/equipment/1554924
58	7450328	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Woodville Elementary School / Main Building	Attic Space	SOLER & PALAU	CM20	SN863147-1	2021	https://rvaschools.gofmx.com/equipment/1554941

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9	7450353	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Woodville Elementary School / Main Building	Attic Space	SOLER & PALAU	CM20	SN863149-1	2021	https://rvaschools.gofmx.com/equipment/1554945	
	7450312	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Woodville Elementary School / Main Building	Attic Space	SOLER & PALAU	CM24	SN863151-1	2021	https://rvaschools.gofmx.com/equipment/1554898	
	7450318	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Woodville Elementary School / Main Building		Twin City Fan & Blower	DCRD085B	C10.000000020156		https://rvaschools.gofmx.com/equipment/1554940	
	7450333	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Woodville Elementary School / Main Building		Penn Ventilator Company	Illegible	Illegible		https://rvaschools.gofmx.com/equipment/1554912	
	7450303	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Woodville Elementary School / Main Building		SOLER & PALAU	STXBHP18RHUL	SN863145-1	2021	https://rvaschools.gofmx.com/equipment/1554913	
	7450300	D3060	Exhaust Fan	Roof or Wall-Mounted, 16"	1281 CFM	Woodville Elementary School / Main Building		SOLER & PALAU	SDBD12	SN863141-1	2021	https://rvaschools.gofmx.com/equipment/1554914	
5	7450284	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2196 CFM	Woodville Elementary School / Main Building	Roof	SOLER & PALAU	SDBD14	SN863143-1	2021	https://rvaschools.gofmx.com/equipment/1554907	
6	7450321	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3298 CFM	Woodvillo Elementary	Roof	SOLER & PALAU	SDBD16	SN863146-1	2021	https://rvaschools.gofmx.com/equipment/1554915	
,	7450259	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Woodville Elementary School / Main Building	Roof	SOLER & PALAU	STXB15RHUIL	SN863142-3	2021	https://rvaschools.gofmx.com/equipment/1554957	
8	7450297	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Woodville Elementary School / Main Building	Roof	SOLER & PALAU	STXB15RHUIL	SN863142-1	2021	https://rvaschools.gofmx.com/equipment/1554901	
)	7450269	D3060	Exhaust Fan	Roof or Wall-Mounted, 24"	3334 CFM	Woodville Elementary	Roof	SOLER & PALAU	STXB14RHUL	SN863140-2	2021	https://rvaschools.gofmx.com/equipment/1554900	
0	7450191	D3060	Exhaust Fan	Damper Roof or Wall-Mounted, 24"	2001 - 5000 CFM	School / Main Building Woodville Elementary	Roof	SOLER & PALAU	STXBHP18RHUL	SN863144-1	2021	https://rvaschools.gofmx.com/equipment/1554951	
1	7450308	D3060	Exhaust Fan	Damper Roof or Wall-Mounted, 24"	3334 CFM	School / Main Building Woodville Elementary	Roof	SOLER & PALAU	STXB14RHUL	SN863140-1	2021	https://rvaschools.gofmx.com/equipment/1554950	
2	7450278	D3060	Exhaust Fan	Damper Roof or Wall-Mounted, 24"	2001 - 5000 CFM	Woodville Elementary	Roof	SOLER & PALAU	STXB15RHUIL	SN863142-2	2021	https://rvaschools.gofmx.com/equipment/1554961	
3	7450238	D3060	Exhaust Fan	Damper Roof or Wall-Mounted, 24"	2196 CFM	School / Main Building Woodville Elementary	Roof	SOLER & PALAU	SDBD14	SN863143-2	2021	https://rvaschools.gofmx.com/equipment/1554906	
40 Fire Protect				Damper		School / Main Building						. 5	
idex	ID	UFCode	Component Description	Attributes	Canacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
ney.			Fire Suppression	Attributes Commercial Kitchen, per LF of	Capacity f	Woodville Elementary		iviariuraciurer	IVIOUEI	Seliai	ратаріяте ті	Daicode	-
o Flants	7450363	D4010	System	Hood		School / Main Building							10
50 Electrical													
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			Component Description	Attributes	Сарасну	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	7450327	D5010	Generator	Diesel	35 - 60 KW	Woodville Elementary School / Main Building	Building exterior	Manufacturer Kohler	Model No dataplate	Serial No dataplate	Dataplate Yr	Barcode https://rvaschools.gofmx.com/equipment/1554978	Qty
						Woodville Elementary School / Main Building Woodville Elementary School / Main Building	Building exterior Electrical room				Dataplate Yr		Gty
	7450327	D5010	Generator	Diesel	35 - 60 KW	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room	Kohler	No dataplate	No dataplate	Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978	Gty
	7450327 7450242 7450251 7450249	D5010	Generator Distribution Panel	Diesel 120/208 V	35 - 60 KW 400 AMP	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary	Building exterior Electrical room Electrical room	Kohler Square D	No dataplate NALB-6-7259-3E	No dataplate	Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896	Gty
70 Electronic S	7450327 7450242 7450251	D5010 D5020 D5020 D5020	Generator Distribution Panel Distribution Panel	Diesel 120/208 V 120/208 V	35 - 60 KW 400 AMP 800 AMP	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary	Building exterior Electrical room Electrical room	Kohler Square D Square D	No dataplate NALB-6-7259-3E MLW-8-7259-1A.	No dataplate No dataplate No dataplate BX3673		https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892	·
70 Electronic S dex	7450327 7450242 7450251 7450249	D5010 D5020 D5020	Generator Distribution Panel Distribution Panel Distribution Panel	Diesel 120/208 V 120/208 V	35 - 60 KW 400 AMP 800 AMP	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail	Kohler Square D Square D	No dataplate NALB-6-7259-3E MLW-8-7259-1A.	No dataplate No dataplate No dataplate		https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892	Qty
	7450327 7450242 7450251 7450249 Safety & Security	D5010 D5020 D5020 D5020	Generator Distribution Panel Distribution Panel Distribution Panel	Diesel 120/208 V 120/208 V 120/208 V	35 - 60 KW 400 AMP 800 AMP 800 AMP	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail	Kohler Square D Square D Westinghouse	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B	No dataplate No dataplate No dataplate BX3673	1993	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877	·
dex	7450327 7450242 7450251 7450249 Safety & Security	D5010 D5020 D5020 D5020 UFCode	Generator Distribution Panel Distribution Panel Distribution Panel Component Description	Diesel 120/208 V 120/208 V 120/208 V Attributes	35 - 60 KW 400 AMP 800 AMP 800 AMP	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Building	Building exterior Electrical room Electrical room Electrical room Location Detail	Kohler Square D Square D Westinghouse	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model	No dataplate No dataplate No dataplate BX3673 Serial	1993	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877	
lex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security	D5010 D5020 D5020 D5020 UFCode	Generator Distribution Panel Distribution Panel Distribution Panel Component Description	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable	35 - 60 KW 400 AMP 800 AMP 800 AMP	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Building	Building exterior Electrical room Electrical room Electrical room Location Detail	Kohler Square D Square D Westinghouse	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model	No dataplate No dataplate No dataplate BX3673 Serial	1993	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877	
dex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security ID 7513347	D5010 D5020 D5020 D5020 UFCode D7050	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity	Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail	Kohler Square D Square D Westinghouse Manufacturer NA	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA	No dataplate No dataplate No dataplate BX3673 Serial NA	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode	Qty
dex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security ID 7513347	D5010 D5020 D5020 D5020 UFCode D7050 UFCode	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel Component Description	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes Dairy Cooler/Wells	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity	Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail Kitchen	Kohler Square D Square D Westinghouse Manufacturer NA	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA	No dataplate No dataplate No dataplate BX3673 Serial NA	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode	Qty
dex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security ID 7513347 ID 7450358	D5010 D5020 D5020 D5020 UFCode D7050 UFCode E1030	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel Component Description Foodservice Equipment	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes Dairy Cooler/Wells	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity	Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary School / Main Building Woodville Elementary	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail Kitchen	Kohler Square D Square D Westinghouse Manufacturer NA Manufacturer Beverage-Air Corporation	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA Model No dataplate	No dataplate No dataplate No dataplate BX3673 Serial NA Serial No dataplate	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode Barcode https://rvaschools.gofmx.com/equipment/1554975	Qty
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lex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security ID 7513347 ID 7450358 7450240 7450250	D5010 D5020 D5020 D5020 UFCode D7050 UFCode E1030 E1030	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel Component Description Foodservice Equipment Foodservice Equipment	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes t Dairy Cooler/Wells t Dairy Cooler/Wells t Exhaust Hood, 8 to 10 LF t Food Warmer, Proofing Cabinet on Wheels	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity	Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail Kitchen Kitchen Kitchen	Kohler Square D Square D Westinghouse Manufacturer NA Manufacturer Beverage-Air Corporation Delfield No dataplate	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA Model No dataplate NLFACP-16 No dataplate	No dataplate No dataplate No dataplate BX3673 Serial NA Serial No dataplate 2211820101996 No dataplate	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode https://rvaschools.gofmx.com/equipment/1554975 https://rvaschools.gofmx.com/equipment/1554965 https://rvaschools.gofmx.com/equipment/1554969	Qty
dex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security ID 7513347 ID 7450358 7450240 7450250 7450336	D5010 D5020 D5020 D5020 UFCode D7050 UFCode E1030 E1030 E1030	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel Component Description Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes t Dairy Cooler/Wells t Dairy Cooler/Wells t Exhaust Hood, 8 to 10 LF t Food Warmer, Proofing Cabinet on Wheels	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity Capacity	Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail Kitchen Kitchen Kitchen Kitchen	Kohler Square D Square D Westinghouse Manufacturer NA Manufacturer Beverage-Air Corporation Delfield No dataplate Vollrath	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA Model No dataplate NLFACP-16 No dataplate 89148	No dataplate No dataplate No dataplate BX3673 Serial NA Serial No dataplate 2211820101996 No dataplate 1-3	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode https://rvaschools.gofmx.com/equipment/1554975 https://rvaschools.gofmx.com/equipment/1554965 https://rvaschools.gofmx.com/equipment/1554969 https://rvaschools.gofmx.com/equipment/1554964	Qty
	7450327 7450242 7450251 7450249 Safety & Security ID 7513347 ID 7450358 7450240 7450250 7450364	D5010 D5020 D5020 D5020 UFCode D7050 UFCode E1030 E1030 E1030 E1030	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel Component Description Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes Dairy Cooler/Wells Exhaust Hood, 8 to 10 LF Food Warmer, Proofing Cabinet on Wheels I Cemaker, Freestanding Refrigerator, 3-Door Reach-In Walk-In, Condenser for	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity Capacity	Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail Kitchen Kitchen Kitchen Kitchen Kitchen	Kohler Square D Square D Westinghouse Manufacturer NA Manufacturer Beverage-Air Corporation Delfield No dataplate Vollrath Manitowoc	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA Model No dataplate NLFACP-16 No dataplate 89148 B400	No dataplate No dataplate No dataplate BX3673 Serial NA Serial No dataplate 2211820101996 No dataplate 1-3 050421475	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode https://rvaschools.gofmx.com/equipment/1554975 https://rvaschools.gofmx.com/equipment/1554965 https://rvaschools.gofmx.com/equipment/1554969 https://rvaschools.gofmx.com/equipment/1554964 https://rvaschools.gofmx.com/equipment/1554977	Qty
lex 0 Equipment	7450327 7450242 7450251 7450249 Safety & Security ID 7513347 ID 7450358 7450240 7450250 7450364 7450355	D5010 D5020 D5020 D5020 UFCode D7050 UFCode E1030 E1030 E1030 E1030 E1030	Generator Distribution Panel Distribution Panel Distribution Panel Component Description Fire Alarm Panel Component Description Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment	Diesel 120/208 V 120/208 V 120/208 V Attributes Fully Addressable Attributes Dairy Cooler/Wells Exhaust Hood, 8 to 10 LF Food Warmer, Proofing Cabinet on Wheels I Icemaker, Freestanding Refrigerator, 3-Door Reach-In Walk-In, Condenser for Refigerator/Freezer Walk-In, Condenser for	35 - 60 KW 400 AMP 800 AMP 800 AMP Capacity Capacity	Woodville Elementary School / Main Building Building Woodville Elementary School / Main Building	Building exterior Electrical room Electrical room Electrical room Location Detail Office Location Detail Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen	Kohler Square D Square D Westinghouse Manufacturer NA Manufacturer Beverage-Air Corporation Delfield No dataplate Vollrath Manitowoc Delfield	No dataplate NALB-6-7259-3E MLW-8-7259-1A. PRL4B Model NA Model No dataplate NLFACP-16 No dataplate 89148 B400 GBF3P-S	No dataplate No dataplate No dataplate BX3673 Serial NA Serial No dataplate 2211820101996 No dataplate 1-3 050421475 2301820202272	1993 Dataplate Yr	https://rvaschools.gofmx.com/equipment/1554978 https://rvaschools.gofmx.com/equipment/1554896 https://rvaschools.gofmx.com/equipment/1554892 https://rvaschools.gofmx.com/equipment/1554877 Barcode https://rvaschools.gofmx.com/equipment/1554975 https://rvaschools.gofmx.com/equipment/1554965 https://rvaschools.gofmx.com/equipment/1554969 https://rvaschools.gofmx.com/equipment/1554964 https://rvaschools.gofmx.com/equipment/1554977 https://rvaschools.gofmx.com/equipment/1554970	Qty

10	7450326	E1030	Foodservice Equipment Refriger.	rator, 2-Door Reach-In	Woodville Elementary School / Main Building Kitchen	Manitowoc	GCR2-S	1120199213		https://rvaschools.gofmx.com/equipment/1554973
11	7450356	E1030	Foodservice Equipment Refriger	rator, 3-Door Reach-In	Woodville Elementary School / Main Building Kitchen	Traulsen	G30010	T45497110		https://rvaschools.gofmx.com/equipment/1554972
12	7450195	E1030	Foodservice Equipment Refriger	rator, 2-Door Reach-In	Woodville Elementary School / Main Building Kitchen	Hobart	QF2	No dataplate		https://rvaschools.gofmx.com/equipment/1554971
13	7450302	E1030	Foodservice Equipment Refriger	rator, 2-Door Reach-In	Woodville Elementary School / Main Building Kitchen	Manitowoc	GBR2-S	1120111304		https://rvaschools.gofmx.com/equipment/1554962
14	7450296	E1030	Foodservice Equipment Dairy Co	Cooler/Wells	Woodville Elementary School / Main Building Kitchen	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554960
15	7450280	E1030	Foodservice Equipment Food War [A] Cabinet	Varmer, Proofing t on Wheels	Woodville Elementary School / Main Building Kitchen	Vollrath	89148	1-3		https://rvaschools.gofmx.com/equipment/1554959
16	7450313	E1030	Foodservice Equipment Food War [C] Cabinet	Varmer, Proofing t on Wheels	Woodville Elementary School / Main Building Kitchen	Metro	No dataplate	C5HME034015	2019	https://rvaschools.gofmx.com/equipment/1554963
17	7450232	E1030	Foodservice Equipment Food War [D] Cabinet	Varmer, Proofing t on Wheels	Woodville Elementary School / Main Building Kitchen	Metro	No dataplate	C5HM010236	2011	https://rvaschools.gofmx.com/equipment/1554958
18	7450257	E1030	Foodservice Equipment Steamer	er, Tabletop	Woodville Elementary School / Main Building Kitchen	Cleveland	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554966
19	7450229	E1030	Foodservice Equipment Steamer	er, Freestanding	Woodville Elementary School / Main Building Kitchen	Convotherm	C4eT 6.20 GS -N	WS216041424		https://rvaschools.gofmx.com/equipment/1554967
20	7450209	E1030	Foodservice Equipment Convect	ction Oven, Double	Woodville Elementary School / Main Building Kitchen	Blodgett	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1554968
21	7450277	E1040	Healthcare Equipment Defibrilla Mounted	lator (AED), Cabinet- ed	Woodville Elementary School / Main Building	ıt building				