

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Overby-Sheppard Elementary School
2300 First Avenue
Richmond, VA 23222

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

February 26, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School Campus
Number of Buildings	1
Main Address	2300 First Avenue, Richmond, VA 23222
Site Developed	1950
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 26, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780.6251 Mobile: (804) 325.0740 Email: Rhathawa@rvaschools.net
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

The Overby-Sheppard Elementary School was constructed in 1950 and originally had an open concept floor plan. It was later converted with new walls, doors, locks, ceiling grid, intercom system, fire system, and backflow. The general use and occupants of the facility are administration, teachers, and students used for education.

Architectural

The school's architecture and façade are from original construction and consists of brick and metal siding. The metal panels were installed in 2016. The windows are aluminum, and the exterior doors are aluminum and steel. The roofing consists of a built-up finish and is in fair condition. The structure is in good condition and no evidence of excessive settlement was observed. The interior finishes are in fair condition and are replaced on an as needed basis. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC consists of rooftop packaged units and electric unit heaters located throughout the building. The packaged units were all replaced in 2017. HVAC systems are controlled by a building automation system (BAS).

The electrical system consists of switchboards, transformers, and distribution panels. There is no generator present for emergency power.

The plumbing system uses an electric water boiler for water heating.

The building is protected with a fire sprinkler system as well as a kitchen suppression system. The building has a fire alarm system in place along with exit lights, emergency lighting, alarms, and fire extinguishers.

Site

The site is well maintained with moderate landscaping features and irrigation system installed. Good lighting is provided in the form of pole and building mounted. Open asphalt parking lots serve the facility. The asphalt sports courts in the rear of the building are in poor condition. The playground has several play structures with plans to upgrade the playground in the future.

Recommended Additional Studies

There are drainage issues reported and observed on the right and rear of the property.

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 Overby-Sheppard Elementary School / Main Building(1950)			
Replacement Value	Total SF	Cost/SF	
\$ 19,720,000	49,300	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 451,700		2.3 %
5-Year	\$ 898,000		4.6 %
10-Year	\$ 5,850,500		29.7 %



Immediate Needs

Facility/Building	Total Items	Total Cost
Overby-Sheppard Elementary School / Site	1	\$7,000
Total	1	\$7,000

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7468388	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	\$7,000
Total (1 items)						\$7,000



Key Findings



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Overby-Sheppard Elementary School Site

Uniformat Code: G2050
Recommendation: **Mill & Overlay in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$112,000

\$\$\$\$

Potholes and cracks throughout - AssetCALC ID: 7468410



Playground Surfaces in Poor condition.

Engineered Wood Fiber, Chips 6" Depth
Overby-Sheppard Elementary School
Playground

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Play surface is discolored and deleted. - AssetCALC ID: 7538568



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Overby-Sheppard Elementary School Site

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,400

\$\$\$\$

Paint has faded away - AssetCALC ID: 7468311



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Overby-Sheppard Elementary School Site

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

It was reported that there are drainage issues on the right side and rear of the building - AssetCALC ID: 7468388

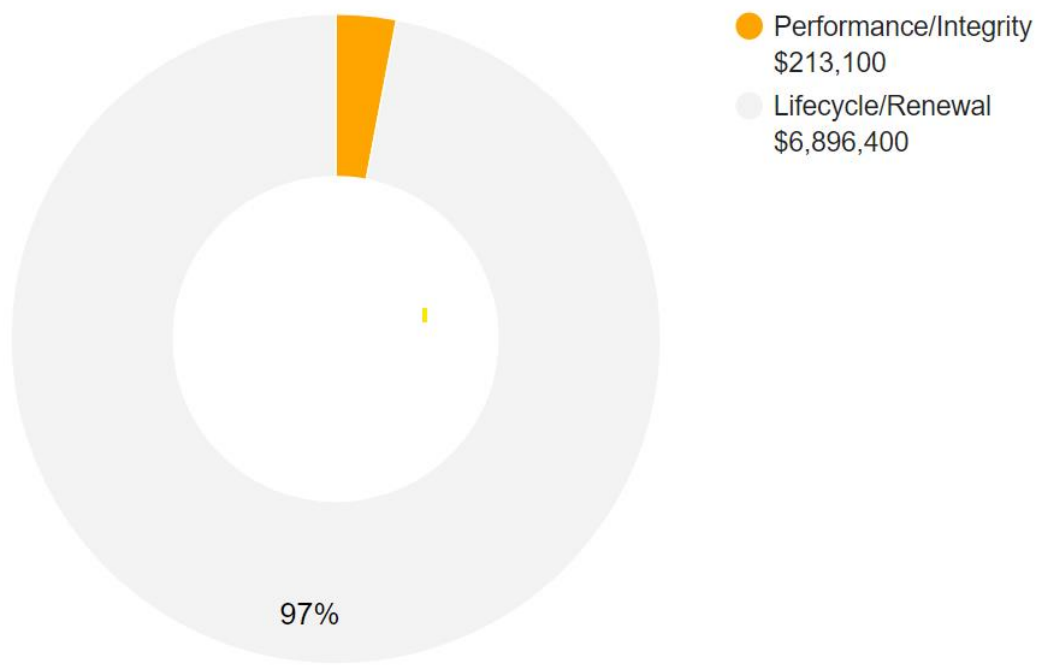
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,109,500



2. Building Information



Building Systems Summary		
Address	2300 First Avenue, Richmond, VA 23222	
Constructed/Renovated	1950	
Building Area	49,300 SF	
Number of Stories	1 story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with steel frame roof, and cast-in-place floors over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick, Secondary Wall Finish: Aluminum Siding Windows: Aluminum	Fair
Roof	Flat construction with built up finish	Fair
Interiors	Walls: Painted CMU and gypsum board Floors: Carpet, quarry tile, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Packaged units, boiler, and cabinet heaters Building Automation System (BAS)	Fair

Building Systems Summary		
Fire Suppression	Dry-pipe sprinkler system, kitchen suppression system, and fire extinguishers	Fair
Electrical	Source & Distribution: Switchboards with copper wiring. Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED, halogen Emergency Power: None	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 building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed	

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

System Expenditure Forecast						
System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
		(1-2 yr)	(3-5 yr)	(6-10 yr)	(11-20 yr)	
Structure	-	-	-	-	\$270,900	\$270,900
Facade	-	-	-	\$315,900	\$1,010,200	\$1,326,100
Roofing	-	-	-	\$1,861,300	\$2,600	\$1,863,900
Interiors	-	\$108,200	\$168,800	\$360,100	\$713,400	\$1,350,600
Plumbing	-	\$50,400	-	\$771,800	\$77,300	\$899,500
HVAC	-	\$233,400	\$15,400	\$666,900	\$1,568,100	\$2,483,900
Fire Protection	-	-	-	\$5,400	\$372,900	\$378,200
Electrical	-	-	\$104,300	\$309,200	\$299,900	\$713,400
Fire Alarm & Electronic Systems	-	-	\$142,900	\$505,200	\$222,600	\$870,700
Equipment & Furnishings	-	-	\$74,500	\$144,500	\$85,400	\$304,400
Site Utilities	-	-	-	\$12,200	-	\$12,200
TOTALS (3% inflation)	-	\$392,000	\$506,000	\$4,952,600	\$4,623,200	\$10,473,800

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.

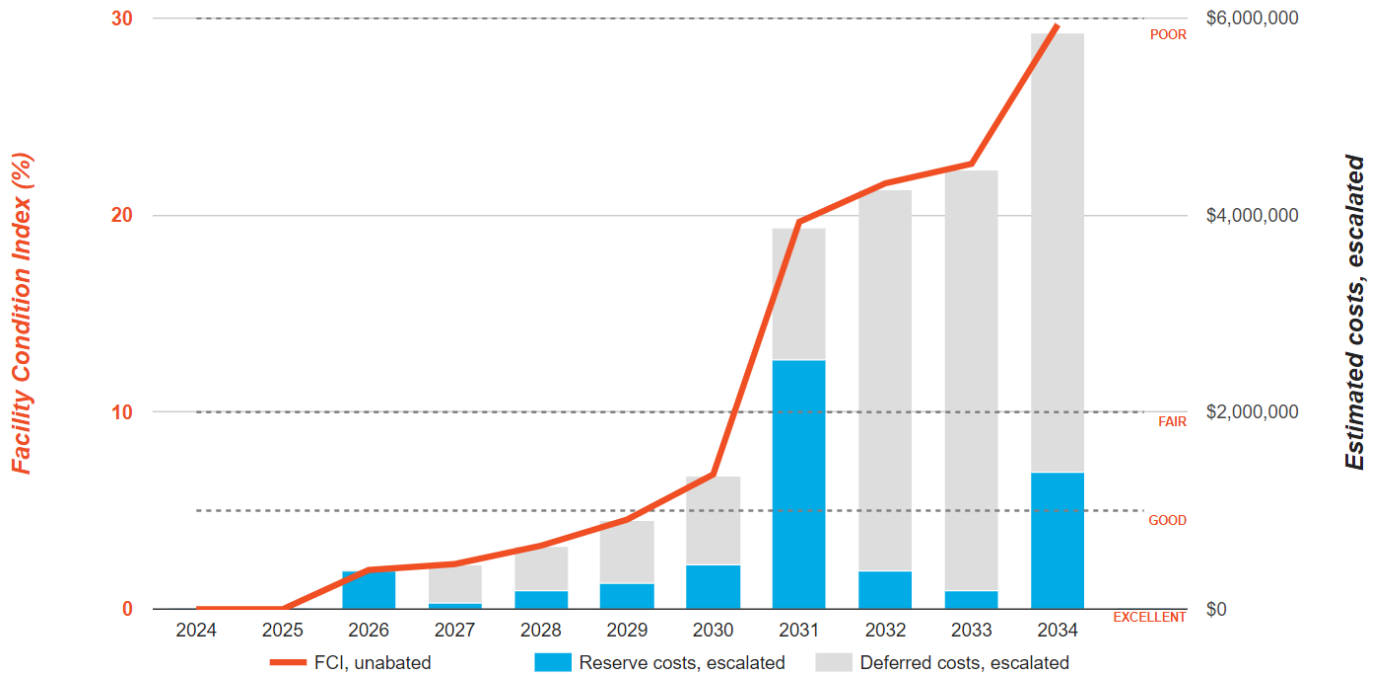
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Overby-Sheppard Elementary School Main Building

Replacement Value: \$19,720,000

Inflation Rate: 3.0%

Average Needs per Year: \$531,900



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - ROOFING



7 - CLASSROOM



8 - KITCHEN



9 - GYMNASIUM



10 - PACKAGED UNIT



11 - SWITCHBOARD



12 - WATER HEATER

3. Site Summary



Site Information		
Site Area	11.6 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link and metal tube fencing; dumpster enclosures, and site lights Playgrounds, basketball courts, 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	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	There are drainage issues reported and observed on the right and rear of the building. The asphalt pavement in the rear of the building is in poor condition with cracks and potholes throughout
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
Site Development	-	\$130,200	\$165,800	\$123,900	\$124,800	\$544,700
Site Utilities	-	-	-	\$68,900	-	\$68,900
Site Pavement	-	\$26,300	\$216,700	\$30,400	\$76,200	\$349,600
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
TOTALS (3% inflation)	\$7,000	\$156,400	\$382,400	\$223,200	\$201,000	\$970,000

Site: Photographic Overview



13 - FRONT COURTYARD



14 - DUMPSTER AREA



15 - LANDSCAPING



16 - PARKING LOT



17 - PROPERTY SIGNAGE



18 - PLAY STRUCTURE

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Overby-Sheppard Elementary School, 2300 First Avenue, Richmond, VA 23222, 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.

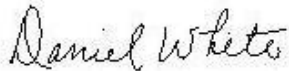
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



**BUREAU
VERITAS**

Project Number

166385.24R000-019.468

Source

Google Earth

Project Name

Overby-Sheppard Elementary
School

On-Site Date

February 26, 2024



Appendix B:

Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Overby-Sheppard Elementary School

Name of person completing form: Ronald Hathaway

Title / Association with property: Director of Facilities

Length of time associated w/ property: 30

Date Completed: February 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	1950		
2	Building size in SF	49300		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2016	Metal fascia panels installed.
		Roof		Tar and gravel
		Interiors		VCT, brick flooring, carpet, gym wood flooring
		HVAC	2016	Replaced roof top HVAC units
		Electrical		
		Site Pavement		Asphalt
		Accessibility	2007/2016	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Building originally was an open floor/Classroom concept. New walls, doors, locks, ceiling grid, intercom, fire system and backflow was installed.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Upgrade energy management system, new playground No budget for the improvements		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Standing water at the right side and right rear of the building		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			Not since the renovation
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
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				Satisfied the 2007 class action lawsuit
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				
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: Overby-Sheppard Elementary School

BV Project Number: 166385.24R000-019.468

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



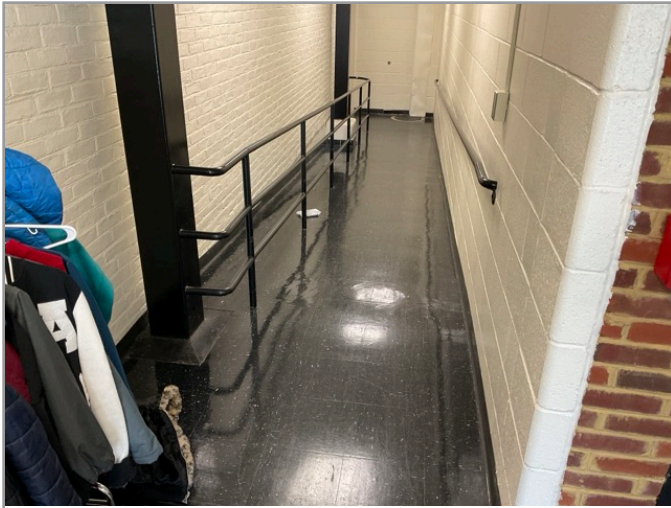
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix D:

Component Condition Report

Component Condition Report | Overby-Sheppard Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,250 LF	20	7468352
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	16,000 SF	12	7468366
B2010	Building Exterior	Fair	Exterior Walls, Brick	10,000 SF	16	7468390
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	4,000 SF	10	7468349
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	7	7468356
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	8	7468372
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	54,000 SF	7	7468320
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	12	7468347
B3060	Roof	Fair	Roof Hatch, Metal	1	10	7468312
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	50	8	7468403
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	10	7468365
C1030	Throughout building	Fair	Door Hardware, School, per Door	50	7	7468408
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,000 SF	16	7468303
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	8	7468325
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	100,000 SF	4	7468359
C2030	Throughout building	Fair	Flooring, Ceramic Tile	4,000 SF	25	7468336
C2030	Gymnasium	Fair	Flooring, Wood, Sports	6,000 SF	2	7468392
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	18	7468332
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	25,000 SF	6	7468400
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	6	7468293

Component Condition Report | Overby-Sheppard Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,000 SF	6	7468337
Plumbing						
D2010	Mechanical room	Fair	Boiler, Electric, Domestic	1	2	7468360
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	13	7468291
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	8	7468345
D2010	Restrooms	Fair	Urinal, Standard	6	12	7468305
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	13	7468298
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	25	10	7468338
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW)	1	12	7468331
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	12	7468324
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	12	7468379
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	49,300 SF	10	7468399
HVAC						
D3020	Throughout building	Fair	Baseboard Heater, Electric, 8 LF, 2 KW	20	5	7468346
D3020	Mechanical room	Fair	Unit Heater, Electric	1	3	7468394
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-8]	1	13	7468296
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	13	7468368
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	49,300 SF	10	7468354
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	13	7468304
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	13	7468348
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-7]	1	13	7468319
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	13	7468395
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	20	6	7468295
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	13	7468301
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	13	7468294

Component Condition Report | Overby-Sheppard Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	4	7468401
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-10]	1	13	7468322
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	7468302
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6]	1	13	7468310
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-5]	1	13	7468406
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	7468397
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	7468364
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-9]	1	13	7468398
D3060	Classrooms	Fair	Supplemental Components, Air Purifier, Electrostatic	25	2	7468405
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-8]	1	13	7468386
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7468317
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	49,300 SF	14	7468314
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	5	7468361
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	5	7468382
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7468380
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7468378
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	14	7468299
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	49,300 SF	14	7468340
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	49,300 SF	8	7468396
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	49,300 SF	7	7468370
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	49,300 SF	7	7468342
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	49,300 SF	7	7468343

Component Condition Report | Overby-Sheppard Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	49,300	SF 9	7468321
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	49,300	SF 5	7611466
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7468351
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [20]	1	7	7468350
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7468367
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [D]	1	3	7468402
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	7468353
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [5]	1	7	7468404
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [C]	1	3	7468333
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7468344
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [D]	1	3	7468393
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop [78]	1	5	7468377
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [4]	1	4	7468307
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [9]	1	6	7468383
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1]	1	6	7468329
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	8	7468407
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [3]	1	10	7468385
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [8]	1	8	7468315
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [10]	1	7	7468323
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [E]	1	3	7468375
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7468371
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [2]	1	10	7468297
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [GF65]	1	7	7468362
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [5]	1	6	7468389

Component Condition Report | Overby-Sheppard Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [C]	1	3	7468358
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [6]	1	4	7468330
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7468292
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	7468355
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	12	7468376
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	10	7468391

Sitework

G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	8	7468387
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Component Condition Report | Overby-Sheppard Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building structure1950	Fair	Structural Framing, Masonry (CMU) Bearing Walls	49,300 SF	20	7513343
Fire Alarm & Electronic Systems						
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7513345
Athletic, Recreational & Playfield Areas						
G2050	Playground	Poor	Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth	6,200 SF	1	7538568

Sitework

G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	307,000 SF	10	7519133
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Component Condition Report | Overby-Sheppard Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,000 SF	4	7468357
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,000 SF	2	7468363

Component Condition Report | Overby-Sheppard Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	3	7468316
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	6	7468369
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	9	7468341
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	3	7468328
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	32,000 SF	1	7468311
G2050	Site	Fair	Play Structure, Multipurpose, Small	8	3	7468339
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	32,000 SF	1	7468410
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,800 LF	12	7468326
G2060	Site	Fair	Flagpole, Metal	1	12	7468309
G2060	Site	Fair	Park Bench, Metal Powder-Coated	8	13	7468334
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7468381
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	12	7468335
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	3	7468306
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	12	7	7468409
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	31	5	7468384
G2060	Playground	Fair	Fences & Gates, Fence, Chain Link 4'	550 LF	12	7468373
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7468318
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	7	7468300
Follow-up Studies						
P2030	Site	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	7468388

Appendix E: Replacement Reserves

Replacement Reserves Report



5/28/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1030	Kitchen	7468297	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000										\$15,000											\$15,000
E1040	Throughout building	7468355	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	\$1,500.00	\$1,500							\$1,500										\$1,500				\$3,000
E2010	Throughout building	7468391	Casework, Countertop, Plastic Laminate, Replace	15	5	10	50	LF	\$50.00	\$2,500										\$2,500											\$2,500
E2010	Throughout building	7468376	Casework, Cabinetry Economy, Replace	20	8	12	100	LF	\$175.00	\$17,500											\$17,500										\$17,500
G4050	Building exterior	7468387	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	16	EA	\$600.00	\$9,600								\$9,600													\$9,600
Totals, Unescalated										\$0	\$0	\$369,500	\$54,600	\$163,500	\$226,250	\$377,500	\$2,054,995	\$305,750	\$147,900	\$1,037,400	\$0	\$401,300	\$633,100	\$594,750	\$7,000	\$778,000	\$221,500	\$52,000	\$8,100	\$273,250	\$7,706,395
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$392,003	\$59,663	\$184,021	\$262,286	\$450,755	\$2,527,385	\$387,315	\$192,976	\$1,394,179	\$0	\$572,158	\$929,729	\$899,613	\$10,906	\$1,248,462	\$366,106	\$88,527	\$14,203	\$493,520	\$10,473,803

Overby-Sheppard Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	Site	7468363	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	55000	SF	\$0.45	\$24,750		\$24,750				\$24,750					\$24,750					\$24,750					\$99,000
G2020	Site	7468357	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	55000	SF	\$3.50	\$192,500			\$192,500																		\$192,500
G2050	Site	7468311	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	32000	SF	\$0.45	\$14,400	\$14,400				\$14,400					\$14,400					\$14,400						\$57,600
G2050	Site	7468410	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	24	1	32000	SF	\$3.50	\$112,000	\$112,000																				\$112,000
G2050	Site	7468369	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	2	EA	\$9,500.00	\$19,000					\$19,000																\$19,000
G2050	Site	7468341	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	6	EA	\$9,500.00	\$57,000								\$57,000													\$57,000
G2050	Site	7468328	Play Structure, Swing Set, 4 Seats, Replace	20	17	3	1	EA	\$2,500.00	\$2,500			\$2,500																		\$2,500
G2050	Site	7468316	Play Structure, Multipurpose, Medium, Replace	20	17	3	3	EA	\$20,000.00	\$60,000			\$60,000																		\$60,000
G2050	Site	7468339	Play Structure, Multipurpose, Small, Replace	20	17	3	8	EA	\$10,000.00	\$80,000			\$80,000																		\$80,000
G2060	Site	7468306	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	2	EA	\$600.00	\$1,200			\$1,200																		\$1,200
G2060	Site	7468409	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	12	EA	\$600.00	\$7,200						\$7,200															\$7,200
G2060	Site	7468318	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	\$600.00	\$600									\$600												\$600
G2060	Site	7468326	Fences & Gates, Fence, Chain Link 6', Replace	40	28	12	1800	LF	\$21.00	\$37,800											\$37,800										\$37,800
G2060	Site	7468335	Park Bench, Metal Powder-Coated, Replace	20	8	12	2	EA	\$700.00	\$1,400											\$1,400										\$1,400
G2060	Playground	7468373	Fences & Gates, Fence, Chain Link 4', Replace	40	28	12	550	LF	\$18.00	\$9,900											\$9,900										\$9,900
G2060	Site	7468334	Park Bench, Metal Powder-Coated, Replace	20	7	13	8	EA	\$700.00	\$5,600												\$5,600									\$5,600
G2060	Site	7468381	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000
G2060	Site	7468384	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	31	EA	\$150.00	\$4,650				\$4,650																	\$4,650
G2060	Site	7468309	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,500.00	\$2,500											\$2,500										\$2,500
G4050	Site	7468300	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	14	EA	\$4,000.00	\$56,000						\$56,000															\$56,000
P2030	Site	7468388	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																				\$7,000
Totals, Unescalated										\$7,000	\$126,400	\$24,750	\$143,700	\$195,500	\$4,650	\$33,400	\$87,950	\$0	\$57,000	\$600	\$14,400	\$76,350	\$5,600	\$0	\$0	\$14,400	\$24,750	\$0	\$0	\$0	\$816,450
Totals, Escalated (3.0% inflation, compounded annually)										\$7,000	\$130,192	\$26,257	\$157,025	\$220,037	\$5,391	\$39,881	\$108,167	\$0	\$74,372	\$806	\$19,933	\$108,857	\$8,224	\$0	\$0	\$23,108	\$40,908	\$0	\$0	\$0	\$970,158

Appendix F: Equipment Inventory List

D20 Plumbing

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7468360	D2010	Boiler	Electric, Domestic	80 KW	Overby-Sheppard Elementary School / Main Building	Mechanical room	Adamson	AE8.0C4 5 H48F	PE-1463 N		https://rvaschools.gofmx.com/equipment/1555214
2	7468331	D2010	Water Heater	Electric, Commercial (12 kW)	80 GAL	Overby-Sheppard Elementary School / Main Building	Mechanical room	State Industries, Inc.	CSB8218SFEX 100	1537M000178		https://rvaschools.gofmx.com/equipment/1555216

D30 HVAC

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7468346	D3020	Baseboard Heater	Electric, 8 LF, 2 KW		Overby-Sheppard Elementary School / Main Building	Throughout building	Trane	BQC1T	No dataplate		20
2	7468394	D3020	Unit Heater	Electric	7.5 KW	Overby-Sheppard Elementary School / Main Building	Mechanical room	Markel	P3E 1707CA	No dataplate		https://rvaschools.gofmx.com/equipment/1555217
3	7468368	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	35 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS035FG4DV1CBBV-A	FB0U170901321	2017	https://rvaschools.gofmx.com/equipment/1555227
4	7468348	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	30 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS030FG4DV1CBBV-A	FB0U170901322	2017	https://rvaschools.gofmx.com/equipment/1555228
5	7468301	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	35 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS035FG4DV1CBBV-A	FB0U170901360	2017	https://rvaschools.gofmx.com/equipment/1555229

6	7468395	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	30 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS030FG4DV1CBBV-A	FB0U170901319	2017	https://rvaschools.gofmx.com/equipment/1555234
7	7468304	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	30 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS030FG4DV1CBBV-A	FB0U170901323	2017	https://rvaschools.gofmx.com/equipment/1555232
8	7468294	D3050	Packaged Unit [RTU-6]	RTU, Pad or Roof-Mounted	30 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS030FG4DV1CBBV-A	FB0U170901339	2017	https://rvaschools.gofmx.com/equipment/1555218
9	7468319	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted	35 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS035FG4DW1CBBV-B	FB0U170901361	2017	https://rvaschools.gofmx.com/equipment/1555219
10	7468296	D3050	Packaged Unit [RTU-8]	RTU, Pad or Roof-Mounted	30 TON	Overby-Sheppard Elementary School / Main Building	Roof	Daikin Industries	MPS030FG4DW1CBBV-A	FB0U170901320	2017	https://rvaschools.gofmx.com/equipment/1555223
11	7468295	D3050	Variable Air Volume Unit	VAV Box	401 - 800 CFM	Overby-Sheppard Elementary School / Main Building	Throughout building					20
12	7468401	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	50 - 500 CFM	Overby-Sheppard Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555230
13	7468302	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Overby-Sheppard Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555225
14	7468397	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Overby-Sheppard Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate		https://rvaschools.gofmx.com/equipment/1555226

15	7468364	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Overby-Sheppard Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			https://rvaschools.gofmx.com/equipment/1555224
16	7468322	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 12" Damper	900 CFM	Overby-Sheppard Elementary School / Main Building	Roof	Cook	135 ACE 135017D VE	0653H18458-00/000070	2017		https://rvaschools.gofmx.com/equipment/1555222
17	7468406	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 10" Damper	325 CFM	Overby-Sheppard Elementary School / Main Building	Roof	Cook	101 ACE 101C17DEC	065SH18458-00/0009801	2017		https://rvaschools.gofmx.com/equipment/1555231
18	7468310	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 12" Damper	655 CFM	Overby-Sheppard Elementary School / Main Building	Roof	Cook	101 ACE 101017DEC	065SH 18458 00/0011001.	2017		https://rvaschools.gofmx.com/equipment/1555233
19	7468386	D3060	Exhaust Fan [EF-8]	Roof or Wall-Mounted, 12" Damper	770 CFM	Overby-Sheppard Elementary School / Main Building	Roof	Cook	101 ACE 101C17DEC	065SH18158 00/0012201	2017		https://rvaschools.gofmx.com/equipment/1555220
20	7468398	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 10" Damper	345 CFM	Overby-Sheppard Elementary School / Main Building	Roof	Cook	101 ACE 101017DEC	0653H18458-00/0013401	2017		https://rvaschools.gofmx.com/equipment/1555221
21	7468405	D3060	Supplemental Components	Air Purifier, Electrostatic	2000 CFM	Overby-Sheppard Elementary School / Main Building	Classrooms	Carrier	FN1AAF006000	1521F25144	2021		25

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7468317	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Overby-Sheppard Elementary School / Main Building	Kitchen						10

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	7468380	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Overby-Sheppard Elementary School / Main Building	Electrical room	SB	T2H 112	No dataplate	https://rvaschools.gofmx.com/equipment/1555215
2	7468378	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Overby-Sheppard Elementary School / Main Building	Electrical room	SB	T2H 45	No dataplate	https://rvaschools.gofmx.com/equipment/1555211
3	7468361	D5020	Switchboard	277/480 V	800 AMP	Overby-Sheppard Elementary School / Main Building	Electrical room	ITE Electric	FC-20	95898	https://rvaschools.gofmx.com/equipment/1555210
4	7468382	D5020	Switchboard	277/480 V	800 AMP	Overby-Sheppard Elementary School / Main Building	Electrical room	ITE Electric	FC-20	95898	https://rvaschools.gofmx.com/equipment/1555213
5	7468299	D5020	Switchboard	277/480 V	1600 AMP	Overby-Sheppard Elementary School / Main Building	Electrical room	ITE Electric	FC-20	95898	https://rvaschools.gofmx.com/equipment/1555212

D70 Electronic Safety & Security

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7513345	D7050	Fire Alarm Panel	Fully Addressable		Overby-Sheppard Elementary School	Office	NA	NA	NA		

E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7468407	E1030	Foodservice Equipment	Mixer, Freestanding		Overby-Sheppard Elementary School / Main Building	Kitchen	Hobart	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555248	
2	7468351	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Overby-Sheppard Elementary School / Main Building	Kitchen	Welbilt	SCSC-60-EFP	2301820100059	https://rvaschools.gofmx.com/equipment/1555261	

3	7468367	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Overby-Sheppard Elementary School / Main Building	Kitchen	Welbilt	SCSC-60-EFP	2301820100058	https://rvaschools.gofmx.com/equipment/1555258
4	7468344	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Overby-Sheppard Elementary School / Main Building	Kitchen	Welbilt	SH-4-NU	2301820100057	https://rvaschools.gofmx.com/equipment/1555260
5	7468371	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Overby-Sheppard Elementary School / Main Building	Kitchen	Welbilt	SH-4-NU	2301820100060	https://rvaschools.gofmx.com/equipment/1555259
6	7468292	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Hobart	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555239
7	7468353	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Traulsen	G20010	T19032H12	https://rvaschools.gofmx.com/equipment/1555235
8	7468329	E1030	Foodservice Equipment [1]	Refrigerator, 2-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Welbilt	GBF2P-S	1120349514	https://rvaschools.gofmx.com/equipment/1555246
9	7468323	E1030	Foodservice Equipment [10]	Dairy Cooler/Wells	Overby-Sheppard Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	12404364	https://rvaschools.gofmx.com/equipment/1555242
10	7468297	E1030	Foodservice Equipment [2]	Walk-In, Refrigerator	Overby-Sheppard Elementary School / Main Building	Kitchen	Bally	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555245
11	7468350	E1030	Foodservice Equipment [20]	Dairy Cooler/Wells	Overby-Sheppard Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-W	11401533	https://rvaschools.gofmx.com/equipment/1555243

12	7468385	E1030	Foodservice Equipment [3]	Walk-In, Freezer	Overby-Sheppard Elementary School / Main Building	Kitchen	Bally	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555244
13	7468307	E1030	Foodservice Equipment [4]	Refrigerator, 1-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Hobart	HI	No dataplate	
14	7468389	E1030	Foodservice Equipment [5]	Food Warmer, Proofing Cabinet on Wheels	Overby-Sheppard Elementary School / Main Building	Kitchen	Metro	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555241
15	7468404	E1030	Foodservice Equipment [5]	Refrigerator, 2-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Traulsen	G20010	T167721H11	https://rvaschools.gofmx.com/equipment/1555237
16	7468330	E1030	Foodservice Equipment [6]	Refrigerator, 1-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Hobart	No dataplate	No dataplate	https://rvaschools.gofmx.com/equipment/1555238
17	7468377	E1030	Foodservice Equipment [78]	Steamer, Tabletop	Overby-Sheppard Elementary School / Main Building	Kitchen	Convotherm	C4 eT 6.20 ES -N	V6219013935	https://rvaschools.gofmx.com/equipment/1555257
18	7468315	E1030	Foodservice Equipment [8]	Refrigerator, 2-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	True Manufacturing Co	T-49-HC	8906076	https://rvaschools.gofmx.com/equipment/1555254
19	7468383	E1030	Foodservice Equipment [9]	Refrigerator, 2-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Welbilt	GCR2P-S	1120340947	https://rvaschools.gofmx.com/equipment/1555255
20	7468333	E1030	Foodservice Equipment [C]	Convection Oven, Single	Overby-Sheppard Elementary School / Main Building	Kitchen	Blodgett	EF111	377EF 15	https://rvaschools.gofmx.com/equipment/1555250

21	7468358	E1030	Foodservice Equipment [C]	Convection Oven, Single	Overby-Sheppard Elementary School / Main Building	Kitchen	Blodgett	EF-111	377E F-15	https://rvaschools.gofmx.com/equipment/1555252
22	7468402	E1030	Foodservice Equipment [D]	Convection Oven, Single	Overby-Sheppard Elementary School / Main Building	Kitchen	Blodgett	EF- 111	377E F-15	https://rvaschools.gofmx.com/equipment/1555253
23	7468393	E1030	Foodservice Equipment [D]	Convection Oven, Single	Overby-Sheppard Elementary School / Main Building	Kitchen	Blodgett	EF-111	377EF-15	https://rvaschools.gofmx.com/equipment/1555251
24	7468375	E1030	Foodservice Equipment [E]	Steam Kettle	Overby-Sheppard Elementary School / Main Building	Kitchen	Dover	EE-40	1976	https://rvaschools.gofmx.com/equipment/1555249
25	7468362	E1030	Foodservice Equipment [GF65]	Refrigerator, 2-Door Reach-In	Overby-Sheppard Elementary School / Main Building	Kitchen	Traulsen	G20010	T13011C09	https://rvaschools.gofmx.com/equipment/1555247
26	7468355	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Overby-Sheppard Elementary School / Main Building	Throughout building				