FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Thomas Jefferson High School
4100 West Grace Street
Richmond, VA 23230

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BV PROJECT #:
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May 24, 2024

ON SITE DATE:
April 1-4, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School campus
Number of Buildings	1
Main Address	4100 West Grace St, Richmond, VA 23230
Site Developed	1929-1930
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 1-4, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
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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

Thomas Jefferson High School is a historic high school in Richmond, Virginia. The Art Deco building, constructed in 1929 and opened in 1930, has been listed on the U.S. National Register of Historic Places. It was designed by architect Charles Robinson. The Virginia Landmarks Register refers to the school as Robinson's "masterpiece" and notes that the structure is a celebration of education, a building redolent of civic pride.

Architectural

Unfortunately, the building has not been maintained to the standards of today. The building has the original windows which almost all of them are in disrepair and not operatable. The original terrazzo flooring, on the first through third floors is in good condition and could last another 100 years with proper maintenance. However, the remainder of the flooring in the classrooms is maple plank flooring and has not been maintained and shows signs of failure with rotten sections and holes in the floor. It appears the floors have not been maintained for several years. Short-term recommendations include replacement of the original single-pane wood-framed windows. The auditorium has original wood seating from 1930's construction.

Most of the interior furnishings are antiquated to include casework, interior doors, flooring, and painted surfaces. For the rest of the architectural assets, typical lifecycle-based interior and exterior finish replacements should be budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility utilizes a 4-pipe HVAC central system. The HVAC system has newer condensing boilers and air-cooling tower. The chiller is past its useful life and needs replacement. Of concern is it is located under the rear stairs and parking lot which is showing signs of failure to the roof structure. The cooling tower for the chiller was replaced two years ago and is in good condition. The dual-temperature system struggles to provide adequate comfort, especially on mild days where heating and cooling needs may both be required simultaneously. The pneumatic controls should be replaced by an upgraded building automation system, thereby improving efficiency and performance. Except for the two RTU's installed on the roof, the remaining HVAC systems are past their useful life and need replacement. It appears the HVAC systems have only been marginally maintained in recent years. The hallways also lack any sort of air conditioning, which strains the current system on hot days.

Domestic hot water comes from two tankless water heaters which feed a 500-gallon storage tank. The kitchen domestic hot water is from a condensing water heater which was recently installed.

Electric infrastructure is reported to be adequate with no issues. The building lacks a fire sprinkler system. The public address is woefully antiquated and should be upgraded promptly. The full security system with cameras has been undated in the last two years. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

The site consists of paved parking lots, an expansive sports field consisting of a football field, track, baseball fields, tennis and a large greenspace that is used for band practice and classrooms. Exterior building-mounted lighting is not present on the building.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Thomas Jefferson High School / Main Building(1929)

Replacement Value	*Total SF*	*Cost/SF*
$ 71,997,200	*179,993*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 5,644,000	7.8 %
5-Year	$ 7,474,900	10.4 %
10-Year	$ 18,837,200	26.2 %

Immediate Needs

There are no immediate needs to report.

Key Findings

Window in Poor condition.

Wood Historical, 16-25 SF
Main Building Thomas Jefferson High School
Building Exterior

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

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,656,000

$$$$

Single pane and most, if not all do not close properly. Interior and exterior sill plates are rotten and have not been painted in years. - AssetCALC ID: 7519674

Ventilator, Heat Recovery in Poor condition.

1501 to 2000 CFM
Main Building Thomas Jefferson High School
on roof

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $13,400

**$$$**$

Unit is aged and corroded. - AssetCALC ID: 7519656

Fan Coil Unit in Poor condition.

Hydronic Terminal
Main Building Thomas Jefferson High School
Classrooms room 306

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Fins are crushed and piping is corroded. - AssetCALC ID: 7519746

Fan Coil Unit in Poor condition.

Hydronic Terminal
Main Building Thomas Jefferson High School
Classrooms room 109

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Fins are crushed - AssetCALC ID: 7519691

Fan Coil Unit in Poor condition.

Hydronic Terminal
Main Building Thomas Jefferson High School
Classrooms room 314

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Fins are all crushed. - AssetCALC ID: 7519718

Fan Coil Unit in Poor condition.

Hydronic Terminal
Main Building Thomas Jefferson High School
Classrooms room 306

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Fins are crushed and piping is corroded. - AssetCALC ID: 7519647

Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted, 3 TON
Main Building Thomas Jefferson High School
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

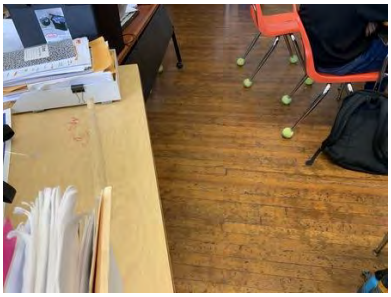
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

Unit was hidden on the roof and has not been serviced in years. Do not know if in service or functioning. Fins are crushed. - AssetCALC ID: 7519744



Flooring in Poor condition.

Wood, Strip
Main Building Thomas Jefferson High School
Classrooms

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $864,000

$$$$

Wood flooring in many of the classrooms has rotten wood with holes. Flooring has not been refinished in many years. - AssetCALC ID: 7519633

Fan Coil Unit in Poor condition.

Hydronic Terminal
Main Building Thomas Jefferson High School
Classrooms room 109

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Fins are crushed and piping is rotted - AssetCALC ID: 7519813

Air Handler in Poor condition.

Exterior AHU, 15001 to 20000 CFM
Main Building Thomas Jefferson High School
Lower middle roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $97,000

$$$$

All filters clogged. Unit services cafeteria, and several rooms on the first floor. - AssetCALC ID: 7519761

Fan Coil Unit in Poor condition.

Hydronic Terminal, 401 to 800 CFM
Main Building Thomas Jefferson High School
Classrooms room 312

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

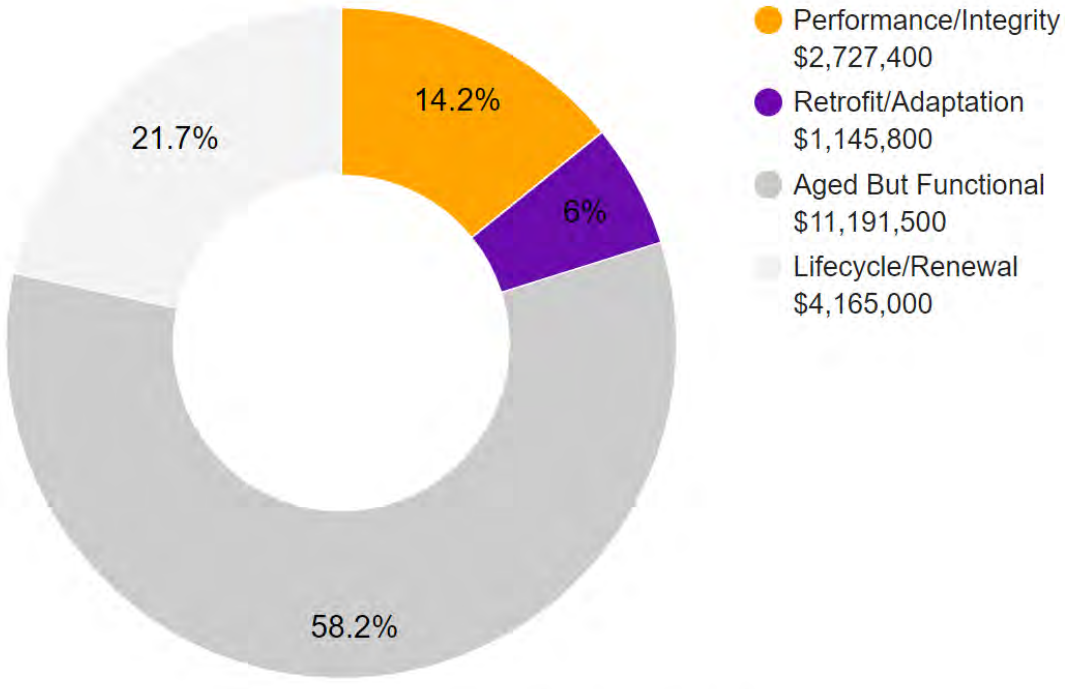
Fins are crushed, no air getting through - AssetCALC ID: 7519715

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.

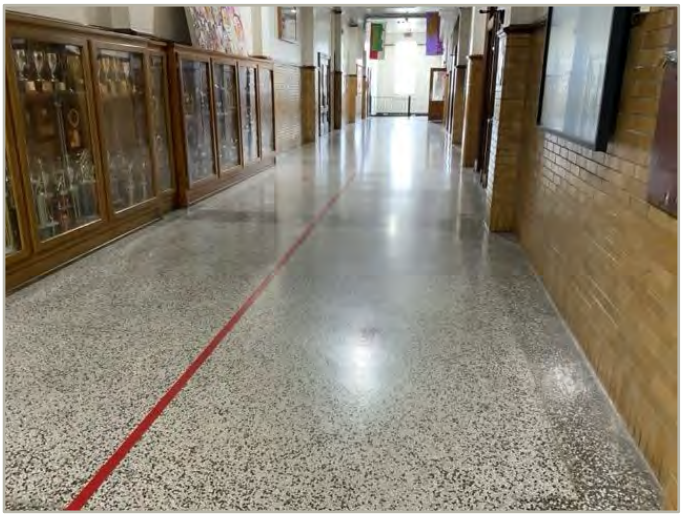
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, 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: $19,229,700

2. Building Information



Building Systems Summary		
Address	4100 West Grace Street, Richmond, VA 23230	
Constructed/Renovated	1930	
Building Area	179,993 SF	
Number of Stories	3 above grades with 1 below-grade basement level	
System	*Description*	*Condition*
Structure	Masonry bearing walls with onsite poured concrete roof deck supported by concrete columns and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Sandstone block Secondary Wall Finish: Granite Windows: Wood, single pane	Fair
Roof	Primary: Flat construction with modified bitumen built-up finish and stone ballast	Fair
Interiors	Walls: Painted plaster and lath and glazed brick Floors: Carpet, VCT, wood strip, terrazzo, painted concrete Ceilings: Painted plaster and lath	Fair
Elevators	Passenger: 1 traction car serving 4 floors	Fair

Building Systems Summary

Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: 2 Gas on demand tankless units and 1 gas water heaters with internal storage tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers and chiller feeding fan coil units and air handlers Supplemental components: Split systems, suspended unit heater, and window AC unit Building Automation System (BAS)	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear LED lighting Exterior Building-None 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, Commercial laundry 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	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Auditorium was not available due to testing and lack of key for entry.	

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

System Expenditure Forecast

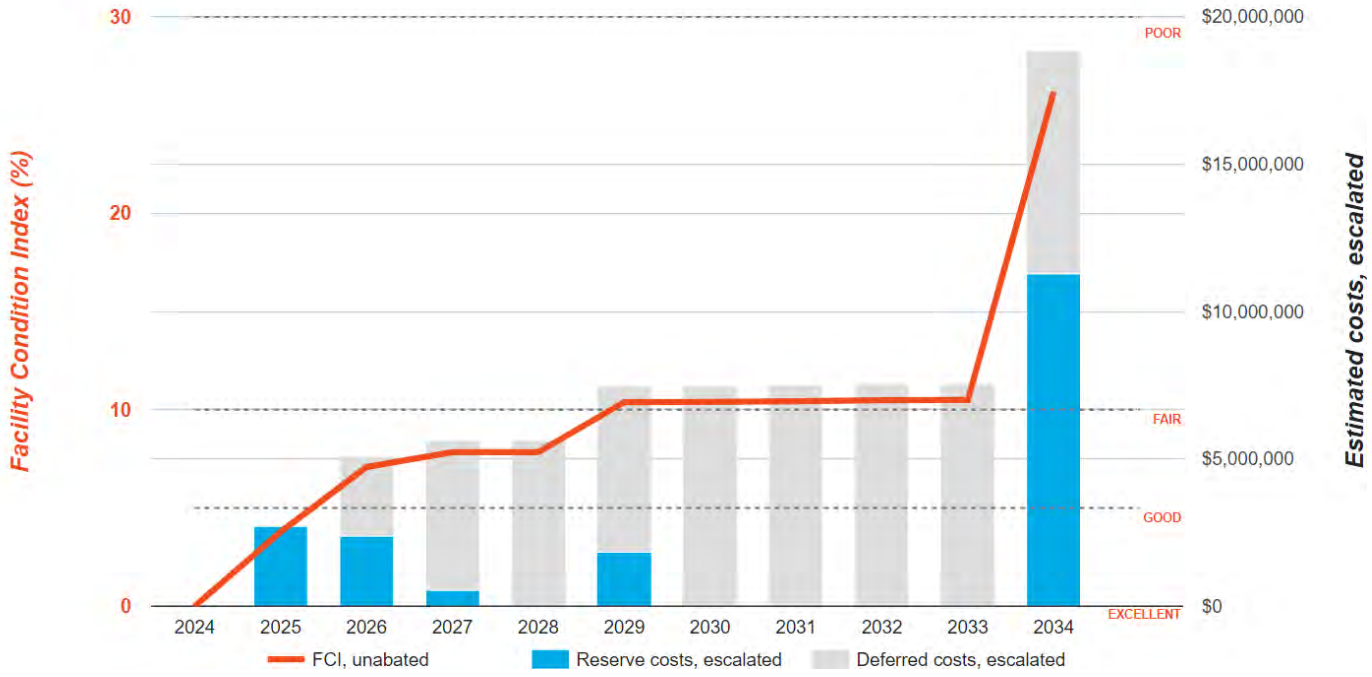
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	$1,705,700	-	-	-	$1,705,700
Roofing	-	-	$1,042,500	-	-	$1,042,500
Interiors	-	$1,478,000	-	$1,501,100	$3,430,900	$6,410,000
Conveying	-	-	$162,300	$10,700	$6,900	$180,000
Plumbing	-	-	$2,400	$76,100	$3,381,200	$3,459,800
HVAC	-	$438,700	$979,600	$2,038,200	$1,246,900	$4,703,300
Fire Protection	-	-	$9,300	-	-	$9,300
Electrical	-	-	$13,300	$7,146,000	$1,487,500	$8,646,800
Fire Alarm & Electronic Systems	-	$1,145,700	-	$383,000	$2,313,700	$3,842,400
Equipment & Furnishings	-	$336,100	$63,000	$176,900	$178,200	$754,200
Special Construction & Demo	-	-	-	$26,200	-	$26,200
Site Development	-	-	$98,300	$4,000	$221,000	$323,300
TOTALS (3% inflation)	**-**	**$5,104,200**	**$2,370,800**	**$11,362,200**	**$12,266,200**	**$31,103,400**

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: Thomas Jefferson High School Main Building

Replacement Value: $71,997,200 Inflation Rate: 3.0% Average Needs per Year: $1,712,500



Main Building: Photographic Overview

1 - FRONT ELEVATION

2 - FRONT ELEVATION

3 - RIGHT ELEVATION

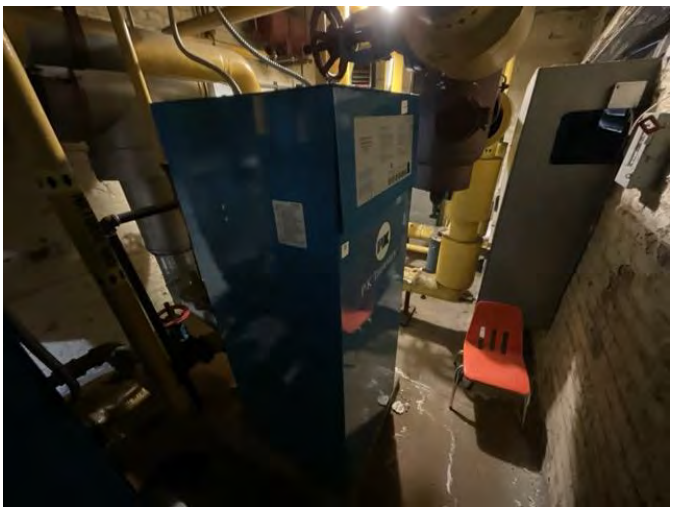
4 - REAR ELEVATION

5 - LEFT ELEVATION

6 - ROOF OVERVIEW

7 - ROOFTOP MECHANICALS

8 - SECONDARY ROOF OVERVIEW



9 - MECHANICAL ROOM - HVAC BOILER

10 - MECHANICAL ROOM - CHILLER

11 - OVERHEAD TRACTION ELEVATOR

12 - ELEVATOR FINISHES

13 - ELECTRICAL ROOM

14 - FAN COIL UNIT

15 - FIRE ALARM PANEL

16 - COMMERICIAL KITCHEN EQUIPMENT

17 - COMERICAL LAUNDRY

18 - SECURITY SYSTEM

3. Site Summary

Site Information		
Site Area	13.8 acres (estimated)	
Parking Spaces	105 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.	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and tennis courts Picnic tables and benches	Fair
Landscaping and Topography	Significant landscaping features include lawns, trees, bushes, and planters. Irrigation not present Flat topography	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Not present	Missing
Ancillary Structures	Two sheds used for storage of sports field equipment	Fair

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site 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	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Auditorium was not obxerved due to testing and no key

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	-	-	-	-	$23,400	$23,400
Site Development	-	-	$9,300	$374,500	$378,200	$762,000
Site Pavement	-	$3,900	-	$4,500	$202,300	$210,700
TOTALS (3% inflation)	**-**	**$3,900**	**$9,300**	**$379,100**	**$603,900**	**$996,200**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Thomas Jefferson High School, 4100 West Grace Street, Richmond, VA 23230, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

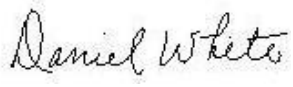
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

Prepared by: John Tucker
Project Manager

Reviewed by: 

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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
166385.24R000-035.468	Thomas Jefferson High School
Source	**On-Site Date**
Google	April 1-4, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Thomas Jefferson

Name of person completing form: Ronald Hathaway

Title / Association with property: Director of Facilities

Length of time associated w/ property: 30

Date Completed: May 5, 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	1929		
2	Building size in SF	179993		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stone
		Roof		Tar and Gravel
		Interiors		Plaster/CMU
		HVAC		Chiller and hot water, fan coil uinits.
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Auditorium air handler replaced, Cooling tower replaced in 2020
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Chiller replacement scheduled for 6/1/2024
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Water leaking into the basement area.

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

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Thomas Jefferson High School

BV Project Number: 166385.24R000-035.468

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			Yes, up to code in 2007
3	Has building management reported any accessibility-based complaints or litigation?	X			2007 lawsuit

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

2ND PATHWAY

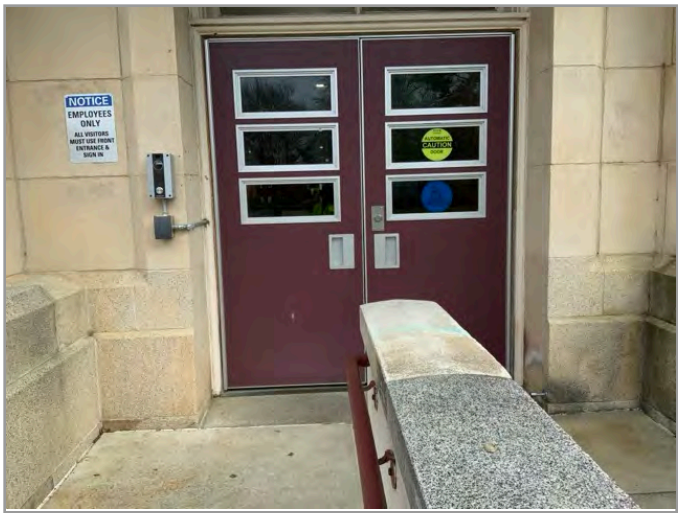
ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE

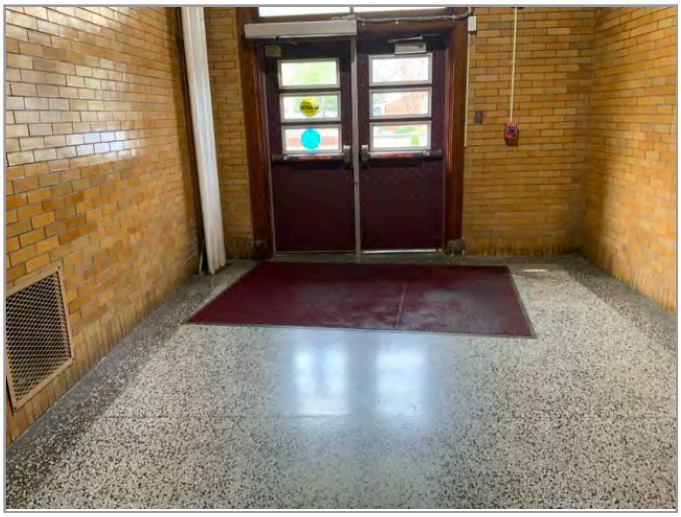
AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

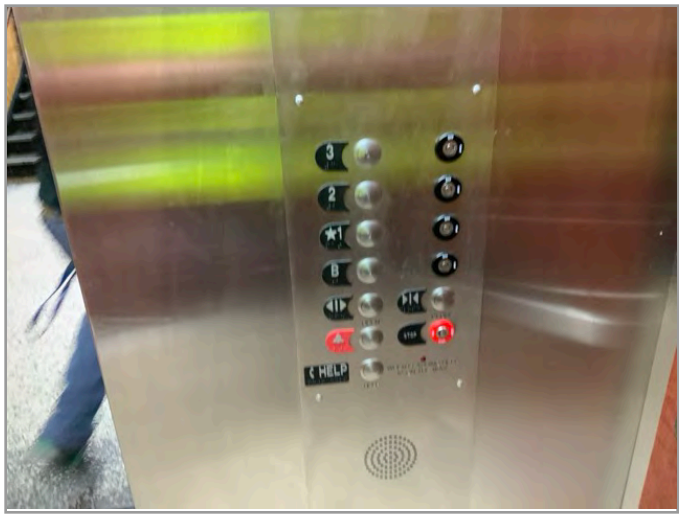
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

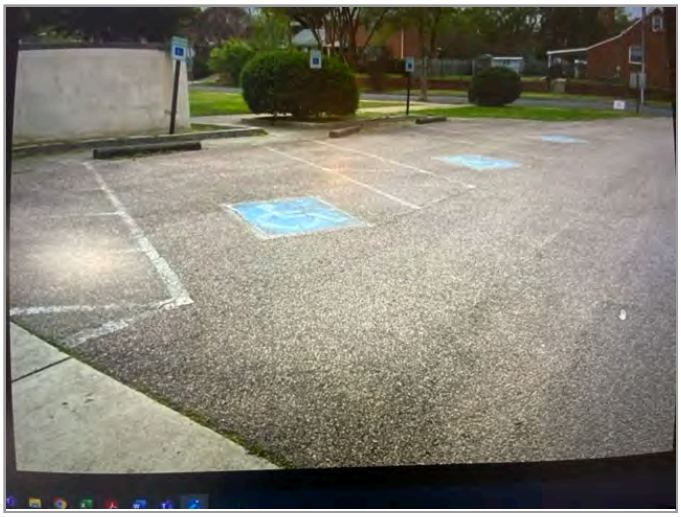
SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Thomas Jefferson High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Basement	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,100	LF	25	7614638
Facade							
B2020	Building Exterior	Poor	Window, Wood Historical, 16-25 SF	460		1	7519674
Roofing							
B3010	Main roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	59,950	SF	5	7614631
Interiors							
C1010	Throughout	Fair	Interior Wall Construction, Stone	5,000	SF	30	7519680
C1010	Throughout	Fair	Interior Wall Construction, Brick	161,994	SF	25	7519806
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	140		20	7538728
C1030	Throughout building	Fair	Door Hardware, School, per Door	140		10	7538760
C1090	Restroom	Fair	Toilet Partitions, Plastic/Laminate	40		10	7519819
C1090	Basement locker room	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	120		15	7519702
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	2,000		10	7519763
C2010	Cafeteria	Fair	Wall Finishes, any surface, Prep & Paint	129,595	SF	2	7519692
C2010	Basement locker room	Fair	Wall Finishes, Ceramic Tile	1,000	SF	20	7519617
C2030	Classrooms	Poor	Flooring, Wood, Strip	57,598	SF	1	7519633
C2030	Hallways / Classrooms	Fair	Flooring, Terrazzo	71,997	SF	20	7519722
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	5,400	SF	8	7519821
C2030	Main office	Fair	Flooring, Vinyl Tile (VCT)	1,100	SF	10	7519735
C2030	Basement locker room	Fair	Flooring, Ceramic Tile	3,600	SF	20	7519684
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	179,993	SF	2	7519786
Conveying							

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator dog house on roof	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate	1	5	7519683
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	6	7519700
D1010	Elevator dog house on roof	Fair	Elevator Controls, Automatic, 1 Car	1	11	7519713
Plumbing						
D2010		Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	7519632
D2010	Science room 3 rd floor 301	Fair	Emergency Plumbing Fixtures, Shower Station	1	10	7519812
D2010	Classrooms room 311	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	7519629
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	179,993 SF	15	7519745
D2010	Boiler room	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	14	7538727
D2010	Classrooms room 322	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	25	7538768
D2010	Basement locker room	Fair	Shower, Ceramic Tile	6	20	7519711
D2010	Restrooms 3rd floor	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	24	15	7519823
D2010	Classrooms room 311	Fair	Emergency Plumbing Fixtures, Eye Wash	8	10	7519660
D2010	Classrooms room 117	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	7519820
D2010	Boiler room	Good	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	13	7538782
D2010	Science room 3 rd floor 301	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	6	7519689
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	10	7519714
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	34	15	7519723
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	21	7519758
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	10	7538779
D2010	Classrooms room 321	Good	Emergency Plumbing Fixtures, Eye Wash	1	15	7538775
D2010	Boiler room	Good	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1	13	7538783
D2010	Classrooms room 122	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	7519725

Component Condition Report | Thomas Jefferson High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Science room 3 rd floor 301	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	6	7519651
D2010	Classrooms room 301	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7519675
D2010	Classrooms room 324	Good	Sink/Lavatory, Trough Style, Solid Surface	3	20	7538747
D2010	Boys bathroom	Fair	Urinal, Standard	15	10	7519764
D2010	Classrooms room 116	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	7519703
D2010	Classrooms room 321	Good	Sink/Lavatory, Trough Style, Solid Surface	3	20	7538726
D2010		Good	Sink/Lavatory, Vanity Top, Stainless Steel	8	20	7519724
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	15	13	7538751
D2010	Classrooms room 124	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	7519636
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	20	7519707
D2010	Classrooms room 324	Good	Emergency Plumbing Fixtures, Eye Wash	1	15	7538788
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	20	7519773
D2010	Classrooms room 301	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	7519610
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	10	7538729
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7519782
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	11	7519784
D3020	Main office and office and counseling offices front of building	Fair	Radiator, Hydronic, Baseboard (per LF)	60 LF	15	7519797
D3020	Exterior mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	17	7538765
D3020	Exterior mechanical room	Good	Unit Heater, Electric	1	15	7538762
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit , 201 to 250 TON	1	21	7538732
D3030	Kitchen	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	1	2	7519609
D3030	Roof front of building	Good	Split System, Condensing Unit/Heat Pump, 5 TON	1	11	7519732

Component Condition Report | Thomas Jefferson High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	on roof	Poor	Ventilator, Heat Recovery, 1501 to 2000 CFM	1	1	7519656
D3030	Roof front	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	5	7519630
D3030	Roof front of building	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	5	7519644
D3030	Elevator room	Fair	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON	1	5	7519699
D3030	Exterior mechanical room	Fair	Chiller, Water-Cooled, 301 to 400 TON	1	3	7538750
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	11	7538770
D3050	Classrooms room 312	Poor	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	1	7519715
D3050	Room 447	Fair	Air Handler, Interior AHU, Integral to Building or Difficult Access, 15001 to 25000 CFM	1	5	7538738
D3050	Lower middle roof	Poor	Air Handler, Exterior AHU, 15001 to 20000 CFM	1	1	7519761
D3050	Classrooms room 109	Poor	Fan Coil Unit, Hydronic Terminal	1	1	7519813
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7538774
D3050	Classrooms room 224	Fair	Fan Coil Unit, Hydronic Terminal	1	5	7538778
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7538785
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7538740
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	1	7519744
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	11	7538744
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	11	7538733
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	11	7538757
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	11	7538742
D3050	Classrooms room 306	Poor	Fan Coil Unit, Hydronic Terminal	1	1	7519647
D3050	Classrooms room 314	Poor	Fan Coil Unit, Hydronic Terminal	1	1	7519718
D3050	Communication closet	Fair	Fan Coil Unit, Hydronic Terminal	1	10	7538784
D3050	Classrooms room 109	Poor	Fan Coil Unit, Hydronic Terminal	1	1	7519691
D3050	Roof	Fair	HVAC System, Ductwork, Low Density	179,993 SF	5	7519728

Component Condition Report | Thomas Jefferson High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof front of building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON	1	2	7519696
D3050	Roof	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM	1	16	7519665
D3050	Exterior mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	7538766
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	10	7538771
D3050	Classrooms room 306	Poor	Fan Coil Unit, Hydronic Terminal	1	1	7519746
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	179,993 SF	10	7519781
D3050	Exterior mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7538730
D3050	Library	Fair	Fan Coil Unit, Hydronic Terminal	1	11	7538780
D3050	Exterior mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7538739
D3050	Roof	Good	Air Handler, Exterior AHU, 20001 to 25000 CFM	1	16	7519759
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7538791
D3050	Classrooms room 331	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	5	7519661
D3050	Classrooms room 330	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	5	7519754
D3050	Room 447	Fair	Variable Air Volume Unit, VAV Box	1	5	7538737
D3050	Exterior mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7538741
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7538753
D3050	Second floor office area/wing	Fair	HVAC System, Ductwork, Low Density	1,200 SF	8	7519769
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	109	2	7519667
D3050	Various Classrooms	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	18	2	7519628
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	1	3	7519755
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	5	7614641
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	7	7538724

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Exterior mechanical room	Fair	Switchboard, 277/480 V	1	10	7538790
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	7	7538755
D5020	Exterior mechanical room	Fair	Distribution Panel, 120/208 V, 1200 AMP	1	5	7538776
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	10	7538792
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	10	7538763
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	7	7538746
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, High Density/Complexity	179,993 SF	10	7614640
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	179,993 SF	17	7519652
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	179,993 SF	13	7519653
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	179,993 SF	10	7519669
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	10	7519650
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	179,993 SF	2	7619996
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	7519733
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7519751
E1030	Basement locker room	Fair	Laundry Equipment, Washer, Commercial	1	5	7519756
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7519673
E1030	Basement locker room	Good	Laundry Equipment, Dryer, Commercial	1	10	7519729
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	7519804
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	7519785
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7519642
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7538789

Component Condition Report | Thomas Jefferson High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7519814
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	11	7519807
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7519824
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7519762
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7519668
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	20	7519621
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7519737
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	7519808
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7519671
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7519776
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7519803
E1030	Basement locker room	Fair	Foodservice Equipment, Icemaker, Freestanding	1	10	7519624
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7519766
E1040	Science room 3 rd floor 301	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 10 LF	1	5	7519741
E1060	Classrooms room 126	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	7519601
E1060	Copy room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	7519716
E1060	Classrooms room 122	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	7519793
E1060	Classrooms room 117	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	14	7519640
E1060	Security Office Rm 133/489	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	7519815
E2010	Throughout	Fair	Casework, Cabinetry, Standard	1,050 LF	2	7519643
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	216	10	7519809
Special Construction & Demo						
F1020	Located in the athletic field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	150 SF	10	7538759
F1020	Located in the athletic field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	240 SF	10	7538758

Component Condition Report | Thomas Jefferson High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	sports fields	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	18,000 SF	3	7614642
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	10	7614639
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	15	7519768

Component Condition Report | Thomas Jefferson High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	250 SF	15	7614644
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	33,000 SF	17	7549770
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,200 SF	2	7538735
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	6	10	7538743
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	5	7538769
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	750	15	7538752
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	7538749
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	10	7538754
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	10	7538786
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color	32,000 SF	7	7549771
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	8	10	7538731
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	13	10	7538748
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	2,000 LF	10	7538736

Component Condition Report | Thomas Jefferson High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,500 LF	10	7538761
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	10	7538745

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/24/2024

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
Thomas Jefferson High School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Thomas Jefferson High School / Main Building	$0	$2,727,327	$2,376,868	$539,807	$0	$1,830,964	$13,373	$22,138	$37,243	$12,526	$11,276,987	$939,646	$793,548	$699,736	$26,017	$3,489,821	$301,685	$3,281,337	$45,966	$0	$2,688,501	**$31,103,489**
Thomas Jefferson High School / Site	$0	$0	$3,915	$0	$0	$9,274	$0	$181,640	$0	$0	$197,421	$0	$5,261	$0	$0	$163,587	$0	$435,013	$0	$0	$0	**$996,111**
Grand Total	**$0**	**$2,727,327**	**$2,380,783**	**$539,807**	**$0**	**$1,840,239**	**$13,373**	**$203,778**	**$37,243**	**$12,526**	**$11,474,408**	**$939,646**	**$798,809**	**$699,736**	**$26,017**	**$3,653,407**	**$301,685**	**$3,716,350**	**$45,966**	**$0**	**$2,688,501**	**$32,099,600**

Thomas Jefferson High School

Thomas Jefferson High School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	7519674	Window, Wood Historical, 16-25 SF, Replace	30	29	1	460	EA	$3,600.00	$1,656,000		$1,656,000																				**$1,656,000**
B3010	Main roof	7614631	Roofing, Green w/ Hot-Applied Rubberized Asphalt, Replace	20	15	5	59950	SF	$15.00	$899,250						$899,250																**$899,250**
C1030	Throughout	7538728	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	20	20	140	EA	$2,100.00	$294,000																					$294,000	**$294,000**
C1030	Throughout building	7538760	Door Hardware, School, per Door, Replace	30	20	10	140	EA	$400.00	$56,000											$56,000											**$56,000**
C1090	Restroom	7519819	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	40	EA	$750.00	$30,000											$30,000											**$30,000**
C1090	Throughout building	7519763	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	2000	EA	$500.00	$1,000,000											$1,000,000											**$1,000,000**
C1090	Basement locker room	7519702	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	5	15	120	EA	$500.00	$60,000																$60,000						**$60,000**
C2010	Basement locker room	7519617	Wall Finishes, Ceramic Tile, Replace	40	20	20	1000	SF	$18.00	$18,000																					$18,000	**$18,000**
C2010	Cafeteria	7519692	Wall Finishes, any surface, Prep & Paint	10	8	2	129595	SF	$1.50	$194,393			$194,393										$194,393									**$388,785**
C2030	Basement locker room	7519684	Flooring, Ceramic Tile, Replace	40	20	20	3600	SF	$18.00	$64,800																					$64,800	**$64,800**
C2030	Classrooms	7519633	Flooring, Wood, Strip, Replace	30	29	1	57598	SF	$15.00	$863,970		$863,970																				**$863,970**
C2030	Main office	7519735	Flooring, Vinyl Tile (VCT), Replace	15	5	10	1100	SF	$5.00	$5,500											$5,500											**$5,500**
C2030	Hallways / Classrooms	7519722	Flooring, Terrazzo, Replace	50	30	20	71997	SF	$14.00	$1,007,958																					$1,007,958	**$1,007,958**
C2030	Gymnasium	7519821	Flooring, Wood, Sports, Refinish	10	2	8	5400	SF	$5.00	$27,000									$27,000										$27,000			**$54,000**
C2050	Throughout building	7519786	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	179993	SF	$2.00	$359,986			$359,986										$359,986									**$719,972**
D1010	Elevator dog house on roof	7519683	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate	35	30	5	1	EA	$140,000.00	$140,000						$140,000																**$140,000**
D1010	Elevator	7519700	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	$9,000.00	$9,000							$9,000															**$9,000**
D1010	Elevator dog house on roof	7519713	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
D2010	Boiler room	7538779	Storage Tank, Domestic Water, Replace	30	20	10	1	EA	$5,000.00	$5,000											$5,000											**$5,000**
D2010	Boiler room	7538782	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	2	13	1	EA	$2,000.00	$2,000															$2,000							**$2,000**
D2010	Boiler room	7538783	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	2	13	1	EA	$2,000.00	$2,000															$2,000							**$2,000**
D2010	Boiler room	7538727	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	6	14	1	EA	$16,600.00	$16,600																$16,600						**$16,600**
D2010	Boiler room	7519714	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
D2010	Throughout building	7519745	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	179993	SF	$11.00	$1,979,923																$1,979,923						**$1,979,923**
D2010	Classrooms room 122	7519725	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	1	EA	$2,100.00	$2,100						$2,100																**$2,100**
D2010	Science room 3 rd floor 301	7519651	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	24	6	1	EA	$1,100.00	$1,100							$1,100															**$1,100**
D2010	Science room 3 rd floor 301	7519689	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	24	6	1	EA	$1,100.00	$1,100							$1,100															**$1,100**
D2010	Classrooms room 301	7519610	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D2010	Boys bathroom	7519764	Urinal, Standard, Replace	30	20	10	15	EA	$1,100.00	$16,500											$16,500											**$16,500**
D2010	Classrooms room 116	7519703	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D2010	Classrooms room 301	7519675	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D2010	Main Building	7519632	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D2010	Classrooms room 311	7519660	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	8	EA	$1,500.00	$12,000											$12,000											**$12,000**
D2010	Science room 3 rd floor 301	7519812	Emergency Plumbing Fixtures, Shower Station, Replace	20	10	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D2010	Throughout building	7538751	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	15	EA	$1,500.00	$22,500																			$22,500			**$22,500**
D2010	Classrooms room 321	7538775	Emergency Plumbing Fixtures, Eye Wash, Replace	20	5	15	1	EA	$1,500.00	$1,500																$1,500						**$1,500**
D2010	Classrooms room 324	7538788	Emergency Plumbing Fixtures, Eye Wash, Replace	20	5	15	1	EA	$1,500.00	$1,500																$1,500						**$1,500**
D2010	Restrooms	7519723	Toilet, Commercial Water Closet, Replace	30	15	15	34	EA	$1,300.00	$44,200																$44,200						**$44,200**
D2010	Classrooms room 117	7519820	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$1,200.00	$2,400																$2,400						**$2,400**
D2010	Restrooms 3rd floor	7519823	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	24	EA	$1,500.00	$36,000																$36,000						**$36,000**
D2010	Classrooms room 311	7519629	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$1,400.00	$1,400																$1,400						**$1,400**
D2010	Basement locker room	7519711	Shower, Ceramic Tile, Replace	30	10	20	6	EA	$2,500.00	$15,000																					$15,000	**$15,000**
D2010	Classrooms room 324	7538747	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	10	20	3	EA	$2,500.00	$7,500																					$7,500	**$7,500**
D2010	Classrooms room 321	7538726	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	10	20	3	EA	$2,500.00	$7,500																					$7,500	**$7,500**
D2010	Main Building	7519724	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	8	EA	$1,200.00	$9,600																					$9,600	**$9,600**
D2010	Classrooms room 124	7519636	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	$2,100.00	$2,100																					$2,100	**$2,100**
D2010	Kitchen	7519707	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	2	EA	$2,500.00	$5,000																					$5,000	**$5,000**

Replacement Reserves Report

5/24/2024

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
D2010	Utility closet	7519773	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	5	EA	$1,400.00	$7,000																					$7,000	**$7,000**
D2060	Boiler room	7538729	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$10,600.00	$10,600											$10,600											**$10,600**
D3020	Boiler room	7519782	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	$270,000.00	$270,000												$270,000										**$270,000**
D3020	Boiler room	7519784	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	$270,000.00	$270,000												$270,000										**$270,000**
D3020	Main office and office and counseling offices front of building	7519797	Radiator, Hydronic, Baseboard (per LF), Replace	30	15	15	60	LF	$150.00	$9,000																$9,000						**$9,000**
D3020	Exterior mechanical room	7538762	Unit Heater, Electric, Replace	20	5	15	1	EA	$1,800.00	$1,800																$1,800						**$1,800**
D3020	Exterior mechanical room	7538765	Boiler Supplemental Components, Expansion Tank, Replace	40	23	17	1	EA	$3,540.00	$3,540																		$3,540				**$3,540**
D3030	Exterior mechanical room	7538750	Chiller, Water-Cooled, 301 to 400 TON, Replace	25	22	3	1	EA	$400,000.00	$400,000				$400,000																		**$400,000**
D3030	on roof	7519656	Ventilator, Heat Recovery, 1501 to 2000 CFM, Replace	20	19	1	1	EA	$13,400.00	$13,400		$13,400																				**$13,400**
D3030	Kitchen	7519609	Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	8	2	1	EA	$2,200.00	$2,200			$2,200										$2,200									**$4,400**
D3030	Elevator room	7519699	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON, Replace	10	5	5	1	EA	$2,900.00	$2,900						$2,900										$2,900						**$5,800**
D3030	Roof front	7519630	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	10	5	1	EA	$4,000.00	$4,000						$4,000														$4,000		**$8,000**
D3030	Roof front of building	7519644	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	10	5	1	EA	$4,000.00	$4,000						$4,000														$4,000		**$8,000**
D3030	Roof front of building	7519732	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	4	11	1	EA	$7,100.00	$7,100												$7,100										**$7,100**
D3050	Exterior mechanical room	7538741	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D3050	Boiler room	7538753	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100														$5,100		**$10,200**
D3050	Boiler room	7538791	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Exterior mechanical room	7538730	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Exterior mechanical room	7538739	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Throughout building	7519781	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	30	10	179993	SF	$8.00	$1,439,944											$1,439,944											**$1,439,944**
D3050	Exterior mechanical room	7538766	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	$7,600.00	$7,600											$7,600											**$7,600**
D3050	Boiler room	7538774	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$13,600.00	$13,600											$13,600											**$13,600**
D3050	Boiler room	7538740	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$13,600.00	$13,600											$13,600											**$13,600**
D3050	Boiler room	7538771	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Boiler room	7538785	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$6,100.00	$6,100											$6,100											**$6,100**
D3050	Classrooms room 312	7519715	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	19	1	1	EA	$1,670.00	$1,670		$1,670																				**$1,670**
D3050	Lower middle roof	7519761	Air Handler, Exterior AHU, 15001 to 20000 CFM, Replace	20	19	1	1	EA	$97,000.00	$97,000		$97,000																				**$97,000**
D3050	Classrooms room 109	7519813	Fan Coil Unit, Hydronic Terminal, Replace	20	19	1	1	EA	$1,670.00	$1,670		$1,670																				**$1,670**
D3050	Roof	7519744	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	19	1	1	EA	$7,500.00	$7,500		$7,500																				**$7,500**
D3050	Classrooms room 306	7519647	Fan Coil Unit, Hydronic Terminal, Replace	20	19	1	1	EA	$1,670.00	$1,670		$1,670																				**$1,670**
D3050	Classrooms room 314	7519718	Fan Coil Unit, Hydronic Terminal, Replace	20	19	1	1	EA	$1,670.00	$1,670		$1,670																				**$1,670**
D3050	Classrooms room 109	7519691	Fan Coil Unit, Hydronic Terminal, Replace	20	19	1	1	EA	$1,670.00	$1,670		$1,670																				**$1,670**
D3050	Classrooms room 306	7519746	Fan Coil Unit, Hydronic Terminal, Replace	20	19	1	1	EA	$1,670.00	$1,670		$1,670																				**$1,670**
D3050	Roof front of building	7519696	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	18	2	1	EA	$75,000.00	$75,000			$75,000																			**$75,000**
D3050	Various Classrooms	7519628	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	18	2	18	EA	$1,670.00	$30,060			$30,060																			**$30,060**
D3050	Throughout Building	7519667	Fan Coil Unit, Hydronic Terminal, Replace	20	18	2	109	EA	$1,670.00	$182,030			$182,030																			**$182,030**
D3050	Roof	7519728	HVAC System, Ductwork, Low Density, Replace	30	25	5	179993	SF	$2.00	$35•,986						$359,986																**$359,986**
D3050	Room 447	7538737	Variable Air Volume Unit, VAV Box, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Room 447	7538738	Air Handler, Interior AHU, Integral to Building or Difficult Access, 15001 to 25000 CFM, Replace	20	15	5	1	EA	$50,000.00	$50,000						$50,000																**$50,000**
D3050	Classrooms room 330	7519754	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	15	5	1	EA	$1,670.00	$1,670						$1,670																**$1,670**
D3050	Classrooms room 331	7519661	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	15	5	1	EA	$1,670.00	$1,670						$1,670																**$1,670**
D3050	Classrooms room 224	7538778	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	$1,670.00	$1,670						$1,670																**$1,670**
D3050	Second floor office area/wing	7519769	HVAC System, Ductwork, Low Density, Replace	30	22	8	1200	SF	$2.00	$2,400									$2,400													**$2,400**
D3050	Communication closet	7538784	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	$28,400.00	$28,400											$28,400											**$28,400**
D3050	Library	7538742	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$3,840.00	$3,840												$3,840										**$3,840**
D3050	Library	7538770	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$3,840.00	$3,840												$3,840										**$3,840**
D3050	Library	7538733	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$3,840.00	$3,840												$3,840										**$3,840**
D3050	Library	7538780	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$28,400.00	$28,400												$28,400										**$28,400**
D3050	Library	7538744	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$28,400.00	$28,400												$28,400										**$28,400**
D3050	Library	7538757	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$28,400.00	$28,400												$28,400										**$28,400**
D3050	Roof	7519665	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	4	16	1	EA	$84,000.00	$84,000																	$84,000					**$84,000**
D3050	Roof	7519759	Air Handler, Exterior AHU, 20001 to 25000 CFM, Replace	20	4	16	1	EA	$104,000.00	$104,000																	$104,000					**$104,000**
D3060	Roof	7519755	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D4010	Commercial kitchen	7614641	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	20	LF	$400.00	$8,000						$8,000																**$8,000**
D5020	Exterior mechanical room	7538790	Switchboard, 277/480 V, Replace	40	30	10	1	EA	$75,000.00	$75,000											$75,000											**$75,000**
D5020	Electrical room	7538763	Switchboard, 120/208 V, Replace	40	30	10	1	EA	$66,000.00	$66,000											$66,000											**$66,000**

Replacement Reserves Report

5/24/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	Electrical room	7538792	Switchboard, 120/208 V, Replace	40	30	10	1	EA	$120,000.00	$120,000											$120,000											**$120,000**
D5020	Exterior mechanical room	7538776	Distribution Panel, 120/208 V, 1200 AMP, Replace	30	25	5	1	EA	$11,500.00	$11,500						$11,500																**$11,500**
D5020	Electrical room	7538746	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5020	Electrical room	7538724	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5020	Electrical room	7538755	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5020	Throughout	7614640	Electrical System, Full System Renovation/Upgrade, High Density/Complexity, Replace	40	30	10	179993	SF	$28.00	$5,039,804											$5,039,804											**$5,039,804**
D5040	Throughout building	7519652	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	3	17	179993	SF	$5.00	$899,965																		$899,965				**$899,965**
D7030	Throughout building	7519653	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	179993	SF	$2.00	$359,986													$359,986									**$359,986**
D7050	Main office	7519650	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D7050	Throughout building	7519669	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	179993	SF	$1.50	$269,990											$269,990											**$269,990**
D8010	Throughout	7619996	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	13	2	179993	SF	$6.00	$1,079,958		$1,079,958																$1,079,958				**$2,159,916**
E1030	Basement locker room	7519756	Laundry Equipment, Washer, Commercial, Replace	10	5	5	1	EA	$9,700.00	$9,700						$9,700										$9,700						**$19,400**
E1030	Basement locker room	7519729	Laundry Equipment, Dryer, Commercial, Replace	15	5	10	1	EA	$4,900.00	$4,900											$4,900											**$4,900**
E1030	Kitchen	7519737	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Kitchen	7519762	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500						**$21,000**
E1030	Kitchen	7519824	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	7519642	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Kitchen	7519808	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$2,700.00	$2,700										$2,700												**$2,700**
E1030	Kitchen	7519766	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	$1,700.00	$1,700										$1,700												**$1,700**
E1030	Kitchen	7519668	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	7519733	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Kitchen	7519673	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7519751	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7519785	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Kitchen	7538789	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7519814	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7519671	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7519803	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7519776	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Basement locker room	7519624	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	$6,700.00	$6,700											$6,700											**$6,700**
E1030	Kitchen	7519804	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
E1030	Kitchen	7519807	Foodservice Equipment, Steam Kettle, Replace	20	9	11	1	EA	$30,000.00	$30,000												$30,000										**$30,000**
E1030	Kitchen	7519621	Foodservice Equipment, Walk-In, Freezer, Replace	20	0	20	1	EA	$25,000.00	$25,000																					$25,000	**$25,000**
E1040	Science room 3 rd floor 301	7519741	Laboratory Equipment, Exhaust Hood, Variable Volume 10 LF, Replace	15	10	5	1	EA	$12,000.00	$12,000						$12,000															$12,000	**$24,000**
E1060	Security Office Rm 133/489	7519815	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	$600.00	$600			$600															$600				**$1,200**
E1060	Classrooms room 126	7519601	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	$600.00	$600			$600															$600				**$1,200**
E1060	Copy room	7519716	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	$600.00	$600			$600															$600				**$1,200**
E1060	Classrooms room 122	7519793	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	$600.00	$600										$600												**$600**
E1060	Classrooms room 117	7519640	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	1	14	1	EA	$600.00	$600															$600							**$600**
E2010	Throughout	7519643	Casework, Cabinetry, Standard, Replace	20	18	2	1050	LF	$300.00	$315,000			$315,000																			**$315,000**
E2010	Gymnasium	7519809	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	216	EA	$300.00	$64,800											$64,800											**$64,800**
F1020	Located in the athletic field	7538758	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	20	10	240	SF	$50.00	$12,000											$12,000											**$12,000**
F1020	Located in the athletic field	7538759	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	20	10	150	SF	$50.00	$7,500											$7,500											**$7,500**
G2050	sports fields	7614642	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	7	3	18000	SF	$5.00	$90,000				$90,000										$90,000								**$180,000**
G2050	Gymnasium	7614639	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	15	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
G2050	Gymnasium	7519768	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	6	EA	$9,500.00	$57,000																$57,000						**$57,000**
Totals, Unescalated											**$0**	**$2,647,890**	**$2,240,427**	**$494,000**	**$0**	**$1,579,406**	**$11,200**	**$18,000**	**$29,400**	**$9,600**	**$8,391,138**	**$678,820**	**$556,579**	**$476,486**	**$17,200**	**$2,239,983**	**$188,000**	**$1,985,263**	**$27,000**	**$0**	**$1,488,558**	**$23,078,949**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$2,727,327**	**$2,376,868**	**$539,807**	**$0**	**$1,830,964**	**$13,373**	**$22,138**	**$37,243**	**$12,526**	**$11,276,987**	**$939,646**	**$793,548**	**$699,736**	**$26,017**	**$3,489,821**	**$301,685**	**$3,281,337**	**$45,966**	**$0**	**$2,688,501**	**$31,103,489**

Thomas Jefferson High 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
F1020	Site	7614644	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	20	15	250	SF	$60.00	$15,000											$15,000											**$15,000**
G2020	Site	7538735	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	8200	SF	$0.45	$3,690			$3,690					$3,690					$3,690					$3,690				**$14,760**
G2020	Site	7549770	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	8	17	33000	SF	$3.50	$115,500																		$115,500				**$115,500**
G2050	Site	7538769	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	20	5	1	EA	$8,000.00	$8,000						$8,000																**$8,000**
G2050	Site	7549771	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Replace	10	3	7	32000	SF	$4.50	$144,000								$144,000										$144,000				**$288,000**

Replacement Reserves Report

5/24/2024

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
G2050	Site	7538786	Sports Apparatus, Soccer, Regulation Goal, Replace	20	10	10	2	EA	$2,500.00	$5,000											$5,000											**$5,000**
G2050	Site	7538749	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	2	EA	$5,000.00	$10,000											$10,000											**$10,000**
G2050	Site	7538754	Sports Apparatus, Football, Goal Post, Replace	25	15	10	2	EA	$5,000.00	$10,000											$10,000											**$10,000**
G2050	Site	7538743	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	10	10	6	EA	$1,400.00	$8,400											$8,400											**$8,400**
G2050	Site	7538752	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	10	15	750	EA	$120.00	$90,000																$90,000						**$90,000**
G2060	Site	7538745	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	4	EA	$600.00	$2,400											$2,400											**$2,400**
G2060	Site	7538736	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	2000	LF	$18.00	$36,000											$36,000											**$36,000**
G2060	Site	7538761	Fences & Gates, Fence, Chain Link 8', Replace	40	30	10	2500	LF	$25.00	$62,500											$62,500											**$62,500**
G2060	Site	7538731	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	8	EA	$600.00	$4,800											$4,800											**$4,800**
G2060	Site	7538748	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	13	EA	$600.00	$7,800											$7,800											**$7,800**
Totals, Unescalated											**$0**	**$0**	**$3,690**	**$0**	**$0**	**$8,000**	**$0**	**$147,690**	**$0**	**$0**	**$146,900**	**$0**	**$3,690**	**$0**	**$0**	**$105,000**	**$0**	**$263,190**	**$0**	**$0**	**$0**	**$678,160**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$3,915**	**$0**	**$0**	**$9,274**	**$0**	**$181,640**	**$0**	**$0**	**$197,421**	**$0**	**$5,261**	**$0**	**$0**	**$163,587**	**$0**	**$435,013**	**$0**	**$0**	**$0**	**$996,111**

Appendix F:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7519713	D1010	**Elevator Controls**	Automatic, 1 Car		Thomas Jefferson High School / Main Building	Elevator dog house on roof	Nidec Motor Corporation	M4000-AC-01	3354363	2015	11295	
2	7519683	D1010	**Passenger Elevator**	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	5000 LBS	Thomas Jefferson High School / Main Building	Elevator dog house on roof					11296	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7538779	D2010	**Storage Tank**	Domestic Water	500 GAL	Thomas Jefferson High School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate		11136	
2	7538727	D2010	**Water Heater**	Gas, Commercial (200 MBH), 100 to 199 GAL		Thomas Jefferson High School / Main Building	Boiler room	A.O. Smith	BTH-199 300	1815110008091	2018	11070	
3	7538782	D2010	**Water Heater**	Gas, Tankless, 6.5 to 9.5 GPM	199 BTU	Thomas Jefferson High School / Main Building	Boiler room	Rinnai	CU199iN	KL.BA-131811	2022	11135	
4	7538783	D2010	**Water Heater**	Gas, Tankless, 6.5 to 9.5 GPM	199 BTU	Thomas Jefferson High School / Main Building	Boiler room	Rinnai	CU199iN	KL_BA-131814	2022	11132	
5	7519714	D2010	**Backflow Preventer**	Domestic Water	2 IN	Thomas Jefferson High School / Main Building	Boiler room	Watts	MIOT	366777		11033	
6	7538729	D2060	**Air Compressor**	Tank-Style	5 HP	Thomas Jefferson High School / Main Building	Boiler room	Dayton Electric	2KW37G	No dataplate			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7519782	D3020	**Boiler**	Gas, HVAC	6000 MBH	Thomas Jefferson High School / Main Building	Boiler room	Bryan Boilers	RV6000-W-FDG-KD4	050376	2005	11030	
2	7519784	D3020	**Boiler**	Gas, HVAC	6000 MBH	Thomas Jefferson High School / Main Building	Boiler room	Bryan Boilers	RV6000-W-FDG-KD4	050376	2005	11034	
3	7519797	D3020	**Radiator**	Hydronic, Baseboard (per LF)	1.5	Thomas Jefferson High School / Main Building	Main office and office and counseling offices front of building	No dataplate	No dataplate	No dataplate	1929	N/A	60
4	7538762	D3020	**Unit Heater**	Electric	5 KW	Thomas Jefferson High School / Main Building	Exterior mechanical room	QMARK	No dataplate	No dataplate		11131	
5	7538765	D3020	**Boiler Supplemental Components**	Expansion Tank	75 GAL	Thomas Jefferson High School / Main Building	Exterior mechanical room	Amtrol	102875	No dataplate	2001	11134	
6	7538750	D3030	**Chiller**	Water-Cooled, 301 to 400 TON	360 TON	Thomas Jefferson High School / Main Building	Exterior mechanical room	Trane	CVHE36FA3K0L	L01L12383	2001	11032	
7	7538732	D3030	**Cooling Tower**	(Typical) Open Circuit , 201 to 250 TON	236 TON	Thomas Jefferson High School / Main Building	Site	BAC	S15E-1285-07MN-2	U203682803-0-0	2020	11029	
8	7519609	D3030	**Air Conditioner**	Window/Thru-Wall, 1 TON		Thomas Jefferson High School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		11286	
9	7519699	D3030	**Air Conditioner**	Window/Thru-Wall, 1.5 to 2 TON	1.5 TON	Thomas Jefferson High School / Main Building	Elevator room	LG	LW1512ERS	No dataplate		11163	
10	7519630	D3030	**Split System**	Condensing Unit/Heat Pump, 3 TON	3 TON	Thomas Jefferson High School / Main Building	Roof front	Carrier	24ABB360A520	Illegible		11293	
11	7519644	D3030	**Split System**	Condensing Unit/Heat Pump, 3 TON	3 TON	Thomas Jefferson High School / Main Building	Roof front of building	Carrier	24ABB360A526	3114E14007	2014	11290	

12	7519732	D3030	**Split System**	Condensing Unit/Heat Pump, 5 TON	5 TON	Thomas Jefferson High School / Main Building	Roof front of building	Daikin	DX13SA0603AD	2005190584	2020	11294
13	7519656	D3030	**Ventilator, Heat Recovery**	1501 to 2000 CFM	2000 CFM	Thomas Jefferson High School / Main Building	on roof	Venmar CES	HRV 2000e	6K81 9808000	1998	11145
14	7538766	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Thomas Jefferson High School / Main Building	Exterior mechanical room		AE52A	No dataplate		11130
15	7538730	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Thomas Jefferson High School / Main Building	Exterior mechanical room	U.S. Electrical Motors	NA	NA		11129
16	7538739	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Thomas Jefferson High School / Main Building	Exterior mechanical room	Marathon	SVB 215TTDB4026AN	NA		11133
17	7538741	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Thomas Jefferson High School / Main Building	Exterior mechanical room	Marathon	8VH 256TTX4	NA		11036
18	7538774	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Thomas Jefferson High School / Main Building	Boiler room	Marathon	E723	No dataplate		11051
19	7538785	D3050	**Pump**	Distribution, HVAC Heating Water	5 HP	Thomas Jefferson High School / Main Building	Boiler room	Marathon	CVC384TT	No dataplate		11053
20	7538740	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Thomas Jefferson High School / Main Building	Boiler room	Marathon	CVC 256TTDX4026AD	No dataplate		11052
21	7538771	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Thomas Jefferson High School / Main Building	Boiler room	Marathon	CVA 182TTDB4026BR	NA		11055
22	7538791	D3050	**Pump**	Distribution, HVAC Heating Water	5 HP	Thomas Jefferson High School / Main Building	Boiler room	Marathon	CVC 184TTDR7356DV	NA		11054

23	7538753	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Thomas Jefferson High School / Main Building	Boiler room	Marathon	CVA 182TTDB4026BR	NA		11056
24	7519665	D3050	**Air Handler**	Exterior AHU, 10001 to 15000 CFM	11000 CFM	Thomas Jefferson High School / Main Building	Roof	Daikin Industries	DAHA11AHWW3DW	FB0U200501550	2020	11292
25	7519761	D3050	**Air Handler**	Exterior AHU, 15001 to 20000 CFM	Illegible	Thomas Jefferson High School / Main Building	Lower middle roof	Trane	Illegible	Illegible		11250
26	7519759	D3050	**Air Handler**	Exterior AHU, 20001 to 25000 CFM	21000 CFM	Thomas Jefferson High School / Main Building	Roof	Daikin	HAHA11A	FB0U200500065	2020	11291
27	7538738	D3050	**Air Handler**	Interior AHU, Integral to Building or Difficult Access, 15001 to 25000 CFM	20000 CFM	Thomas Jefferson High School / Main Building	Room 447	Trane	MCCA012GAHOABC	K94G55573		11028
28	7538770	D3050	**Fan Coil Unit**	Hydronic Terminal	1500 CFM	Thomas Jefferson High School / Main Building	Library	No dataplate	No dataplate	No dataplate	2015	11027
29	7519813	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Thomas Jefferson High School / Main Building	Classrooms room 109				1980	11189
30	7538778	D3050	**Fan Coil Unit**	Hydronic Terminal	400 CFM	Thomas Jefferson High School / Main Building	Classrooms room 224	No dataplate	No dataplate	No dataplate	1980	11002
31	7538744	D3050	**Fan Coil Unit**	Hydronic Terminal	15000 CFM	Thomas Jefferson High School / Main Building	Library	Inaccessible	Inaccessible	Inaccessible	2015	11025
32	7538733	D3050	**Fan Coil Unit**	Hydronic Terminal	1500 CFM	Thomas Jefferson High School / Main Building	Library	Inaccessible	Inaccessible	Inaccessible	2015	11026
33	7538757	D3050	**Fan Coil Unit**	Hydronic Terminal	15000 CFM	Thomas Jefferson High School / Main Building	Library	Inaccessible	Inaccessible	Inaccessible	2015	11022

34	7538742	D3050	**Fan Coil Unit**	Hydronic Terminal	1500 CFM	Thomas Jefferson High School / Main Building	Library	Inaccessible	Inaccessible	Inaccessible	2015	11076	
35	7519647	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Thomas Jefferson High School / Main Building	Classrooms room 306	No dataplate	No dataplate	No dataplate	1980	11246	
36	7519718	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Thomas Jefferson High School / Main Building	Classrooms room 314				1980	11124	
37	7538784	D3050	**Fan Coil Unit**	Hydronic Terminal	20000 CFM	Thomas Jefferson High School / Main Building	Communication closet	No dataplate	No dataplate	No dataplate		11024	
38	7519691	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Thomas Jefferson High School / Main Building	Classrooms room 109	No dataplate	No dataplate	No dataplate	1980	11190	
39	7519746	D3050	**Fan Coil Unit**	Hydronic Terminal	500 CFM	Thomas Jefferson High School / Main Building	Classrooms room 306	No dataplate	No dataplate	No dataplate	1980	11276	
40	7538780	D3050	**Fan Coil Unit**	Hydronic Terminal	15000 CFM	Thomas Jefferson High School / Main Building	Library	Inaccessible	Inaccessible	Inaccessible	2015	11021	
41	7519667	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Thomas Jefferson High School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate	1980	11264	109
42	7519715	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM	500 CFM	Thomas Jefferson High School / Main Building	Classrooms room 312	No dataplate	No dataplate	No dataplate	1980	11221	
43	7519661	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM	300 CFM	Thomas Jefferson High School / Main Building	Classrooms room 331	No dataplate	No dataplate	No dataplate	1980	11149	
44	7519754	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM	300 CFM	Thomas Jefferson High School / Main Building	Classrooms room 330	No dataplate	No dataplate	No dataplate	1980	11207	

45	7519628	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM	500 CFM	Thomas Jefferson High School / Main Building	Various Classrooms	No dataplate	No dataplate	No dataplate	1980	11150	18
46	7519696	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 TON	Thomas Jefferson High School / Main Building	Roof front of building	Trane	Illegible	Illegible		11289	
47	7519744	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 3 TON	Illegible	Thomas Jefferson High School / Main Building	Roof	Carrier	Illegible	Illegible		11151	
48	7538737	D3050	**Variable Air Volume Unit**	VAV Box	1200 CFM	Thomas Jefferson High School / Main Building	Room 447	Inaccessible	Inaccessible	Inaccessible		11023	
49	7519755	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	6000 CFM	Thomas Jefferson High School / Main Building	Roof	No dataplate	No dataplate	No dataplate		11172	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7614641	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Thomas Jefferson High School / Main Building	Commercial kitchen						20

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7538792	D5020	**Switchboard**	120/208 V	2000 AMP	Thomas Jefferson High School / Main Building	Electrical room	Cutler-Hammer	NA	NA		11075	
2	7538763	D5020	**Switchboard**	120/208 V	1200 AMP	Thomas Jefferson High School / Main Building	Electrical room	Cutler-Hammer	NA	NA		11074	
3	7538790	D5020	**Switchboard**	277/480 V	1200 AMP	Thomas Jefferson High School / Main Building	Exterior mechanical room	Cutler-Hammer	NA	NA		11035	
4	7538724	D5020	**Distribution Panel**	120/208 V	400 AMP	Thomas Jefferson High School / Main Building	Electrical room	Cutler-Hammer	NA	NA	2001	11071	

5	7538755	D5020	**Distribution Panel**	120/208 V	400 AMP	Thomas Jefferson High School / Main Building	Electrical room	Cutler-Hammer	NA	NA	2001	11069	
6	7538746	D5020	**Distribution Panel**	120/208 V	400 AMP	Thomas Jefferson High School / Main Building	Electrical room	Cutler-Hammer	NA	NA	2001	11073	
7	7538776	D5020	**Distribution Panel**	120/208 V, 1200 AMP		Thomas Jefferson High School / Main Building	Exterior mechanical room	No dataplate	No dataplate	No dataplate			

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7519650	D7050	**Fire Alarm Panel**	Fully Addressable		Thomas Jefferson High School / Main Building	Main office	NA	NA	NA			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7519729	E1030	**Laundry Equipment**	Dryer, Commercial	55 LB	Thomas Jefferson High School / Main Building	Basement locker room	Continental	KT055NQTB2H2W01	1305005528		1116	
2	7519756	E1030	**Laundry Equipment**	Washer, Commercial	55 LB	Thomas Jefferson High School / Main Building	Basement locker room	Continental	EM055P11021110	1401972E13		11112	
3	7519642	E1030	**Foodservice Equipment**	Convection Oven, Double		Thomas Jefferson High School / Main Building	Kitchen	Garland	No dataplate	No dataplate	2015	11165	
4	7519737	E1030	**Foodservice Equipment**	Convection Oven, Double		Thomas Jefferson High School / Main Building	Kitchen	Blodgett	HV-100G	051116KJ088T	2015	11167	
5	7519824	E1030	**Foodservice Equipment**	Convection Oven, Single		Thomas Jefferson High School / Main Building	Kitchen	Convotherm	WS20002AB2AAUL	WS215010234	2015	11166	
6	7519751	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Thomas Jefferson High School / Main Building	Kitchen	Beverage-Air Corporation	ST34N-S	12000358		11281	

7	7519803	E1030	**Foodservice Equipment**	Dairy Cooler/Wells	Thomas Jefferson High School / Main Building	Kitchen	Beverage-Air Corporation	ST34N-S	12103326	2019	11285
8	7519673	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Thomas Jefferson High School / Main Building	Kitchen	Metro	Inaccessible	C5HME034028	2019	11161
9	7519814	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Thomas Jefferson High School / Main Building	Kitchen	Delfield	SH-4-NU	2212820101624	2019	11283
10	7519776	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Thomas Jefferson High School / Main Building	Kitchen	Delfield	SH-4NU	2212820101625	2019	11284
11	7519766	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Thomas Jefferson High School / Main Building	Kitchen	Metro	Inaccessible	C5HME030990	2018	11226
12	7519624	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Thomas Jefferson High School / Main Building	Basement locker room	Hoshizaki	KML-451MAH	C03854C		
13	7519733	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	Thomas Jefferson High School / Main Building	Kitchen	Delfield	SCFT-60-NU	1707150002376	2019	11288
14	7519785	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	Thomas Jefferson High School / Main Building	Kitchen	Delfield	MARK7000-400ZDFX2	1707150002373	2019	11287
15	7519808	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Thomas Jefferson High School / Main Building	Kitchen	Delfield	GBR1-S	1120203243	2018	11176
16	7538789	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Thomas Jefferson High School / Main Building	Kitchen	KitchenAid	KBFS22EWMS9	K30504542		11072
17	7519668	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Thomas Jefferson High School / Main Building	Kitchen	Delfield	CSRRI2P-S	1707152002779	2018	11225

18	7519671	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Thomas Jefferson High School / Main Building	Kitchen	Traulsen	G20010	T08093J05	2019	11162
19	7519807	E1030	**Foodservice Equipment**	Steam Kettle	Thomas Jefferson High School / Main Building	Kitchen	Cleveland	Illegible	Illegible	2015	11164
20	7519762	E1030	**Foodservice Equipment**	Steamer, Freestanding	Thomas Jefferson High School / Main Building	Kitchen	Cleveland	21CGA5	75306-01K-02	2015	11168
21	7519621	E1030	**Foodservice Equipment**	Walk-In, Freezer	Thomas Jefferson High School / Main Building	Kitchen	Delfield	UDSE-4	77170-1		11169
22	7519804	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Thomas Jefferson High School / Main Building	Kitchen	BROWN AND SONS	Illegible	Illegible		11173
23	7519741	E1040	**Laboratory Equipment**	Exhaust Hood, Variable Volume 10 LF	Thomas Jefferson High School / Main Building	Science room 3 rd floor 301	No dataplate	No dataplate	No dataplate	2000	11248