FACILITY CONDITION ASSESSMENT

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219

Westover Hills Elementary School
1211 Jahnke Road
Richmond, VA 23225

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Bill Champion
Program Manager
800.733.0660 x7296234
Bill.Champion@bureauveritas.com

BV PROJECT #:
166385.24R000-024.468

DATE OF REPORT:
May 21, 2024

ON SITE DATE:
April 24, 2024

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1211 Jahnke Road, Richmond, VA 43212
Site Developed	1955
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 24, 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	Peter Marra
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Westover Hills Elementary is a public school in a suburban community. The population is 368 students and serves PK-5.

Architectural

Westover Hills Elementary School is a one-story brick façade elementary school with a built-up roof. There are reports of the roof leaking. Stained ACT tiles were observed throughout the building. It was also reported that mold was observed on ACT tiles and on countertops. The windows are single pane aluminum framed and original to the build date. A new roof and windows have been budgeted for the short term. There is a small ceiling section between the kitchen and cafeteria that may contain asbestos. A study is recommended to analyze the ceiling materials. Wall cracks were reported in the first grade and kindergarten wing (room 5). It is reported the cracking is due to settlement. A study is recommended to analyze the structure and determine the source of the cracking. Terrazzo common hall floors have hairline cracks but in general look good for their age. The interior finishes have been periodically replaced as-needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating throughout the facility is by gas boilers sending heated water to unit ventilators throughout the classrooms. The unit ventilators are quite dated and original to the 1955 build date. Teachers report the heat is either very hot or does not heat the classroom adequately. Cooling is achieved by split system DX condensing units of the roof and ceiling hung AHU in every classroom. Many teachers report the units are not working properly and do not know how to adjust the wall thermostats. Ventilation for the school is supplied by rooftop exhaust equipment. They are dented, rusting, and dated.

The plumbing fixtures were generally observed to be close to end of life . The domestic water service within the building is well maintained, with no evidence of leaks observed at the domestic piping. The domestic hot water service at the facilities consists of updated equipment and the supply appears to be adequate. No major issues were observed or reported.

The electrical system for the building has not been upgraded. It was reported the incoming power is not adequate to meet the needs of the school. On site personnel did not know if the emergency generator was working. It looked original to the building and was rusting. The interior lighting system utilizes linear florescent bulbs.

The fire alarm system controlled by a fully addressable panel reportedly functions well. The building is without a central fire suppression system. A sprinkler system was budgeted for safety and modernization. A security/surveillance system throughout the building and site offers protection for the facility.

Site

Landscaping consists of trees, shrubs, and lawn areas that run along the front of the building and around the perimeter of the rear playing fields. The concrete sidewalks and front entrance are starting to crack. Some areas along the bus turnaround may pose a tripping hazard. The parking lot is located on the south side and provides parking for 44 cars. A second-grade modular classroom sits on the southeast corner of the lot. The building was constructed in 1992 and is nearing end of life. Textures plywood is delaminating and interior finished are in need of modernization. The school is connected to the city’s sports and recreation building. The upkeep of the fields and playground are reportedly not covered by the school’s budget.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with environmental and settlement.

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 | Westover Hills Elementary School / Main Building(1955)

Replacement Value	*Total SF*	*Cost/SF*
$ 15,002,400	*50,008*	*$ 300*

	Est Reserve Cost	FCI
Current	$ 317,200	2.1 %
3-Year	$ 1,619,300	10.8 %
5-Year	$ 5,236,500	34.9 %
10-Year	$ 5,967,500	39.8 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Westover Hills Elementary School / Main Building	7	$317,200
Westover Hills Elementary School / Site	2	$7,600
Total	**9**	**$324,800**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7567273	Room 6	D2010	Toilet, Child-Sized, Replace	Poor	Performance/Integrity	$900
7567471	Roof - 5	D3030	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	Poor	Performance/Integrity	$4,800
7567389	Room 29	D3030	Split System, Fan Coil Unit, DX, Replace	Poor	Performance/Integrity	$2,100
7567419	Throughout classrooms	D3030	Unit Ventilator, approx/nominal 4 Ton, Replace	Poor	Performance/Integrity	$254,400
7567457	Site	D5010	Generator, Diesel, Replace	Poor	Performance/Integrity	$40,000
7567310	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	$5,000
7567416	Room 5	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$10,000
Total (7 items)						**$317,200**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
7567451	Site	D3010	Storage Tank, Fuel, Interior, Replace	Poor	Performance/Integrity	$2,600
7567400	Site	G2030	Sidewalk, Asphalt, Replace	Poor	Performance/Integrity	$5,000
Total (2 items)						**$7,600**

Key Findings

Generator in Poor condition.

Diesel
Main Building Westover Hills Elementary School Site

Uniformat Code: D5010
Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $40,000

$$$$

The generator Does not appear to be functioning. The maintenance staff is not aware of the status. - AssetCALC ID: 7567457

Roofing in Poor condition.

Built-Up
Main Building Westover Hills Elementary School Roof

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

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $700,100

$$$$

It was reported that there are active roof leaks throughout the school - AssetCALC ID: 7567467

Storage Tank in Poor condition.

Fuel, Interior
Site Westover Hills Elementary School Site

Uniformat Code: D3010
Recommendation: **Replace in 2024**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

$$$$

The fuel tank is badly rusted and quite dated. It is not known if the generator is working. - AssetCALC ID: 7567451

Sidewalk in Poor condition.

Asphalt
Site Westover Hills Elementary School Site

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

$$$$

The walkway is overgrown with grass and weeds and is uneven. - AssetCALC ID: 7567400

Exhaust Fan in Poor condition.

Centrifugal, 16" Damper
Main Building Westover Hills Elementary School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Unit does not appear to be functioning - AssetCALC ID: 7567350

Toilet in Poor condition.

Child-Sized
Main Building Westover Hills Elementary School Room 6

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $900

**$$**$$

Teacher reports the toilet leaks frequently. It is blocked off and not used due to this problem. - AssetCALC ID: 7567273

Split System in Poor condition.

Fan Coil Unit, DX
Main Building Westover Hills Elementary School Room 29

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

The unit reportedly does not function in air-conditioning mode - AssetCALC ID: 7567389

Split System Ductless in Poor condition.

Single Zone, 1.5 to 2 TON
Main Building Westover Hills Elementary School Roof - 5

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Unit frequently does not work. It is currently not working. - AssetCALC ID: 7567471

Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Main Building Westover Hills Elementary School Room 5

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,000

$$$$

Cracking was reported in Room 5. It could potentially be a structural issue and a professional engineer should be retained to evaluate. - AssetCALC ID: 7567416

Unit Ventilator in Poor condition.

Approx/nominal 4 Ton
Main Building Westover Hills Elementary School Throughout classrooms

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $254,400

$$$$

Unit ventilators are antiquated and do not keep rooms at comfortable temperature. - AssetCALC ID: 7567419

Suspended Ceilings in Poor condition.

Hard Tile, ACM Abatement & Replacement w/ ACT
Main Building Westover Hills Elementary School Cafeteria

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $10,100

$$$$

Ceiling tiles show previous repairs and stains. - AssetCALC ID: 7567365

Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Site Westover Hills Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $212,800

$$$$

Modular building exterior wood siding is delaminating in multiple areas. Some of the holes are large enough that rodents are getting into the structure. The HVAC units are dated and have a difficult time conditioning the room. The roof is starting to leak and the VCT tiles are chipped in several areas. - AssetCALC ID: 7567397

Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)
Main Building Westover Hills Elementary School Throughout building

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $5,000

**$$**$$

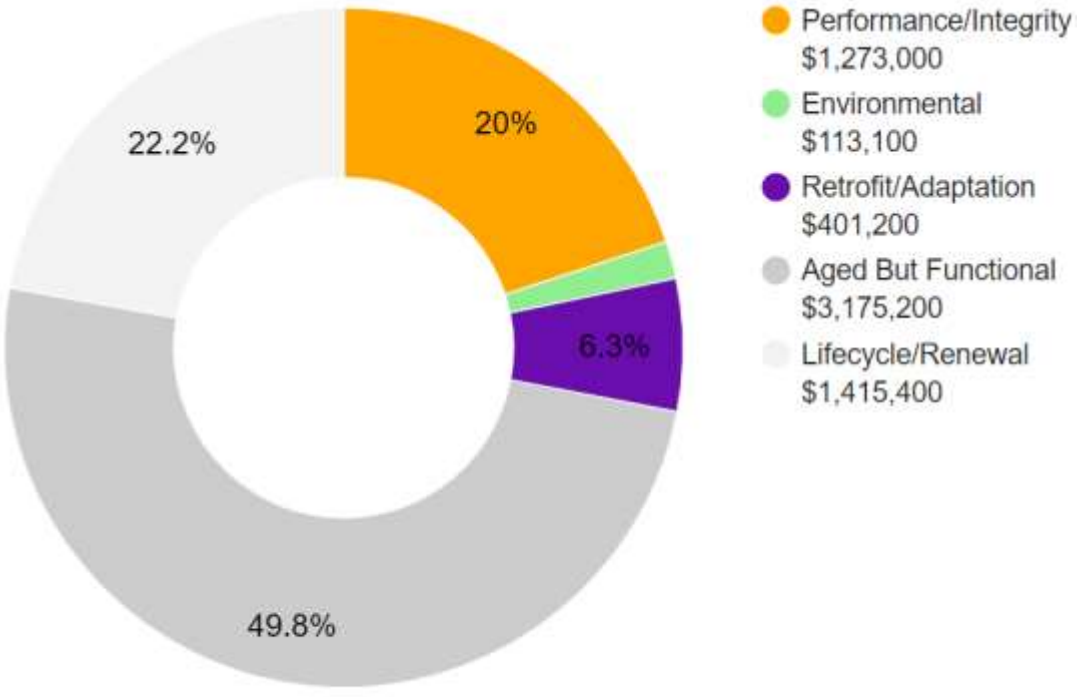
Hard ceiling tiles should be evaluated for the existence of asbestos. - AssetCALC ID: 7567310

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: $6,377,900

2. Main Building

Main Building: Systems Summary		
Address	1211 Jahnke Road, Richmond, VA 23225	
Constructed/Renovated	1955	
Building Area	50,008 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 Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted lath & plaster, painted ceramic tile Floors: VCT, ceramic tile, quarry tile, terrazzo, Ceilings: Painted lath & plaster and ACT	Fair
Elevators	None	--

Main Building: Systems Summary

Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas On Demand water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, feeding fan coil and unit ventilators Non-Central System: Packaged units, Split-system heat	Poor
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from street pole with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: HPS Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	There is isolated evidence of deflection and movement in the kindergarten and first grade classrooms. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. Although the estimated cost of repair cannot be accurately determined without the recommended study, a budgetary cost allowance to repair the affected elements is also included. Areas of suspected asbestos containing material were observed on the ceiling between the cafeteria and the commercial kitchen. The affected total areas is approximately 720 square feet in size. Based on the size of the affected areas (more than 30 square feet), the ceiling must be abated by a qualified remediation contractor. Mold was reportedly found on ACT tiles on the first floor and kindergarten wing. The cost to retain a consultant to conduct an extensive survey and to recommend clean-up methods and repairs is included.	

Main Building: Systems Summary

Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.
Key Spaces Not Observed	All key areas of the facility were accessible and observed.

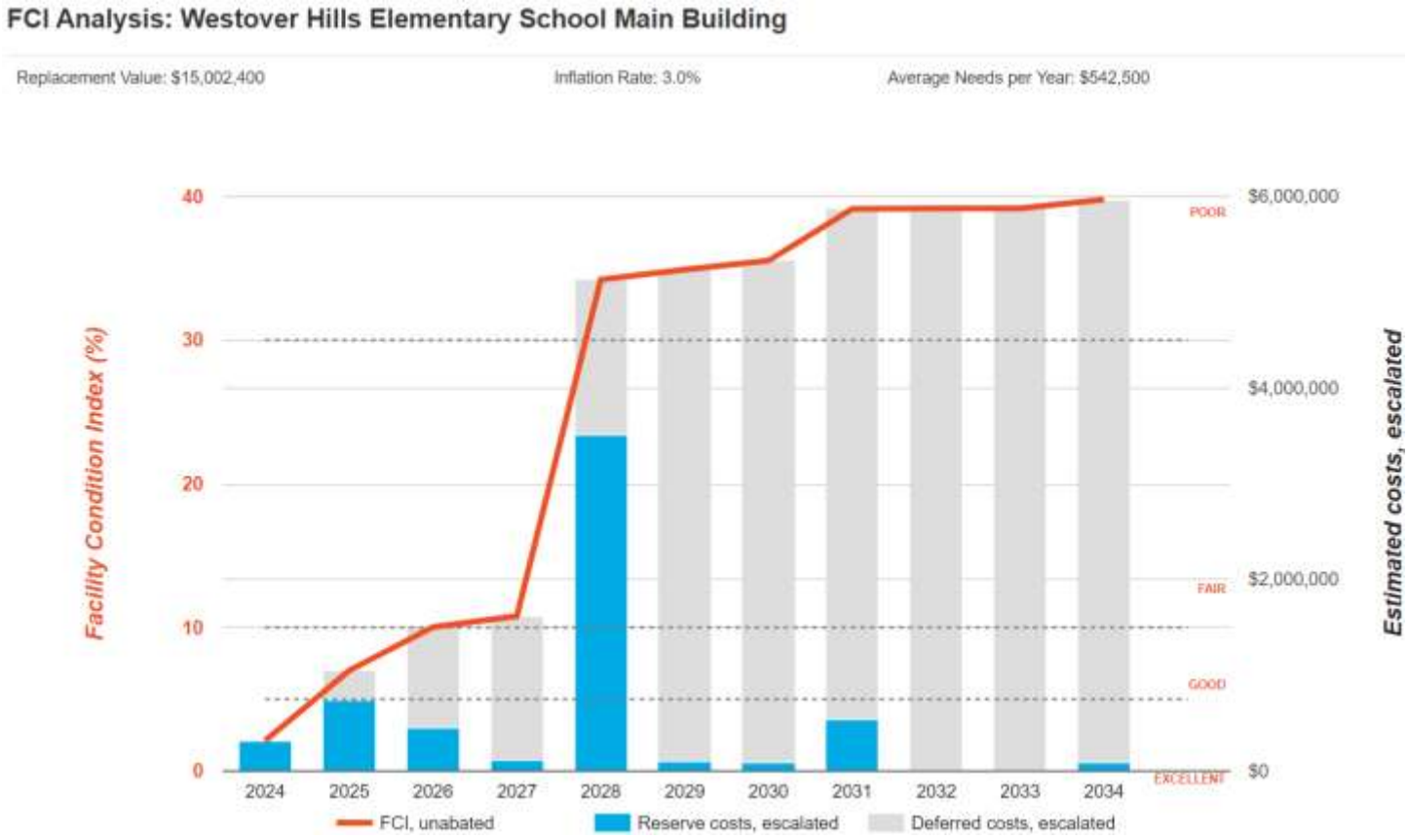
The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	$155,700	-	$53,000	$208,700
Roofing	-	$721,100	-	-	-	$721,100
Interiors	-	$10,400	$544,800	$222,900	$738,700	$1,516,700
Plumbing	$900	-	$862,000	$111,900	$7,900	$982,800
HVAC	$261,300	$451,200	$725,800	$368,700	$1,830,200	$3,637,200
Fire Protection	-	-	$401,200	-	-	$401,200
Electrical	$40,000	-	$569,800	-	-	$609,800
Fire Alarm & Electronic Systems	-	-	$391,200	-	$277,300	$668,500
Equipment & Furnishings	-	$4,900	$81,200	$27,400	$146,100	$259,600
Follow-up Studies	$15,000	-	-	-	-	$15,000
TOTALS (3% inflation)	**$317,200**	**$1,187,500**	**$3,731,800**	**$730,900**	**$3,053,200**	**$9,020,600**

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



Main Building: Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - BUILDING FACADE

6 - PRIMARY ROOF OVERVIEW

7 - EDGE CONDITIONS

8 - RECEPTION AREA

9 - LIBRARY

10 - COMMERCIAL KITCHEN

11 - CAFETERIA

12 - TYPICAL CLASSROOM

13 - LOBBY

14 - ART CLASSROOM

15 - TYPICAL HALLWAY

16 - DOMESTIC WATER PIPING

17 - DOMESTIC HOT WATER SUPPLY

18 - MAIN MECHANICAL ROOM

19 - ROOFTOP MECHANICAL EQUIPMENT

20 - UNIT VENTILATOR

21 - SPLIT SYSTEM

22 - MAIN ELECTRICAL ROOM

23 - FIRE ALARM PANEL

24 - FIRE ALARM DEVICES

3. Site Summary

Site Information		
Site Area	3.51 acres (estimated)	
Parking Spaces	44 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,	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts fencing, and site lights (play areas under city's recreational budget) Heavily furnished with picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas, fuel oil tanks	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide	Fair
Ancillary Structures	Prefabricated modular buildings	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	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	-	-	$1,900	-	$2,900	$4,800
Interiors	-	-	$4,200	-	-	$4,200
HVAC	$2,600	-	-	-	-	$2,600
Special Construction & Demo	-	$219,200	-	-	-	$219,200
Site Pavement	$5,000	$11,500	$135,100	$13,300	$33,200	$198,000
Site Development	-	-	-	$14,300	-	$14,300
Site Utilities	-	-	$3,400	-	-	$3,400
TOTALS (3% inflation)	**$7,600**	**$230,600**	**$144,500**	**$27,600**	**$36,100**	**$446,400**

Site: Photographic Overview

1 - MAIN PARKING AREA

2 - SIDEWALKS AND LANDSCAPING

3 - ANCILLARY CLASSROOM

4 - PLAYGROUND

5 - COURTYARD

6 - PROPERTY SIGNAGE

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	1955	No	No
Main Building	1955	No	No
Site	1955	No	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 Westover Hills Elementary School, 1211 Jahnke Road, Richmond, VA, 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: Peter Marra,
Project Manager

Reviewed by: Daniel White

Daniel White
Technical Report Reviewer for
Bill Champion
Program Manager
bill.champion@bureauveritas.com
800.733.0660 x7296234

8. Appendices

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

Appendix A:
Site Plan

Site Plan

Project Number	Project Name
166385.24R000-024.468	Westover Hills Elementary School
Source	**On-Site Date**
Google	April 24, 2024

N

Appendix B:
Pre-Survey Questionnaires

Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Westover Hill Elementary
Name of person completing form: Ronald Hathaway
Title / Association with property: Director of Facilities
Length of time associated w/ property: 30
Date Completed: 5/10/2024
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	1955		
2	Building size in SF	50008		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Tar and gravel
		Interiors		Plater and CMU
		HVAC		Hot water boilers, fan coil units, and mini split air conditioning
		Electrical		
		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).	Add air conditioning to the gym 2020
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Heating fan coil units original require frequent repairs

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	
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: Westover Hills Elementary School

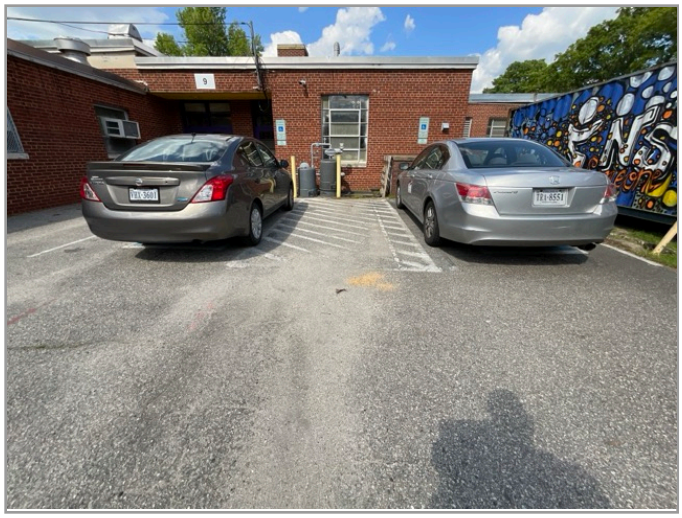
BV Project Number: 166385.24R000-024.468

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

CURB CUT

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

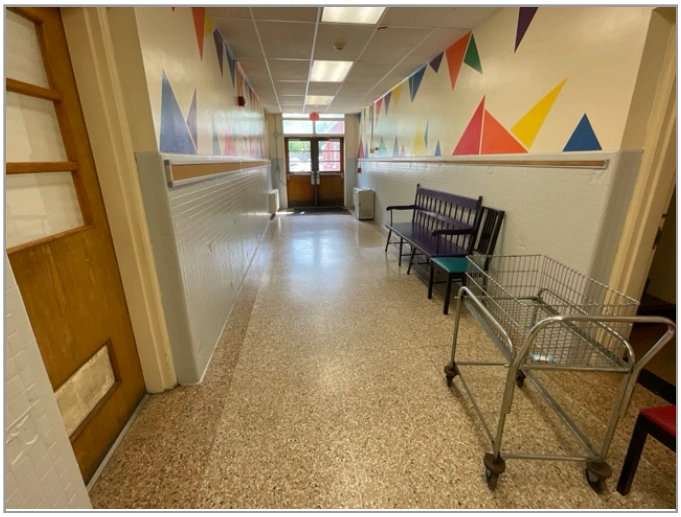
SIGNAGE

	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

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Throughout building	Fair	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	7,700	SF	21	7567275
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls, Repair	50,008	SF	21	7567320
Facade							
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	1,275	SF	20	7567374
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	350	SF	4	7567446
B2010	Building Exterior	Fair	Exterior Walls, Brick	14,125	SF	21	7567285
B2020	Building Exterior	Fair	Glazing, any type by SF	2,000	SF	4	7567434
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	4		4	7567388
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13		5	7567445
Roofing							
B3010	Roof	Poor	Roofing, Built-Up	50,008	SF	1	7567467
Interiors							
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,600	SF	4	7567355
C1070	Cafeteria	Poor	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	720	SF	1	7567365
C2010	Trailer	Fair	Wall Finishes, Vinyl	1,072	SF	4	7567330
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	71,540	SF	7	7567364
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,400	SF	5	7567303
C2030	Trailer	Fair	Flooring, Vinyl Tile (VCT)	1,064	SF	4	7567277
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	12,000	SF	4	7567433
C2030	Media center	Fair	Flooring, Carpet, Commercial Standard	2,184	SF	4	7567421
C2030	Hall	Fair	Flooring, Terrazzo	5,600	SF	4	7567331
C2030	Cafeteria	Fair	Flooring, Quarry Tile	2,250	SF	10	7567444
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	25,910	SF	4	7567369

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	5	7567349
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	7	7567366
C2050	Classrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	37,624 SF	3	7567448
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	6	7567306
D2010	Trailer	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	26	7567343
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	5	10	7567299
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	12	7567344
D2010	Restrooms	Fair	Toilet, Child-Sized	19	6	7567272
D2010	Boiler room	Excellent	Backflow Preventer, Domestic Water	1	29	7567377
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	4	7567399
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	7567290
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	6	7567274
D2010	Room 6	Poor	Toilet, Child-Sized	1	0	7567273
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	7567278
D2010	Trailer	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	21	7567346
D2010	4	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	24	7567301
D2010	Boiler room	Good	Water Heater, Gas, Tankless	1	12	7567420
D2010	Restrooms	Fair	Urinal, Waterless	8	6	7567345
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	26	7567407
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	50,008 SF	4	7567342
D2030	Roof	Fair	Plumbing System, Rain Water Drainage, High Density	50,008 SF	4	7567370
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	7	7567333
D2060	Boiler room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	6	7567292
HVAC						

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Hall at Genius Grove	Fair	Radiator, Hydronic, Baseboard (per LF)	52 LF	6	7567348
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	27	7567477
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	20	4	7567403
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	17	7567304
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	27	7567383
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	17	7567312
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	27	7567384
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	27	7567460
D3020	Cafeteria	Fair	Unit Heater, Hydronic	1	4	7567431
D3030	Roof 22	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567326
D3030	Roof - 9	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567354
D3030	Roof 14	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	2	7567319
D3030	Roof - 2	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567298
D3030	Roof - 3	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567442
D3030	Roof - 6	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567291
D3030	Roof - 20	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567392
D3030	Roof - 8	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567430
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	7567435
D3030	Roof - 24	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567357
D3030	Throughout classrooms	Poor	Unit Ventilator, approx/nominal 4 Ton	24	0	7567419
D3030	Roof -- 1	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7567423
D3030	Roof - 13	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7567422
D3030	Roof - 17	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7567279
D3030	Roof - 19	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567381
D3030	Modular A	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	3	7567475

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Trailer	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	7567417
D3030	Roof - 5	Poor	Split System Ductless, Single Zone, 1.5 to 2 TON	1	0	7567471
D3030	Roof - 16	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567339
D3030	Roof - 11	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567371
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	2	7567335
D3030	Roof - 5	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567461
D3030	Roof - 23	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567317
D3030	Roof - 0	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567463
D3030	Roof - 21	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567458
D3030	Ropof - 7	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567424
D3030	Roof - 4	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567352
D3030	Room 29	Poor	Split System, Fan Coil Unit, DX	1	0	7567389
D3030	Roof - 12	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	2	7567450
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7567289
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	15	7567456
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	50,008 SF	4	7567411
D3050	29	Fair	Fan Coil Unit, Hydronic Terminal	1	10	7567360
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	50,008 SF	4	7567387
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	2	7567402
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	15	7567294
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7567455
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7567453
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	11	5	7567307
D3060	Throughout	Fair	Supplemental Components, Air Purifier, Electrostatic, 2000 CFM	33	2	7568489
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	4	7567413

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7567408
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7567361
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	4	7567309
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7567474
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	4	7567478
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	4	7567412
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 16" Damper	1	1	7567350
Fire Protection						
D4010	Kitchen exhaust hood	NA	Fire Suppression System, Commercial Kitchen, per LF of Hood	16 LF	4	7567449
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	50,008 SF	4	7567386
Electrical						
D5010	Site	Poor	Generator, Diesel	1	0	7567457
D5020	Electric equipment	Fair	Distribution Panel, 120/208 V	1	4	7567437
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	4	7567376
D5020	Electric equipment	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	4	7567334
D5020	Trailer	Fair	Distribution Panel, 120/240 V	1	4	7567380
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	50,008 SF	4	7567396
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	50,008 SF	4	7567358
D5040	Trailer	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,064 SF	4	7567351
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Facility-Wide, Phone or Data Lines Only	50,008 SF	14	7567327
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	50,008 SF	4	7567426
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	50,008 SF	4	7567385
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	7567338
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	50,008 SF	4	7567362

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7567414
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7567314
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	7567280
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7567373
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	12	7567379
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7567305
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7567382
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	7567440
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7567464
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	7567297
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	7567429
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	7567340
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7567302
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7567454
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7567459
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Tabletop	1	7	7567418
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	7567356
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7567393
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	7567415
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7567321
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	14	7567332
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	7567398
E2010	Classrooms	Fair	Casework, Cabinetry Economy	87 LF	4	7567481
Follow-up Studies						

Component Condition Report | Westover Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
P2030	Room 5	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7567416
P2030	Throughout building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7567310

Component Condition Report | Westover Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Exterior Ramp, Wood	150 SF	4	7567313
Interiors						
C1070	modular	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,064 SF	4	7567322
HVAC						
D3010	Site	Poor	Storage Tank, Fuel, Interior	1	0	7567451
Special Construction & Demo						
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,064 SF	1	7567397
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	24,000 SF	4	7567479
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	24,000 SF	2	7567323
G2030	Site	Poor	Sidewalk, Asphalt	900 SF	0	7567400
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	4	7567441
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	6	7567390
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	15	6	7567443
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	150 LF	31	7567367
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	4	7567476

Appendix E:
Replacement Reserves

Replacement Reserves Report

5/21/2024

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
Westover Hills Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Westover Hills Elementary School / Main Building	$317,200	$1,455,085	$453,577	$114,472	$3,513,573	$103,755	$93,614	$540,296	$5,827	$0	$91,212	$0	$425,875	$117,259	$133,090	$29,757	$3,370	$1,080,053	$40,875	$701,343	$521,650	**$9,741,883**
Westover Hills Elementary School / Site	$7,550	$219,184	$11,458	$0	$144,486	$0	$14,329	$13,283	$0	$0	$0	$0	$15,398	$0	$0	$0	$0	$17,851	$0	$2,893	$0	**$446,431**
Grand Total	**$324,750**	**$1,674,269**	**$465,035**	**$114,472**	**$3,658,059**	**$103,755**	**$107,942**	**$553,579**	**$5,827**	**$0**	**$91,212**	**$0**	**$441,273**	**$117,259**	**$133,090**	**$29,757**	**$3,370**	**$1,097,904**	**$40,875**	**$704,236**	**$521,650**	**$10,188,315**

Westover Hills Elementary School

Westover Hills Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	7567374	Exterior Walls, Insulated Finishing System (EIFS), Replace	30	10	20	1275	SF	$23.00	$29,325																					$29,325	**$29,325**
B2010	Building Exterior	7567446	Exterior Walls, Glass Block, Replace	40	36	4	350	SF	$50.00	$17,500					$17,500																	**$17,500**
B2020	Building Exterior	7567434	Glazing, any type by SF, Replace	30	26	4	2000	SF	$55.00	$110,000					$110,000																	**$110,000**
B2050	Building Exterior	7567388	Exterior Door, Wood, Solid-Core, Replace	25	21	4	4	EA	$700.00	$2,800					$2,800																	**$2,800**
B2050	Building Exterior	7567445	Exterior Door, Steel, Standard, Replace	40	35	5	13	EA	$600.00	$7,800						$7,800																**$7,800**
B3010	Roof	7567467	Roofing, Built-Up, Replace	25	24	1	50008	SF	$28.00	$1,400,224		$1,400,224																				**$1,400,224**
C1070	Cafeteria	7567365	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	24	1	720	SF	$14.00	$10,080		$10,080																				**$10,080**
C1070	Throughout	7567355	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	5600	SF	$3.50	$19,600					$19,600																	**$19,600**
C2010	Restrooms	7567303	Wall Finishes, Ceramic Tile, Replace	40	35	5	2400	SF	$18.00	$43,200						$43,200																**$43,200**
C2010	Trailer	7567330	Wall Finishes, Vinyl, Replace	15	11	4	1072	SF	$2.50	$2,680					$2,680															$2,680		**$5,360**
C2010	Throughout building	7567364	Wall Finishes, any surface, Prep & Paint	10	3	7	71540	SF	$1.50	$107,310								$107,310										$107,310				**$214,620**
C2030	Restrooms	7567349	Flooring, Ceramic Tile, Replace	40	35	5	1000	SF	$18.00	$18,000						$18,000																**$18,000**
C2030	Cafeteria	7567444	Flooring, Quarry Tile, Replace	50	40	10	2250	SF	$26.00	$58,500											$58,500											**$58,500**
C2030	Throughout	7567369	Flooring, Vinyl Tile (VCT), Replace	15	11	4	25910	SF	$5.00	$129,550					$129,550															$129,550		**$259,100**
C2030	Trailer	7567277	Flooring, Vinyl Tile (VCT), Replace	15	11	4	1064	SF	$5.00	$5,320					$5,320															$5,320		**$10,640**
C2030	Classrooms	7567433	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	11	4	12000	SF	$8.00	$96,000					$96,000															$96,000		**$192,000**
C2030	Hall	7567331	Flooring, Terrazzo, Replace	50	46	4	5600	SF	$14.00	$78,400					$78,400																	**$78,400**
C2030	Media center	7567421	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2184	SF	$7.50	$16,380					$16,380										$16,380							**$32,760**
C2050	Classrooms	7567448	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	37624	SF	$2.00	$75,248				$75,248										$75,248								**$150,496**
C2050	Throughout building	7567366	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	5000	SF	$2.00	$10,000								$10,000										$10,000				**$20,000**
D2010	Boiler room	7567344	Water Heater, Gas, Tankless, Replace	15	3	12	1	EA	$1,600.00	$1,600													$1,600									**$1,600**
D2010	Boiler room	7567420	Water Heater, Gas, Tankless, Replace	15	3	12	1	EA	$1,600.00	$1,600													$1,600									**$1,600**
D2010	Throughout building	7567342	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	50008	SF	$14.00	$700,112					$700,112																	**$700,112**
D2010	Room 6	7567273	Toilet, Child-Sized, Replace	30	30	0	1	EA	$900.00	$900	$900																					**$900**
D2010	Custodian room	7567278	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D2010	Throughout building	7567399	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	12	EA	$1,200.00	$14,400					$14,400																	**$14,400**
D2010	Restrooms	7567345	Urinal, Waterless, Replace	30	24	6	8	EA	$600.00	$4,800							$4,800															**$4,800**
D2010	Restrooms	7567274	Toilet, Commercial Water Closet, Replace	30	24	6	7	EA	$1,300.00	$9,100							$9,100															**$9,100**
D2010	Restrooms	7567306	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	24	6	20	EA	$1,700.00	$34,000							$34,000															**$34,000**
D2010	Restrooms	7567272	Toilet, Child-Sized, Replace	30	24	6	19	EA	$900.00	$17,100							$17,100															**$17,100**
D2010	Throughout building	7567299	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	5	EA	$1,200.00	$6,000											$6,000											**$6,000**
D2010	Kitchen	7567290	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	$2,100.00	$2,100																	$2,100					**$2,100**
D2030	Roof	7567370	Plumbing System, Rain Water Drainage, High Density, Replace	40	36	4	50008	SF	$1.00	$50,008					$50,008																	**$50,008**
D2060	Boiler room	7567292	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D2060	Boiler room	7567333	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	$15,900.00	$15,900								$15,900														**$15,900**
D3020	Boiler room	7567312	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$50,800.00	$50,800																		$50,800				**$50,800**
D3020	Boiler room	7567304	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$50,800.00	$50,800																		$50,800				**$50,800**
D3020	Cafeteria	7567431	Unit Heater, Hydronic, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3020	Throughout building	7567403	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	20	EA	$800.00	$16,000					$16,000																	**$16,000**
D3020	Hall at Genius Grove	7567348	Radiator, Hydronic, Baseboard (per LF), Replace	30	24	6	52	LF	$150.00	$7,800							$7,800															**$7,800**
D3030	Roof - 5	7567471	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	15	0	1	EA	$4,800.00	$4,800	$4,800															$4,800						**$9,600**
D3030	Throughout classrooms	7567419	Unit Ventilator, approx/nominal 4 Ton, Replace	20	69	0	24	EA	$10,600.00	$254,400	$254,400																				$254,400	**$508,800**
D3030	Room 29	7567389	Split System, Fan Coil Unit, DX, Replace	15	15	0	1	EA	$2,100.00	$2,100	$2,100															$2,100						**$4,200**
D3030	Roof	7567289	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$5,200.00	$5,200			$5,200															$5,200				**$10,400**
D3030	Roof	7567335	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	13	2	1	EA	$5,200.00	$5,200			$5,200															$5,200				**$10,400**
D3030	Roof 22	7567326	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof 14	7567319	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800				**$9,600**
D3030	Roof - 20	7567392	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 24	7567357	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**

Replacement Reserves Report

5/21/2024

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
D3030	Roof - 6	7567291	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 9	7567354	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 8	7567430	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 3	7567442	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof - 2	7567298	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof - 19	7567381	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 0	7567463	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 23	7567317	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 5	7567461	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Roof - 11	7567371	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 16	7567339	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 4	7567352	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,710.00	$6,710			$6,710															$6,710				**$13,420**
D3030	Ropof - 7	7567424	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 21	7567458	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Roof - 12	7567450	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	13	2	1	EA	$6,100.00	$6,100			$6,100															$6,100				**$12,200**
D3030	Modular A	7567475	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3030	Roof - 17	7567279	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			**$12,200**
D3030	Roof - 13	7567422	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			**$12,200**
D3030	Roof -- 1	7567423	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	$6,710.00	$6,710				$6,710															$6,710			**$13,420**
D3030	Trailer	7567417	Packaged Terminal Air Conditioner, PTAC, Replace	15	11	4	1	EA	$5,400.00	$5,400					$5,400															$5,400		**$10,800**
D3030	Roof	7567435	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3050	Boiler room	7567402	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100															$5,100				**$10,200**
D3050	Throughout building	7567411	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	36	4	50008	SF	$5.00	$250,040					$250,040																	**$250,040**
D3050	Boiler room	7567455	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	7567294	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	$6,100.00	$6,100																$6,100						**$6,100**
D3050	Boiler room	7567456	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	$6,100.00	$6,100																$6,100						**$6,100**
D3050	Throughout building	7567387	HVAC System, Ductwork, High Density, Replace	30	26	4	50008	SF	$6.00	$300,048					$300,048																	**$300,048**
D3050	29	7567360	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	$1,670.00	$1,670											$1,670											**$1,670**
D3060	Roof	7567350	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	24	1	1	EA	$2,400.00	$2,400		$2,400																				**$2,400**
D3060	Roof	7567412	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	7567309	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	7567474	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7567478	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7567361	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7567408	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7567453	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7567413	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	7567307	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	11	EA	$1,400.00	$15,400						$15,400																**$15,400**
D3060	Throughout	7568489	Supplemental Components, Air Purifier, Electrostatic, 2000 CFM, Replace	5	3	2	33	EA	$8,800.00	$290,400			$290,400					$290,400					$290,400						$290,400				**$1,161,600**
D4010	Throughout building	7567386	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	40	36	4	50008	SF	$7.00	$350,056					$350,056																	**$350,056**
D4010	Kitchen exhaust hood	7567449	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	16	LF	$400.00	$6,400					$6,400																	**$6,400**
D5010	Site	7567457	Generator, Diesel, Replace	25	25	0	1	EA	$40,000.00	$40,000	$40,000																					**$40,000**
D5020	Trailer	7567380	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	**$2,500**
D5020	Electric equipment	7567334	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	26	4	1	EA	$33,400.00	$33,400					$33,400																	**$33,400**
D5020	Electric equipment	7567437	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$8,000.00	$8,000					$8,000																	**$8,000**
D5020	Boiler room	7567376	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5030	Throughout building	7567396	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	50008	SF	$4.00	$200,032					$200,032																	**$200,032**
D5040	Trailer	7567351	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	1064	SF	$5.00	$5,320					$5,320																	**$5,320**
D5040	Throughout building	7567358	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	50008	SF	$5.00	$250,040					$250,040																	**$250,040**
D6020	Throughout building	7567327	Low Voltage System, Facility-Wide, Phone or Data Lines Only, Replace	20	6	14	50008	SF	$1.00	$50,008															$50,008							**$50,008**
D6060	Throughout building	7567426	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	50008	SF	$1.65	$82,513					$82,513																	**$82,513**
D7030	Throughout building	7567385	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	50008	SF	$2.00	$100,016					$100,016															$100,016		**$200,032**
D7050	Office	7567338	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000															$15,000		**$30,000**
D7050	Throughout building	7567362	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	50008	SF	$3.00	$150,024					$150,024																	**$150,024**
E1030	Kitchen	7567297	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	7567415	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	12	3	1	EA	$5,100.00	$5,100				$5,100															$5,100			**$10,200**
E1030	Kitchen	7567398	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	$5,700.00	$5,700					$5,700															$5,700		**$11,400**
E1030	Kitchen	7567454	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**

Replacement Reserves Report

5/21/2024

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	7567459	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7567393	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7567429	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$6,400.00	$6,400					$6,400															$6,400		**$12,800**
E1030	Kitchen	7567340	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Kitchen	7567302	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7567373	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Kitchen	7567414	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	11	4	1	EA	$5,100.00	$5,100					$5,100															$5,100		**$10,200**
E1030	Kitchen	7567314	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Kitchen	7567305	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Kitchen	7567418	Foodservice Equipment, Steamer, Tabletop, Replace	10	3	7	1	EA	$7,000.00	$7,000								$7,000										$7,000				**$14,000**
E1030	Kitchen	7567356	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	$5,100.00	$5,100								$5,100														**$5,100**
E1030	Kitchen	7567464	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600								$3,600														**$3,600**
E1030	Kitchen	7567321	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	7567382	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	7567379	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	1	EA	$5,100.00	$5,100													$5,100									**$5,100**
E1030	Kitchen	7567280	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600								**$4,600**
E1030	Kitchen	7567440	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	$4,700.00	$4,700															$4,700							**$4,700**
E1030	Kitchen	7567332	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	1	14	1	EA	$5,700.00	$5,700															$5,700							**$5,700**
E2010	Classrooms	7567481	Casework, Cabinetry Economy, Replace	20	16	4	87	LF	$175.00	$15,225					$15,225																	**$15,225**
P2030	Throughout building	7567310	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	$5,000.00	$5,000	$5,000																					**$5,000**
P2030	Room 5	7567416	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	$10,000.00	$10,000	$10,000																					**$10,000**
Totals, Unescalated											**$317,200**	**$1,412,704**	**$427,540**	**$104,758**	**$3,121,764**	**$89,500**	**$78,400**	**$439,310**	**$4,600**	**$0**	**$67,870**	**$0**	**$298,700**	**$79,848**	**$87,988**	**$19,100**	**$2,100**	**$653,450**	**$24,010**	**$399,966**	**$288,825**	**$7,917,633**
Totals, Escalated (3.0% inflation, compounded annually)											**$317,200**	**$1,455,085**	**$453,577**	**$114,472**	**$3,513,573**	**$103,755**	**$93,614**	**$540,296**	**$5,827**	**$0**	**$91,212**	**$0**	**$425,875**	**$117,259**	**$133,090**	**$29,757**	**$3,370**	**$1,080,053**	**$40,875**	**$701,343**	**$521,650**	**$9,741,883**

Westover Hills Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1010	Site	7567313	Exterior Ramp, Wood, Replace	15	11	4	150	SF	$11.00	$1,650					$1,650															$1,650		**$3,300**
C1070	modular	7567322	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	1064	SF	$3.50	$3,724					$3,724																	**$3,724**
D3010	Site	7567451	Storage Tank, Fuel, Interior, Replace	25	25	0	1	EA	$2,600.00	$2,600	$2,600																					**$2,600**
F1020	Site	7567397	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	1064	SF	$200.00	$212,800		$212,800																				**$212,800**
G2020	Site	7567323	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	24000	SF	$0.45	$10,800			$10,800					$10,800							$10,800							**$43,200**
G2020	Site	7567479	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	24000	SF	$3.50	$84,000					$84,000																	**$84,000**
G2030	Site	7567400	Sidewalk, Asphalt, Replace	25	25	0	900	SF	$5.50	$4,950	$4,950																					**$4,950**
G2030	Site	7567441	Sidewalk, Concrete, Large Areas, Replace	50	46	4	4000	SF	$9.00	$36,000					$36,000																	**$36,000**
G2060	Site	7567443	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	15	EA	$600.00	$9,000							$9,000															**$9,000**
G2060	Site	7567390	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	14	6	20	EA	$150.00	$3,000							$3,000															**$3,000**
G4050	Site	7567476	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	5	EA	$600.00	$3,000					$3,000																	**$3,000**
Totals, Unescalated											**$7,550**	**$212,800**	**$10,800**	**$0**	**$128,374**	**$0**	**$12,000**	**$10,800**	**$0**	**$0**	**$0**	**$0**	**$10,800**	**$0**	**$0**	**$0**	**$0**	**$10,800**	**$0**	**$1,650**	**$0**	**$405,574**
Totals, Escalated (3.0% inflation, compounded annually)											**$7,550**	**$219,184**	**$11,458**	**$0**	**$144,486**	**$0**	**$14,329**	**$13,283**	**$0**	**$0**	**$0**	**$0**	**$15,398**	**$0**	**$0**	**$0**	**$0**	**$17,851**	**$0**	**$2,893**	**$0**	**$446,431**

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	7567344	D2010	**Water Heater**	Gas, Tankless	3.95 GPM	Westover Hills Elementary School / Main Building	Boiler room	Navien	NPE-240A2(NG)	2087D2192876234	2021	https://rvaschools.gofmx.com/equipment/1560911	
2	7567420	D2010	**Water Heater**	Gas, Tankless	3.95 GPM	Westover Hills Elementary School / Main Building	Boiler room	Navien	NPE-240A2(NG)	2087W2192806243	2021	https://rvaschools.gofmx.com/equipment/1560923	
3	7567377	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Westover Hills Elementary School / Main Building	Boiler room	Watts Regulator	LF009M3QT	311043	2023	https://rvaschools.gofmx.com/equipment/1560941	
4	7567333	D2060	**Air Compressor**	Tank-Style	10 HP	Westover Hills Elementary School / Main Building	Boiler room	Curtis			2011	https://rvaschools.gofmx.com/equipment/1560927	
5	7567292	D2060	**Supplemental Components**	Compressed Air Dryer, Process Support	100 CFM	Westover Hills Elementary School / Main Building	Boiler room	FS Curtis	CR10	HG010A1151010029	2010	https://rvaschools.gofmx.com/equipment/1560907	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7567451	D3010	**Storage Tank**	Fuel, Interior	140 GAL	Westover Hills Elementary School / Site	Site	Atlantic Fabritech	No dataplate	No dataplate	1955	https://rvaschools.gofmx.com/equipment/1560975	
2	7567304	D3020	**Boiler**	Gas, HVAC	1500 MBH	Westover Hills Elementary School / Main Building	Boiler room	Patterson-Kelley	N1500-MFD	FY26-11-35561	2011	https://rvaschools.gofmx.com/equipment/1560908	
3	7567312	D3020	**Boiler**	Gas, HVAC	1500 MBH	Westover Hills Elementary School / Main Building	Boiler room	Patterson-Kelley	N1500-MFD	FY26-11-35560	2011	https://rvaschools.gofmx.com/equipment/1560934	
4	7567348	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Westover Hills Elementary School / Main Building	Hall at Genius Grove				2000		52
5	7567403	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		Westover Hills Elementary School / Main Building	Throughout building				1955		20
6	7567431	D3020	**Unit Heater**	Hydronic	88 MBH	Westover Hills Elementary School / Main Building	Cafeteria	Trane	NA	2081.23	1955	https://rvaschools.gofmx.com/equipment/1561008	
7	7567477	D3020	**Boiler Supplemental Components**	Expansion Tank	106 GAL	Westover Hills Elementary School / Main Building	Boiler room	Bell & Gossett	B400	229085	2011	https://rvaschools.gofmx.com/equipment/1560961	
8	7567383	D3020	**Boiler Supplemental Components**	Expansion Tank	106 GAL	Westover Hills Elementary School / Main Building	Boiler room	Bell & Gossett	B400	228969	2011	https://rvaschools.gofmx.com/equipment/1560943	
9	7567384	D3020	**Boiler Supplemental Components**	Expansion Tank	106 GAL	Westover Hills Elementary School / Main Building	Boiler room	Bell & Gossett	B400	228459	2011	https://rvaschools.gofmx.com/equipment/1560963	
10	7567460	D3020	**Boiler Supplemental Components**	Expansion Tank	106 GAL	Westover Hills Elementary School / Main Building	Boiler room	Bell & Gossett	B400	229087	2011	https://rvaschools.gofmx.com/equipment/1560903	
11	7567475	D3030	**Heat Pump**	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Westover Hills Elementary School / Main Building	Modular A	Inaccessible	Inaccessible	Inaccessible	1992	https://rvaschools.gofmx.com/equipment/1560944	
12	7567417	D3030	**Packaged Terminal Air Conditioner**	PTAC	3 TON	Westover Hills Elementary School / Main Building	Trailer	Marvaire	Illegible	Illegible	1992	https://rvaschools.gofmx.com/equipment/1560964	
13	7567435	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Westover Hills Elementary School / Main Building	Roof	Illegible	Illegible	2514X736		https://rvaschools.gofmx.com/equipment/1560958	
14	7567289	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Westover Hills Elementary School / Main Building	Roof	Allegiance			2001	https://rvaschools.gofmx.com/equipment/1560939	
15	7567335	D3030	**Split System**	Condensing Unit/Heat Pump, 4 TON	4 TON	Westover Hills Elementary School / Main Building	Roof	Allegiance			2001	https://rvaschools.gofmx.com/equipment/1560936	
16	7567389	D3030	**Split System**	Fan Coil Unit, DX	1.5 TON	Westover Hills Elementary School / Main Building	Room 29	Trane	BAHB-509E-A	C810 29807	1955	https://rvaschools.gofmx.com/equipment/1574788	

17	7567319	D3030	**Split System Ductless**	Single Zone, 1.5 to 2 TON	2 TON	Westover Hills Elementary School / Main Building	Roof 14	Mitsubishi Electric	PUY-A24NHA4	Illegible	2011	https://rvaschools.gofmx.com/equipment/1574768	
18	7567471	D3030	**Split System Ductless**	Single Zone, 1.5 to 2 TON	2 TON	Westover Hills Elementary School / Main Building	Roof - 5	Mitsubishi Electric	PUY-A24NHA4	0ZU0240B	2012	https://rvaschools.gofmx.com/equipment/1574700	
19	7567326	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof 22	Mitsubishi Electric	PUY-A30NHA4	1ZU01899A	2011	https://rvaschools.gofmx.com/equipment/1560916	
20	7567354	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Westover Hills Elementary School / Main Building	Roof - 9	Mitsubishi Electric	PUY-A36NHA4	1ZU05772B	2012	https://rvaschools.gofmx.com/equipment/1560930	
21	7567298	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2 TON	Westover Hills Elementary School / Main Building	Roof - 2	Mitsubishi Electric	PUY-A42NHA4	04U02096C	2010	https://rvaschools.gofmx.com/equipment/1574797	
22	7567442	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2 TON	Westover Hills Elementary School / Main Building	Roof - 3	Mitsubishi Electric	PUYA42MHA	Inaccessible	2012	https://rvaschools.gofmx.com/equipment/1574795	
23	7567291	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Westover Hills Elementary School / Main Building	Roof - 6	Mitsubishi Electric	PUY-A36NHA4	1ZU05622B	2011	https://rvaschools.gofmx.com/equipment/1574793	
24	7567392	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 20	Mitsubishi Electric	PUY-A30NHA4	1ZU01833A	2011	https://rvaschools.gofmx.com/equipment/1574648	
25	7567430	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Westover Hills Elementary School / Main Building	Roof - 8	Mitsubishi Electric	PUY-A36NHA4	12U05774B	2011	https://rvaschools.gofmx.com/equipment/1574816	
26	7567357	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 24	Mitsubishi Electric	PUY-A30NHA4	1XU01635A	2011	https://rvaschools.gofmx.com/equipment/1560920	
27	7567423	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3.5 TON	Westover Hills Elementary School / Main Building	Roof -- 1	Mitsubishi Electric	Inaccessible	Inaccessible	2011	https://rvaschools.gofmx.com/equipment/1574796	
28	7567422	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Westover Hills Elementary School / Main Building	Roof - 13	Mitsubishi Electric	Inaccessible	Inaccessible	2012	https://rvaschools.gofmx.com/equipment/1560898	
29	7567279	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 17	Mitsubishi Electric	Inaccessible	Inaccessible	2012	https://rvaschools.gofmx.com/equipment/1574787	
30	7567381	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 19	Mitsubishi Electric	Inaccessible	Inaccessible	2011	https://rvaschools.gofmx.com/equipment/1574688	
31	7567339	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 16	Mitsubishi Electric	PUY-A30NHA4	1ZUO1372A	2012	https://rvaschools.gofmx.com/equipment/1574951	
32	7567371	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 11	Mitsubishi Electric	PUY-A30NHA4	1ZU01871A	2012	https://rvaschools.gofmx.com/equipment/1560906	
33	7567461	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3.5 TON	Westover Hills Elementary School / Main Building	Roof - 5	Mitsubishi Electric	Inaccessible	Inaccessible	2012	https://rvaschools.gofmx.com/equipment/1574790	
34	7567317	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 23	Mitsubishi Electric	PYY-A30NHA4	1ZU01900A	2012	https://rvaschools.gofmx.com/equipment/1560899	
35	7567463	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2 .5 TON	Westover Hills Elementary School / Main Building	Roof - 0	Mitsubishi Electric	PUY-A30NHA4	1ZUO1846A	2012	https://rvaschools.gofmx.com/equipment/1560924	
36	7567458	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 21	Mitsubishi Electric	PUY-A30NHA4	1ZU01845A	2012	https://rvaschools.gofmx.com/equipment/1574729	
37	7567424	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3 TON	Westover Hills Elementary School / Main Building	Ropof - 7	Mitsubishi Electric	PUY-A36NHA4	1ZU05777B	2012	https://rvaschools.gofmx.com/equipment/1574817	
38	7567352	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	3.5 TON	Westover Hills Elementary School / Main Building	Roof - 4	Mitsubishi Electric	Inaccessible	Inaccessible	2012	https://rvaschools.gofmx.com/equipment/1574811	
39	7567450	D3030	**Split System Ductless**	Single Zone, 2.5 to 3 TON	2.5 TON	Westover Hills Elementary School / Main Building	Roof - 12	Mitsubishi Electric	PUY-A30NHA4	1ZUO1895A	2012	https://rvaschools.gofmx.com/equipment/1560902	
40	7567419	D3030	**Unit Ventilator**	approx/nominal 4 Ton	1251 CFM	Westover Hills Elementary School / Main Building	Throughout classrooms	Nesbitt			1955	https://rvaschools.gofmx.com/equipment/1574815	24

41	7567456	D3050	**Pump**	Distribution, HVAC Heating Water	5 HP	Westover Hills Elementary School / Main Building	Boiler room	Bell & Gossett	Illegible	C130680-02H11	2014	https://rvaschools.gofmx.com/equipment/1560932	
42	7567402	D3050	**Pump**	Distribution, HVAC Heating Water	1.5 HP	Westover Hills Elementary School / Main Building	Boiler room	WEG	001580P3E 145JMV		2010	https://rvaschools.gofmx.com/equipment/1560935	
43	7567294	D3050	**Pump**	Distribution, HVAC Heating Water	5 HP	Westover Hills Elementary School / Main Building	Boiler room	Bell & Gossett	NA	C133680-01811	2014	https://rvaschools.gofmx.com/equipment/1560912	
44	7567455	D3050	**Pump**	Distribution, HVAC Heating Water	1.5 HP	Westover Hills Elementary School / Main Building	Boiler room	WEG	001580P3E 145JMV	NA	2014	https://rvaschools.gofmx.com/equipment/1560915	
45	7567360	D3050	**Fan Coil Unit**	Hydronic Terminal	400 CFM	Westover Hills Elementary School / Main Building	29				2014		
46	7567307	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2004		11
47	7567453	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1001 CFM	Westover Hills Elementary School / Main Building	Roof	Illegible	Illegible	Illegible		https://rvaschools.gofmx.com/equipment/1560960	
48	7567408	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1100 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560962	
49	7567361	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560967	
50	7567474	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1100 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560942	
51	7567478	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1100 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560959	
52	7567350	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1100 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560940	
53	7567413	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560937	
54	7567309	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	Westover Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2000	https://rvaschools.gofmx.com/equipment/1560956	
55	7567412	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	Westover Hills Elementary School / Main Building	Roof	NA	NA	NA	2000	https://rvaschools.gofmx.com/equipment/1560938	
56	7568489	D3060	**Supplemental Components**	Air Purifier, Electrostatic, 2000 CFM	600 CFM	Westover Hills Elementary School / Main Building	Throughout				2021		33

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7567449	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Westover Hills Elementary School / Main Building	Kitchen exhaust hood				1955		16

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7567457	D5010	**Generator**	Diesel	50 KW	Westover Hills Elementary School / Main Building	Site	Kohler	No dataplate	No dataplate	1955	https://rvaschools.gofmx.com/equipment/1560946	
2	7567437	D5020	**Distribution Panel**	120/208 V	800 AMP	Westover Hills Elementary School / Main Building	Electric equipment	Square D			1955	https://rvaschools.gofmx.com/equipment/1560913	
3	7567376	D5020	**Distribution Panel**	120/208 V	600 AMP	Westover Hills Elementary School / Main Building	Boiler room	Westinghouse	NA	NA	1955	https://rvaschools.gofmx.com/equipment/1560931	
4	7567380	D5020	**Distribution Panel**	120/240 V	200 AMP	Westover Hills Elementary School / Main Building	Trailer	Westinghouse			1992		

D70 Electronic Safety & Security

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

1	7567338	D7050	**Fire Alarm Panel**	Fully Addressable		Westover Hills Elementary School / Main Building	Office	NA	FS-250	NA	2005	https://rvaschools.gofmx.com/equipment/1560955	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7567314	E1030	**Foodservice Equipment**	Convection Oven, Single		Westover Hills Elementary School / Main Building	Kitchen	Garland		0511100217364	2005	https://rvaschools.gofmx.com/equipment/1561015	
2	7567454	E1030	**Foodservice Equipment**	Convection Oven, Single		Westover Hills Elementary School / Main Building	Kitchen	Garland		0511100217294	2005	https://rvaschools.gofmx.com/equipment/1560995	
3	7567464	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Westover Hills Elementary School / Main Building	Kitchen	Beverage-Air Corporation	ST34N-S	12006016	2016	https://rvaschools.gofmx.com/equipment/1560973	
4	7567459	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Westover Hills Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y	NA	2010	https://rvaschools.gofmx.com/equipment/1560952	
5	7567393	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Westover Hills Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	1995	https://rvaschools.gofmx.com/equipment/1560994	
6	7567382	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Westover Hills Elementary School / Main Building	Kitchen	Metro	NA	C5HME033998	2019	https://rvaschools.gofmx.com/equipment/1561011	
7	7567302	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Westover Hills Elementary School / Main Building	Kitchen	Cres Cor	NA	DBC-J285078-10	2010	https://rvaschools.gofmx.com/equipment/1560970	
8	7567332	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Westover Hills Elementary School / Main Building	Kitchen	Delfield	EC0MARK000-40013F7R2TEM	2306820101392	2023	https://rvaschools.gofmx.com/equipment/1560972	
9	7567398	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Westover Hills Elementary School / Main Building	Kitchen	Randell	9560-4M	T34372-1-5	1995	https://rvaschools.gofmx.com/equipment/1560974	
10	7567414	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Traulsen	G22010	T43016A07	2007	https://rvaschools.gofmx.com/equipment/1560950	
11	7567379	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Delfield	GBF2P-S	1120528566	2021	https://rvaschools.gofmx.com/equipment/1561009	
12	7567356	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Delfield	GCF2-S	1120213188	2016	https://rvaschools.gofmx.com/equipment/1560990	
13	7567415	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Traulsen	G22010	T1808 G12	2012	https://rvaschools.gofmx.com/equipment/1560991	
14	7567440	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Westover Hills Elementary School / Main Building	Kitchen	Delfield	SCFT-60-NUP	2306820101393	2023	https://rvaschools.gofmx.com/equipment/1560953	
15	7567280	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Delfield	GBR2P-S	: 2212820200967	2022	https://rvaschools.gofmx.com/equipment/1560969	
16	7567373	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Traulsen	G20010	T45747H13	2013	https://rvaschools.gofmx.com/equipment/1560948	
17	7567305	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Raetone	SR-47-S2	B-7634R57	1995	https://rvaschools.gofmx.com/equipment/1560971	
18	7567297	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Traulsen	G20010	T168439H11	2011	https://rvaschools.gofmx.com/equipment/1561010	
19	7567340	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Traulsen	G22010	T31937A10	2010	https://rvaschools.gofmx.com/equipment/1560951	
20	7567321	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Delfield	CSRRI2P-S	1707152002794	2017	https://rvaschools.gofmx.com/equipment/1560989	
21	7567429	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In		Westover Hills Elementary School / Main Building	Kitchen	Traulsen	G30010	T08479J05	2008	https://rvaschools.gofmx.com/equipment/1560954	
22	7567418	E1030	**Foodservice Equipment**	Steamer, Tabletop		Westover Hills Elementary School / Main Building	Kitchen	Convotherm	WS20002AA2AAUL	WS216061535	2021	https://rvaschools.gofmx.com/equipment/1560988	