FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Summer Hill Preschool
2717 Alexander Avenue
Richmond, VA 23234

PREPARED BY:
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BV PROJECT #:
166385.24R000-045.468

DATE OF REPORT:
July 2, 2024

ON SITE DATE:
March 13, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Preschool campus
Number of Buildings	1
Main Address	2717 Alexander Avenue, Richmond, VA 23234
Site Developed	1919
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 13, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Jake Stauffer

General Information

Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Summer Hill Preschool was originally constructed in 1919. The school has undergone several partial renovations throughout the years.

Architectural

The building is a masonry load bearing structure with steel and wood framed flat and vaulted roofs. Single panel metal windows are antiquated and should be upgraded in the near term. Interior finishes consist of commercial carpet, VCT, and ceramic tile, with painted and ceramic tile walls and suspended acoustic ceiling tile (ACT) and hard tile. The interior finishes have been periodically replaced as needed over the years and are generally in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by boilers and a pad mounted chiller feeding hydronic ventilators. Supplemental cooling is by means of window type air conditioners, mostly in classrooms. The building climate control systems can be enhanced by adding dedicated heating and cooling to hallways, replacement of windows, and eliminating pneumatic controls with upgraded BAS.

Hot water is provided by gas-fired water heaters located in the boiler room. The main electrical distribution is from a dedicated electrical switchboard. Fire protection is provided via a fire alarm system with a central panel, and fire extinguishers spread throughout the school. The kitchen within the cafeteria contains the following appliances: stainless steel sink, refrigerator, food warmer, convection ovens, and an exhaust hood that are all in usable condition.

Site

Site systems consist of an asphalt paved parking lot and concrete sidewalks adjacent to the building. Landscaping is provided with the site including a grass field and some garden areas. Asphalt surfaces are generally free of cracks and heaving; however, seal and stripe are recommended in the short term. Concrete walkways are free of any heavy damage. The playground is equipped with small and large playground structures that were observed to be free of any heavy damage.

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 | Summer Hill Preschool / Main Building(1919)

Replacement Value	*Total SF*	*Cost/SF*
$ 14,912,800	*37,282*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 1,692,200	11.3 %
5-Year	$ 2,218,300	14.9 %
10-Year	$ 3,658,300	24.5 %

Immediate Needs

There are no immediate needs to report.

Key Findings

Piping & Valves in Poor condition.

Fiberglass Insulation, HVAC Chilled Water
Main Building Summer Hill Preschool
Throughout Building

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $54,000

$$$$

The water piping insulation was noted to be deteriorated and causing ceiling stains. - AssetCALC ID: 7648822

HVAC System

Full System Renovation/Upgrade, Medium Complexity
Main Building Summer Hill Preschool Hallways

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

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $117,600

$$$$

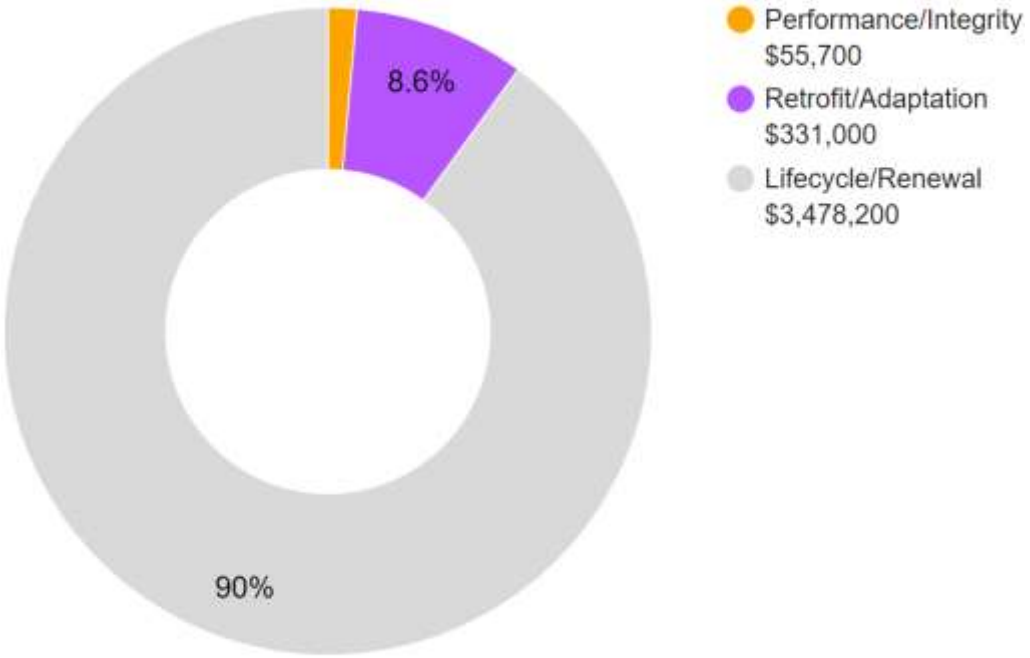
Supplemental HVAC for corridors. - AssetCALC ID: 7702229

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: $3,864,900

2. Building Information

Building Systems Summary		
Address	2717 Alexander Avenue, Richmond, VA 23234	
Constructed/Renovated	1919	
Building Area	37,282 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Systems Summary		
HVAC	Central System: Boilers and air-cooled chiller feeding hydronic ventilators Non-Central System: Through-window AC units Pneumatic controls	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: Metal Hallide Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment.	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Access was not provided for the main roof.	

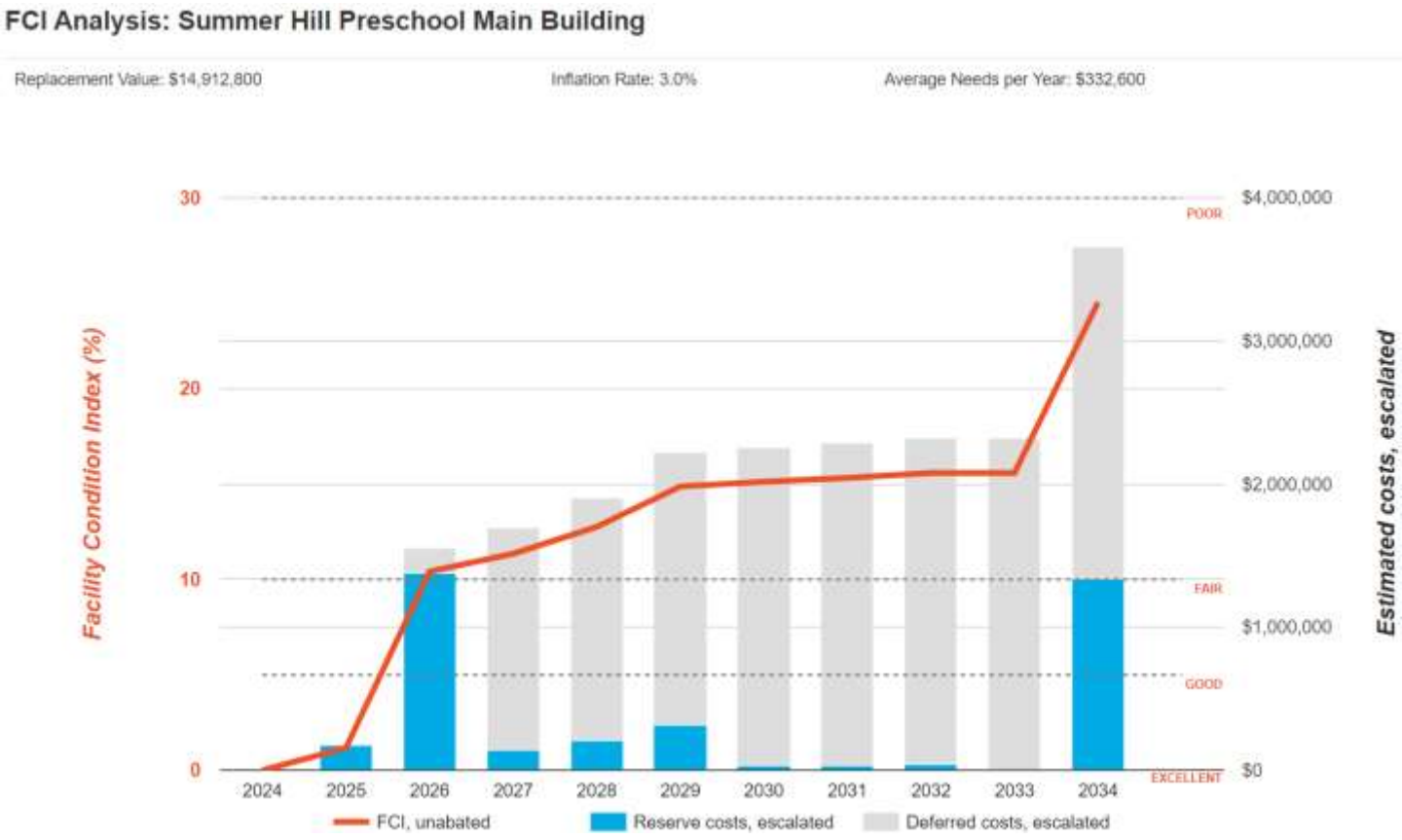
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	-	-	-	-	$2,141,900	$2,141,900
Facade	-	$195,500	-	-	$1,008,600	$1,204,100
Roofing	-	$1,039,700	-	$40,700	-	$1,080,300
Interiors	-	$20,800	$161,300	$191,000	$796,600	$1,169,800
Plumbing	-	-	$12,300	$20,400	$836,100	$868,800
HVAC	-	$176,700	$28,500	$21,400	$868,400	$1,095,100
Fire Protection	-	-	$209,800	-	-	$209,800
Electrical	-	$21,200	$206,100	$901,900	$39,200	$1,168,400
Fire Alarm & Electronic Systems	-	$98,900	$16,400	$250,500	$179,600	$545,400
Equipment & Furnishings	-	-	$31,100	$14,100	$298,900	$344,100
TOTALS (3% inflation)	**-**	**$1,552,800**	**$665,500**	**$1,440,000**	**$6,169,400**	**$9,827,700**

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



Building: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 – RIGHT ELEVATION

5 – BUILDING FACADE

6 - CLASSROOM

7 – INTERIOR CORRIDOR

8 - DOMESTIC WATER HEATER

9 - MAIN MECHANICAL ROOM - HVAC BOILERS

10 – ELECTRICAL DISTRIBUTION

11 – EMERGENCY BACKUP GENERATOR

12 - FIRE ALARM CONTROL PANEL

3. Site Summary

Site Information		
Site Area	2.15 acres (estimated)	
Parking Spaces	56 total spaces all in open lots; two of which are accessible.	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing. Playgrounds and sports fields and courts fencing.	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes. Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas.	Fair
Site Lighting	None	--
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	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	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	$5,700	-	-	$5,700
Site Development	-	$8,000	$8,800	$113,800	$58,500	$189,100
Site Utilities	-	-	-	$12,100	-	$12,100
Site Pavement	-	$5,200	-	$52,800	$15,100	$73,000
TOTALS (3% inflation)	**-**	**$13,200**	**$14,500**	**$178,600**	**$73,500**	**$279,800**

Site: Photographic Overview

1 – PROPERTY SIGNAGE

2 - COURTYARD

3 – PLAY STRUCTURE

4 - GROUNDS AND LANDSCAPING

5 – PEDESTRIAN WALKWAY

6 - PARKING

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and each significant building included in this report:

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1919/2007	Yes	No
Main Building	1919/2007	Yes	No

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 Summer Hill Preschool, 2717 Alexander Avenue, Richmond, VA 23234, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by: Daniel White

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8. Appendices

Appendix A: Site Plan(s)
Appendix B: Pre-Survey Questionnaire(s)
Appendix C: Accessibility Review and Photos
Appendix D: Component Condition Report
Appendix E: Replacement Reserves
Appendix F: Equipment Inventory List

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
166385.24R000-045.468	Summer Hill Preschool
Source	**On-Site Date**
Google	March 13, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Summer Hill Preschool
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 2/27/2024
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	1959		
2	Building size in SF	33908		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and Gravel
		Interiors		CMU, plaster, sheetrock, drop ceilings, VAT, VCT
		HVAC		Steam boiler, hot water boiler, chiller fan coil units
		Electrical		Original
		Site Pavement		Asphalt
		Accessibility	2007	Satisfied the 2007 lawsuit requirement

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Chiller replaced 2020, boilers replaced 2019
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Eliminate pneumatic controls, upgrade BAS
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Minimal heat and air conditioning in the hallways, Auditorium overheats.

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				Ceiling tiles from roof leaks and condensation leaks
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?					Hallways
14	Is the electrical service outdated, undersized, or otherwise problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				Satisfied the 2007 lawsuit requirement
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Summer Hill Preschool

BV Project Number: 166385.24R000-045.468

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	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?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ACCESSIBLE ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

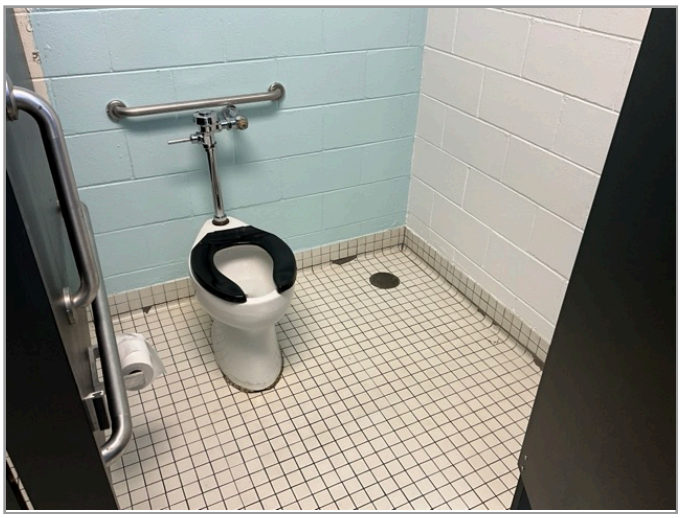
DOOR HARDWARE

	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

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

PLAYGOUND ACCESS

ACCESSIBLE 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 | Summer Hill Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Building exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	1,100	LF	20	7648821
B1010	Building exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls	37,282	SF	20	7648869
B1080	Building interior	Fair	Stairs, Concrete, Interior	200	SF	20	7516090
Facade							
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	20,150	SF	20	7516119
B2020	Building Exterior	Fair	Glazing, any type, by SF	3,350	SF	2	7443673
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	24		20	7516110
Roofing							
B3010	Flat roof	Fair	Roofing, Built-Up	35,000	SF	2	7494789
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	5,500	SF	6	7443698
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	375	LF	10	7443691
Interiors							
C1030	Building interior	Fair	Interior Door, Steel, Standard	12		20	7516116
C1030	Building interior	Fair	Interior Door, Wood, Solid-Core	82		15	7516128
C1070	Building interior	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,600	SF	2	7516087
C1070	Building interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,000	SF	10	7516082
C2010	Building interior	Fair	Wall Finishes, Ceramic Tile	11,200	SF	20	7516106
C2010	Building interior	Fair	Wall Finishes, any surface, Prep & Paint	16,775	SF	7	7516083
C2030	Building interior	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,865	SF	8	7516093
C2030	Building interior	Fair	Flooring, Vinyl Tile (VCT)	11,532	SF	5	7516081
C2030	Auditorium	Fair	Flooring, Wood, Strip	825	SF	15	7516103
C2030	Building interior	Fair	Flooring, Carpet, Commercial Standard	11,530	SF	3	7516079
C2030	Building interior	Fair	Flooring, Quarry Tile	11,530	SF	30	7516086

Component Condition Report | Summer Hill Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Plumbing							
D2010	Restroom	Fair	Toilet, Commercial Water Closet	8		15	7516114
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1		12	7443669
D2010	Building interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	10		10	7516074
D2010	Building interior	Fair	Sink/Lavatory, Service Sink, Floor	4		10	7516080
D2010	Restroom	Fair	Urinal, Standard	8		15	7516104
D2010	Building interior	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	37,282	SF	20	7730186
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14		20	7516076
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1		5	7443696
HVAC							
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B1]	1		26	7443689
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B2]	1		26	7443675
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1		20	7443672
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	9		3	7443695
D3030	Building interior	Fair	Unit Ventilator, approx/nominal 2 Ton, 750 CFM Estimated	24		15	7732319
D3030	Building exterior	Good	Chiller, Air-Cooled, 61 to 80 TON	1		20	7443686
D3050	Throughout Building	Poor	Piping & Valves, Fiberglass Insulation, HVAC Chilled Water	9,000	LF	1	7648822
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1		10	7443666
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1		8	7443678
D3050	Hallways	NA	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Install	5,600	SF	1	7702229
D3050	Boiler room	Fair	HVAC System, Hydronic Piping, 2-Pipe	37,282	SF	20	7443687
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1		10	7443681
Fire Protection							
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	37,282	SF	4	7648823
Electrical							

Component Condition Report | Summer Hill Preschool / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Building exterior	Fair	Generator, Diesel	1	2	7443667
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	15	7443682
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [PH]	1	13	7443683
D5020	Electrical room	Fair	Distribution Panel, 120/240 V [MDP]	1	5	7443670
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	37,282 SF	10	7730185
D5040	Building interior	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	37,282 SF	5	7516088
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	37,282 SF	10	7443665
D7050	Building interior	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	37,282 SF	10	7730188
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7443694
D8010	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	37,282 SF	2	7443697
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	7443700
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7443688
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7443680
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7443690
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7516112
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7443699
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	7443668
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7443671
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7443679
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	7443674
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	500	15	7516125

Component Condition Report | Summer Hill Preschool / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	90 SF	5	7443693
Electrical						
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	10	7443702
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,865 SF	2	7519349
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,865 SF	7	7752363
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	10	7443685
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	3,790 SF	2	7443701
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	7443692
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7443676
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	15	7443677
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	250 LF	20	7443684

Appendix E:
Replacement Reserves

Replacement Reserves Report

7/2/2024

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
Summer Hill Preschool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Summer Hill Preschool / Main Building	$0	$176,748	$1,376,046	$139,405	$209,806	$316,284	$36,120	$30,947	$38,231	$0	$1,334,725	$6,367	$23,668	$173,397	$0	$731,738	$0	$195,643	$63,637	$0	$4,974,966	**$9,827,728**
Summer Hill Preschool / Site	$0	$0	$13,229	$0	$0	$14,526	$0	$52,782	$9,602	$0	$116,249	$10,492	$6,971	$0	$11,465	$2,181	$0	$20,610	$0	$0	$21,818	**$279,925**
Grand Total	**$0**	**$176,748**	**$1,389,274**	**$139,405**	**$209,806**	**$330,809**	**$36,120**	**$83,729**	**$47,833**	**$0**	**$1,450,974**	**$16,860**	**$30,639**	**$173,397**	**$11,465**	**$733,920**	**$0**	**$216,253**	**$63,637**	**$0**	**$4,996,784**	**$10,107,653**

Summer Hill Preschool

Summer Hill Preschool / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
A1010	Building exterior	7648821	Foundation System, Concrete or CMU Walls w/ Continuous Footings,	75	55	20	1100	LF	$120.00	$132,000																					$132,000	**$132,000**
B1010	Building exterior	7648869	Structural Framing, Masonry (CMU) Bearing Walls	75	55	20	37282	SF	$28.00	$1,043,896																					$1,043,896	**$1,043,896**
B1080	Building interior	7516090	Stairs, Concrete, Interior, Replace	50	30	20	200	SF	$50.00	$10,000																					$10,000	**$10,000**
B2010	Building exterior	7516119	Exterior Walls, Brick Veneer, Replace	50	30	20	20150	SF	$27.00	$544,050																					$544,050	**$544,050**
B2020	Building Exterior	7443673	Glazing, any type, by SF, Replace	30	28	2	3350	SF	$55.00	$184,250			$184,250																			**$184,250**
B2050	Building exterior	7516110	Exterior Door, Steel, Standard, Replace	40	20	20	24	EA	$600.00	$14,400																					$14,400	**$14,400**
B3010	Roof	7443698	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	24	6	5500	SF	$5.50	$30,250							$30,250															**$30,250**
B3010	Flat roof	7494789	Roofing, Built-Up, Replace	25	23	2	35000	SF	$28.00	$980,000			$980,000																			**$980,000**
B3020	Roof	7443691	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	375	LF	$9.00	$3,375											$3,375											**$3,375**
C1030	Building interior	7516128	Interior Door, Wood, Solid-Core, Replace	40	25	15	82	EA	$700.00	$57,400																$57,400						**$57,400**
C1030	Building interior	7516116	Interior Door, Steel, Standard, Replace	40	20	20	12	EA	$600.00	$7,200																					$7,200	**$7,200**
C1070	Building interior	7516087	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	5600	SF	$3.50	$19,600			$19,600																			**$19,600**
C1070	Building interior	7516082	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	28000	SF	$3.50	$98,000											$98,000											**$98,000**
C2010	Building interior	7516106	Wall Finishes, Ceramic Tile, Replace	40	20	20	11200	SF	$18.00	$201,600																					$201,600	**$201,600**
C2010	Building interior	7516083	Wall Finishes, any surface, Prep & Paint	10	3	7	16775	SF	$1.50	$25,163								$25,163										$25,163				**$50,325**
C2030	Building interior	7516093	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	2	8	1865	SF	$12.00	$22,380									$22,380										$22,380			**$44,760**
C2030	Auditorium	7516103	Flooring, Wood, Strip, Replace	30	15	15	825	SF	$15.00	$12,375																$12,375						**$12,375**
C2030	Building interior	7516081	Flooring, Vinyl Tile (VCT), Replace	15	10	5	11532	SF	$5.00	$57,660						$57,660															$57,660	**$115,320**
C2030	Building interior	7516079	Flooring, Carpet, Commercial Standard, Replace	10	7	3	11530	SF	$7.50	$86,475				$86,475										$86,475								**$172,950**
D2010	Boiler room	7443669	Water Heater, Gas, Commercial (200 MBH), Replace	20	8	12	1	EA	$16,600.00	$16,600													$16,600									**$16,600**
D2010	Building interior	7730186	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	37282	SF	$11.00	$410,102																					$410,102	**$410,102**
D2010	Building interior	7516074	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	10	EA	$1,200.00	$12,000											$12,000											**$12,000**
D2010	Building interior	7516080	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	4	EA	$800.00	$3,200											$3,200											**$3,200**
D2010	Restroom	7516114	Toilet, Commercial Water Closet, Replace	30	15	15	8	EA	$1,300.00	$10,400																$10,400						**$10,400**
D2010	Restroom	7516104	Urinal, Standard, Replace	30	15	15	8	EA	$1,100.00	$8,800																$8,800						**$8,800**
D2010	Restroom	7516076	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	14	EA	$1,500.00	$21,000																					$21,000	**$21,000**
D2060	Boiler room	7443696	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	$10,600.00	$10,600						$10,600																**$10,600**
D3020	Mechanical room	7443672	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	$20,000.00	$20,000																					$20,000	**$20,000**
D3030	Building exterior	7443686	Chiller, Air-Cooled, 61 to 80 TON, Replace	25	5	20	1	EA	$100,000.00	$100,000																					$100,000	**$100,000**
D3030	Building exterior	7443695	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	9	EA	$2,900.00	$26,100				$26,100										$26,100								**$52,200**
D3030	Building interior	7732319	Unit Ventilator, approx/nominal 2 Ton, 750 CFM Estimated, Replace	20	5	15	24	EA	$7,400.00	$177,600																$177,600						**$177,600**
D3050	Throughout Building	7648822	Piping & Valves, Fiberglass Insulation, HVAC Chilled Water, Replace	40	39	1	9000	LF	$6.00	$54,000		$54,000																				**$54,000**
D3050	Mechanical room	7443678	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	$6,100.00	$6,100									$6,100													**$6,100**
D3050	Mechanical room	7443681	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Mechanical room	7443666	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
D3050	Boiler room	7443687	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	37282	SF	$5.00	$186,410																					$186,410	**$186,410**
D3050	Hallways	7702229	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Install	40	39	1	5600	SF	$21.00	$117,600		$117,600																				**$117,600**
D4010	Throughout Building	7648823	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	37282	SF	$5.00	$186,410					$186,410																	**$186,410**
D5010	Building exterior	7443667	Generator, Diesel, Replace	25	23	2	1	EA	$20,000.00	$20,000			$20,000																			**$20,000**
D5010	Electrical room	7443682	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$20,000.00	$20,000																$20,000						**$20,000**
D5020	Electrical room	7443670	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	$10,000.00	$10,000						$10,000																**$10,000**
D5020	Throughout	7730185	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	30	10	37282	SF	$18.00	$671,076											$671,076											**$671,076**
D5020	Mechanical room	7443683	Distribution Panel, 120/240 V, Replace	30	17	13	1	EA	$5,500.00	$5,500														$5,500								**$5,500**
D5040	Building interior	7516088	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	37282	SF	$4.50	$167,769						$167,769																**$167,769**
D7030	Throughout building	7443665	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	37282	SF	$2.00	$74,564											$74,564											**$74,564**
D7050	Office	7443694	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$15,000				$15,000															$15,000			**$30,000**
D7050	Building interior	7730188	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	37282	SF	$3.00	$111,846											$111,846											**$111,846**
D8010	Boiler room	7443697	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	37282	SF	$2.50	$93,205			$93,205															$93,205				**$186,410**
E1030	Kitchen	7443699	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**

Replacement Reserves Report

7/2/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1030	Kitchen	7443700	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	$15,000.00	$15,000						$15,000																**$15,000**
E1030	Kitchen	7443671	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	7443688	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	7443680	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	7443674	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7443690	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7443679	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	7443668	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E1030	Kitchen	7516112	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
E2010	Auditorium	7516125	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	5	15	500	EA	$350.00	$175,000																$175,000						**$175,000**
Totals, Unescalated											**$0**	**$171,600**	**$1,297,055**	**$127,575**	**$186,410**	**$272,829**	**$30,250**	**$25,163**	**$30,180**	**$0**	**$993,161**	**$4,600**	**$16,600**	**$118,075**	**$0**	**$469,675**	**$0**	**$118,368**	**$37,380**	**$0**	**$2,754,518**	**$6,653,438**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$176,748**	**$1,376,046**	**$139,405**	**$209,806**	**$316,284**	**$36,120**	**$30,947**	**$38,231**	**$0**	**$1,334,725**	**$6,367**	**$23,668**	**$173,397**	**$0**	**$731,738**	**$0**	**$195,643**	**$63,637**	**$0**	**$4,974,966**	**$9,827,728**

Summer Hill Preschool / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	7443693	Stairs, Concrete, Exterior, Replace	50	45	5	90	SF	$55.00	$4,950						$4,950																**$4,950**
D5040	Building exterior	7443702	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	15	EA	$600.00	$9,000											$9,000											**$9,000**
G2020	Site	7519349	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10865	SF	$0.45	$4,889			$4,889					$4,889					$4,889					$4,889				**$19,557**
G2020	Parking lot	7752363	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	10865	SF	$3.50	$38,028								$38,028														**$38,028**
G2050	Site	7443701	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	3790	SF	$2.00	$7,580			$7,580			$7,580			$7,580			$7,580			$7,580			$7,580			$7,580	**$53,060**
G2050	Site	7443685	Play Structure, Multipurpose, Small, Replace	20	10	10	4	EA	$10,000.00	$40,000											$40,000											**$40,000**
G2050	Site	7443692	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site	7443676	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
G2060	Site	7443677	Picnic Table, Metal Powder-Coated, Replace	20	5	15	2	EA	$700.00	$1,400																$1,400						**$1,400**
G2060	Site	7443684	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	250	LF	$18.00	$4,500																				$4,500		**$4,500**
Totals, Unescalated											**$0**	**$0**	**$12,469**	**$0**	**$0**	**$12,530**	**$0**	**$42,917**	**$7,580**	**$0**	**$86,500**	**$7,580**	**$4,889**	**$0**	**$7,580**	**$1,400**	**$0**	**$12,469**	**$0**	**$0**	**$12,080**	**$207,995**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$13,229**	**$0**	**$0**	**$14,526**	**$0**	**$52,782**	**$9,602**	**$0**	**$116,249**	**$10,492**	**$6,971**	**$0**	**$11,465**	**$2,181**	**$0**	**$20,610**	**$0**	**$0**	**$21,818**	**$279,925**

Appendix F:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443669	D2010	**Water Heater**	Gas, Commercial (200 MBH)		Summer Hill Preschool / Main Building	Boiler room	State	SBD81199NE 118	1629M002349	2016	1576792	
2	7443696	D2060	**Air Compressor**	Tank-Style		Summer Hill Preschool / Main Building	Boiler room	Curtis	6DJ7DD	20X50		1576790	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443672	D3020	**Boiler**	Gas, HVAC		Summer Hill Preschool / Main Building	Mechanical room	Weil-McLain	EVG 399	Inaccessible	2019	1577713	
2	7443689	D3020	**Boiler** [B1]	Gas, HVAC		Summer Hill Preschool / Main Building	Boiler room	PB Heat	TCII-09-W/S	774730-201908	2019	1576791	
3	7443675	D3020	**Boiler** [B2]	Gas, HVAC		Summer Hill Preschool / Main Building	Boiler room	PB Heat	TCII-09-W/S	774731	2019	1576789	
4	7443686	D3030	**Chiller**	Air-Cooled, 61 to 80 TON	65 TON	Summer Hill Preschool / Main Building	Building exterior	Daikin Industries	AGZ065EDSEMNN00	STNU190700199	2019	1577709	
5	7443695	D3030	**Air Conditioner**	Window/Thru-Wall	1.5 TON	Summer Hill Preschool / Main Building	Building exterior						9
6	7732319	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 750 CFM Estimated	Inaccessible	Summer Hill Preschool / Main Building	Building interior						24
7	7443678	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water		Summer Hill Preschool / Main Building	Mechanical room	Baldor Reliance	EM3218T-G	RF 1907022540		1577711	
8	7443666	D3050	**Pump**	Distribution, HVAC Heating Water		Summer Hill Preschool / Main Building	Mechanical room	Armstrong Air	FR56CZ	NA	2019	1577714	
9	7443681	D3050	**Pump**	Distribution, HVAC Heating Water		Summer Hill Preschool / Main Building	Mechanical room	Armstrong Air	FR56CZ	NA	2019	1577715	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443667	D5010	**Generator**	Diesel		Summer Hill Preschool / Main Building	Building exterior	Onan	Illegible	Illegible		1577710	
2	7443682	D5010	**Automatic Transfer Switch**	ATS		Summer Hill Preschool / Main Building	Electrical room	General Electric	No dataplate	No dataplate		1577707	
3	7443670	D5020	**Distribution Panel** [MDP]	120/240 V		Summer Hill Preschool / Main Building	Electrical room	General Electric	NA	NA		1577706	
4	7443683	D5020	**Distribution Panel** [PH]	120/240 V		Summer Hill Preschool / Main Building	Mechanical room	General Electric	NA	NA	2007	1577712	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443694	D7050	**Fire Alarm Panel**	Fully Addressable		Summer Hill Preschool / Main Building	Office	Simplex	E 2001-3080	'SERIAL T61637 KD	1982	1577708	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443688	E1030	**Foodservice Equipment**	Convection Oven, Single		Summer Hill Preschool / Main Building	Kitchen					1577719	
2	7443690	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Summer Hill Preschool / Main Building	Kitchen	Beverage-Air	SMF34Y-1-S	11201558		1577721	
3	7443674	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Summer Hill Preschool / Main Building	Kitchen	Beverage-Air	SMF34Y-1-S	12404369		1577724	
4	7443699	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Summer Hill Preschool / Main Building	Kitchen					1577718	
5	7443680	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Summer Hill Preschool / Main Building	Kitchen		No dataplate	C5HME029561	2017	1577720	
6	7443671	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Summer Hill Preschool / Main Building	Kitchen					1577722	
7	7443679	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Summer Hill Preschool / Main Building	Kitchen	No dataplate	No dataplate	No dataplate		1577723	
8	7443668	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Summer Hill Preschool / Main Building	Kitchen	Delfield	GCR2PS	1120340948		1577716	
9	7443700	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Summer Hill Preschool / Main Building	Kitchen		2/1/78	Illegible		1577717	
10	7516112	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		Summer Hill Preschool / Main Building	Kitchen						