

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Shelby County Board of Education
160 South Hollywood Street
Memphis, Tennessee 38112-4892
Michelle Stuart



Ridgeway High School
2009 Ridgeway Road
Memphis, Tennessee 38119

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July 9-10, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	1
Main Address	2009 Ridgway Road, Memphis, Tennessee 38119
Site Developed	1971, Phase I / 1975 Phase II
Site Area	26.5 acres (estimated)
Parking Spaces	270 total spaces all in open lots; 9 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 9-10, 2024
Management Point of Contact	Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The building was initially developed in 1971 as a public school. A second gym was added in 1976. No major renovations have been made with only limited upgrades made as required.

Architectural

The structure is a three-story brick-faced concrete structure with flat TPO roofing. The building exterior is having mostly good mortar joints, but exterior windows are almost all original and have been temporarily replaced with plexiglass. All windows and glazed doors should be replaced. The interior of the school is mostly VCT flooring with painted walls throughout and ACT ceilings. Many of the fixtures and surfaces including floors, ACT, doors, bathrooms, auditorium, and more date back to the 1970s and the school is in desperate need of refresh.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Ridgeway High appears to be robustly built for heating and ventilation needs. Heating is provided by a pair of large natural gas boilers feeding air-handlers and some older hydronic terminal units throughout the building via a four-pipe hydronic system. Almost every air handler is original as are most of the terminal units. Boilers are in fair condition, but the water-cooled cooling towers are nearing end of life, and one of the chillers is broken and not salvageable. There are many rooftop fans of which most are near end of life, and some are either at end of life or no longer work. Electrical equipment in the building is mostly original as well, including the switch gear, backup generator, and most of the subpanels. Lighting is near end of life and should be upgraded to LED. The building elevator is noisy, shaky, and should be replaced. Plumbing appears to be in fair condition but the domestic boiler and some of the fixtures are nearing end of life and replacement should be planned. In the kitchen, multiple units are non-functional or have been hauled away as scrap. These include all stoves and ranges, some ovens, the dishwasher and multiple garbage disposals.

Site

The school sits on a roughly 25-acre parcel with parking lots, sports fields, open grassy areas and some forested land. Southern and western parking lots are at end of life and some of the potholes are safety hazards. Parking lots should be replaced. Additionally, baseball dugouts and sports apparatuses such as goal posts and score boards are also near or at end of life and should be updated.

Recommended Additional Studies

The northeast wall in the boiler room has a large crack in it. This crack appears to have been painted over at some point, and does not seem to have broken the paint, but could indicate intense stressing on the wall it cannot support. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Water drips into the northeast corner of the lunchroom and areas of the kitchen from the exterior walkway above. Multiple attempts to repair and keep the walkway from dripping in have been attempted and have all failed. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building’s Facility Condition Index (FCI), which provides a theoretical objective indication of a building’s overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the 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 deficiencies.
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 relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis Ridgeway High School(1971)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 98,800,000	247,000	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 978,400		1.0 %
3-Year	\$ 9,464,300		9.6 %
5-Year	\$ 10,344,600		10.5 %
10-Year	\$ 13,706,200		13.9 %



Campus Level FCI:

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

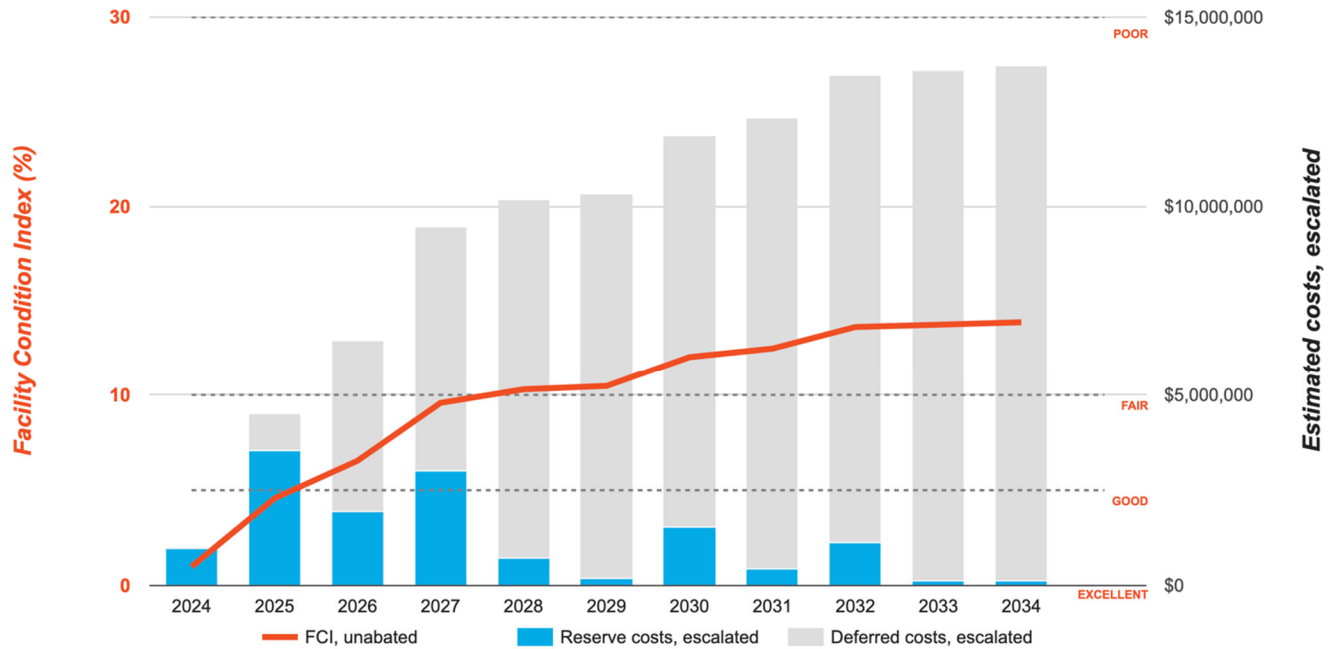
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Ridgeway High School

Replacement Value: \$98,800,000

Inflation Rate: 3.0%

Average Needs per Year: \$1,246,100



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
Facade	-	\$506,800	\$17,700	-	\$165,700	\$690,200
Roofing	-	\$1,300	\$1,785,500	\$190,800	-	\$1,977,700
Interiors	\$49,500	\$2,065,200	\$198,000	\$1,804,400	\$3,263,400	\$7,380,500
Conveying	-	\$86,700	-	-	\$14,400	\$101,100
Plumbing	-	\$1,400	\$144,400	\$8,900	\$41,100	\$195,800
HVAC	\$312,000	\$79,000	\$1,294,200	\$212,000	\$1,076,700	\$2,973,900
Fire Protection	-	\$8,200	\$50,600	-	\$68,100	\$127,000
Electrical	-	\$1,344,600	\$87,400	\$80,200	\$1,181,400	\$2,693,600
Fire Alarm & Electronic Systems	-	\$524,100	-	\$18,400	\$1,937,300	\$2,479,900
Equipment & Furnishings	\$89,900	\$723,000	\$95,800	\$773,600	\$444,500	\$2,126,800
Special Construction & Demo	-	\$70,600	-	-	-	\$70,600
Site Pavement	\$507,000	\$55,600	\$62,600	\$273,200	\$614,900	\$1,513,300
Site Development	-	\$21,200	\$142,200	-	\$256,300	\$419,800
Site Utilities	-	-	-	-	-	-
Follow-up Studies	\$20,000	-	-	-	-	\$20,000
TOTALS (3% inflation)	\$978,400	\$5,487,600	\$3,878,500	\$3,361,600	\$9,063,900	\$22,770,000

Immediate Needs

Facility/Building	Total Items	Total Cost
Ridgeway High School	19	\$978,400
Total	19	\$978,400

Ridgeway High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7830019	Ridgeway High School	2nd Gym	C2030	Flooring, Vinyl Tile (VCT), Replace	Failed	Safety	\$49,500
7829989	Ridgeway High School	Boiler Room	D3030	Chiller, Water-Cooled, Replace	Failed	Performance/Integrity	\$300,000
7830066	Ridgeway High School	Roof	D3060	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	Failed	Performance/Integrity	\$2,400
7830007	Ridgeway High School	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	Failed	Performance/Integrity	\$2,400
7830031	Ridgeway High School	Roof	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace	Failed	Performance/Integrity	\$2,400
7830026	Ridgeway High School	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	Failed	Performance/Integrity	\$2,400
7830043	Ridgeway High School	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	Failed	Performance/Integrity	\$2,400
7835492	Ridgeway High School	Commercial Kitchen	E1030	Foodservice Equipment, Convection Oven, Single, Replace	Failed	Performance/Integrity	\$5,600
7835523	Ridgeway High School	Kitchen	E1030	Foodservice Equipment, Tilting Skillet, Replace	Failed	Retrofit/Adaptation	\$24,500
7835484	Ridgeway High School	Commercial Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	\$6,700
7835437	Ridgeway High School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
7835503	Ridgeway High School	Kitchen	E1030	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	Failed	Retrofit/Adaptation	\$20,400
7835514	Ridgeway High School	Commercial Kitchen	E1030	Foodservice Equipment, Convection Oven, Single, Replace	Failed	Performance/Integrity	\$5,600
7835467	Ridgeway High School	Commercial Kitchen	E1030	Foodservice Equipment, Convection Oven, Single, Replace	Failed	Performance/Integrity	\$5,600
7830039	Ridgeway High School	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Failed	Performance/Integrity	\$54,000
7830091	Ridgeway High School	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Failed	Performance/Integrity	\$420,000
7830047	Ridgeway High School	North Parking lot	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	\$33,000
7830003	Ridgeway High School	Boiler room	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	\$10,000
7835459	Ridgeway High School	Cafeteria	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Failed	Performance/Integrity	\$10,000
Total (19 items)							\$978,400

Key Findings



Flooring in Failed condition.

Vinyl Tile (VCT)
Ridgeway High School 2nd Gym

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$49,500

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Flooring is missing and peeling up and there's a potential safety hazard - AssetCALC ID: 7830019



Exhaust Fan in Failed condition.

Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM
Ridgeway High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Does not function - AssetCALC ID: 7830026



Exhaust Fan in Failed condition.

Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM
Ridgeway High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Does not function - AssetCALC ID: 7830043



Chiller in Failed condition.

Water-Cooled
Ridgeway High School Boiler Room

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$300,000

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Unit does not function. - AssetCALC ID: 7829989



Exhaust Fan in Failed condition.

Centrifugal, 16" Damper
Ridgeway High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Not functional - AssetCALC ID: 7830031



Exhaust Fan in Failed condition.

Centrifugal, 16" Damper, 1001 to 2000 CFM
Ridgeway High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Does not function - AssetCALC ID: 7830066



Exhaust Fan in Failed condition.

Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM
Ridgeway High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Not functional - AssetCALC ID: 7830007



Parking Lots in Failed condition.

Pavement, Asphalt
Ridgeway High School North Parking lot

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$33,000

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Northern parking lot has some potholes that should be repaired. - AssetCALC ID: 7830047



Parking Lots in Failed condition.

Pavement, Asphalt
Ridgeway High School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$420,000

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Parking lot is mostly loose, gravel and potholes. - AssetCALC ID: 7830091



Parking Lots in Failed condition.

Pavement, Asphalt
Ridgeway High School Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,000

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Striping is almost completely gone from pavement - AssetCALC ID: 7830039



Foodservice Equipment in Failed condition.

Convection Oven, Single
Ridgeway High School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

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Unit does not work - AssetCALC ID: 7835514



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Ridgeway High School Cafeteria

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

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Water is leaking through the exterior walkway and into the cafeteria below. Many repairs have been made, but no solution to the dripping water has been found. - AssetCALC ID: 7835459



Foodservice Equipment in Failed condition.

Convection Oven, Single
Ridgeway High School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

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Unit does not work - AssetCALC ID: 7835492



Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Ridgeway High School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

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Unit does not work - AssetCALC ID: 7835484



Foodservice Equipment in Failed condition.

Convection Oven, Single
Ridgeway High School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

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Unit does not work - AssetCALC ID: 7835467



Foodservice Equipment in Failed condition.

Dishwasher Commercial
Ridgeway High School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

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Unit does not work. - AssetCALC ID: 7835437



Foodservice Equipment in Failed condition.

Tilting Skillet
Ridgeway High School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

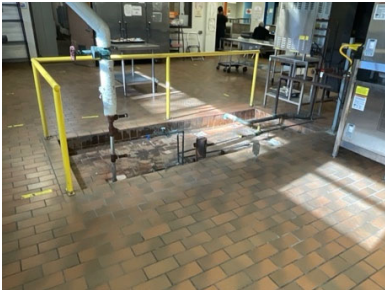
Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$24,500

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Old tilt skillet or soup latrine was removed and has not been replaced. - AssetCALC ID: 7835523



Foodservice Equipment in Failed condition.

Range/Oven, 6-Burner with Griddle
Ridgeway High School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$20,400

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Previous range oven griddle combos were removed and have not been replaced. - AssetCALC ID: 7835503

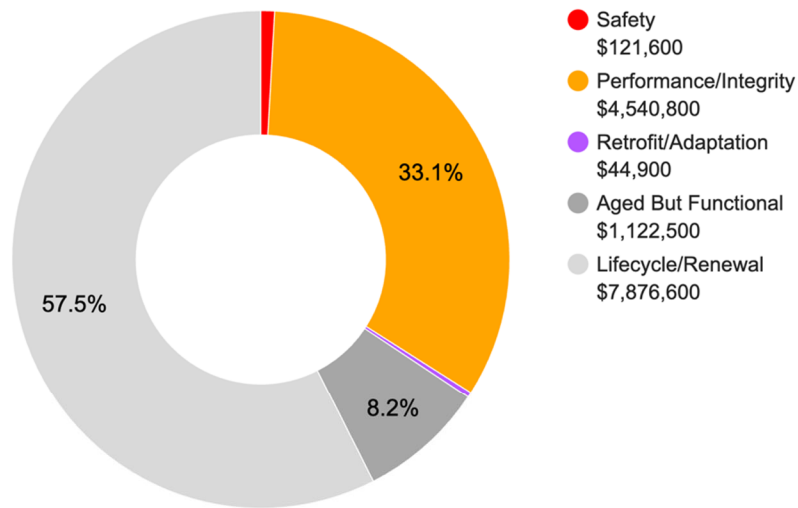
Plan Types

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.

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 handicap 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 not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$13,706,400

2. High School



High School: Systems Summary

Constructed/ Addition	1971/1976	
Building/Group Size	247,000 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Angled construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, unfinished Floors: VCT, ceramic tile, quarry tile, wood strip, carpet Ceilings: ACT, paint, Unfinished/exposed	Poor
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Poor
Plumbing	Distribution: Copper and galvanized iron supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, showers, urinals, drinking fountains and sinks	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding air handlers Non-Central System: Split-system heat pumps Supplemental components: Suspended hydronic unit heaters	Fair
Fire Suppression	Fire extinguishers only and kitchen hood system	Poor

High School: Systems Summary

Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: Linear fluorescent, HPS Emergency Power: Diesel generator with automatic transfer switch and UPS	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	Failed
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Key Issues and Findings	Large structural crack in boiler room, leak in lunchroom from outdoor path above, many fans throughout building are not functional, interior finishings including floors, paint, doors, and ceiling panels are exceedingly worn and cracking, chiller is rusting and falling apart, most kitchen equipment is missing, or not functional, hydraulic elevator, controls and cab are exceedingly aged, visually unsightly, and shake., roof hatch is broken above 2 nd gym	

3. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with adjacent concrete sidewalks and curbs	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED and HPS Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Dugouts	Poor
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Parking lot is mostly loose, gravel and potholes, sidewalks are cracked and aged, sports equipment and dugout are falling apart	

4. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. 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. not

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 matrix that are 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 particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The campus was originally constructed in 1971. The campus has not since been substantially renovated. During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ridgeway High School, 2009 Ridgway Road, Memphis, Tennessee 38119, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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9. Appendices

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



Appendix A: Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



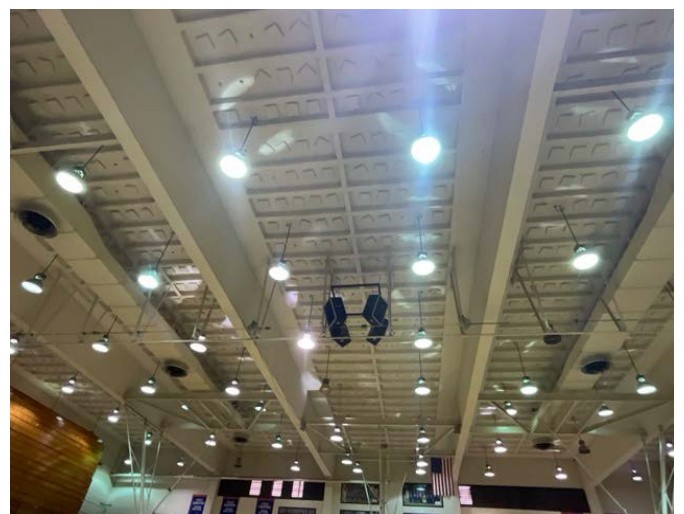
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - GYM 2 CEILING



6 - MAIN GYM CEILING



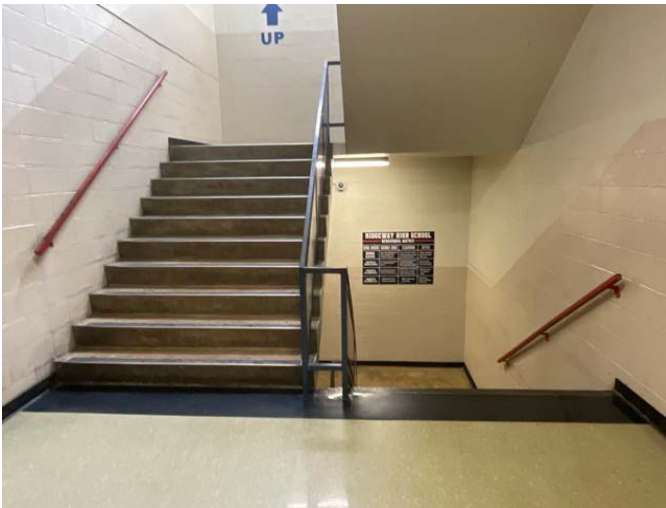
Photographic Overview



7 - EXTERIOR WALL



8 - ROOF



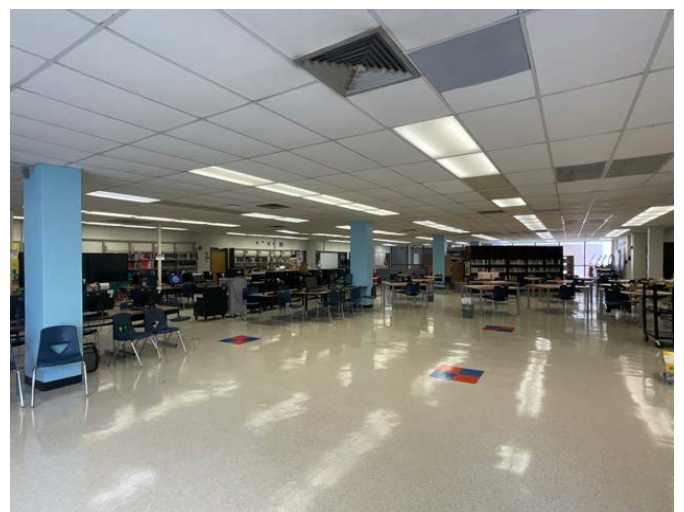
9 - STAIRS



10 - HALLWAY



11 - COMPUTER LAB



12 - LIBRARY



Photographic Overview



13 - GYM



14 - SCIENCE CLASSROOM



15 - CLASSROOM



16 - TEACHERS ROOM



17 - THEATER



18 - RESTROOM



Photographic Overview



19 - CAFETERIA



20 - BOILER ROOM



21 - STRUCTURAL CRACK IN BOILER ROOM



22 - COOLING TOWER



23 - SWITCHGEAR



24 - CHILLER

Photographic Overview



25 - BOILER



26 - SPORTS FIELD



27 - PARKING LOT



28 - PARKING LOT



29 - DAMAGED PARKING AREA



30 - DUGOUT



Appendix B:

Site Plan



Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	163745.23R000-161.354	Ridgeway High School	
	Source	On-Site Date	
	Google	July 8-10, 2024	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Ridgeway High School

Name of person completing form: Philip Nelson

Title / Association w/ property: Principal

Length of time associated w/ property: 3 years

Date Completed: 7/9/2024

Phone Number: 901-416-8820

Method of Completion: DURING - verbally completed during assessment

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	Constructed 1971	Renovated 1976	Parking lots, drop down screens and gym lighting system
2	Building size in SF	247,000 SF		No sprinkler system
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Intercom and cameras re coming in next month or so		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Windows are bad		

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 complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			Just fixed parking lot and ext lights with photocell with LED
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 previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Ridgeway High School

BV Project Number: 163745.23R000-161.354

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	

Ridgeway High School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Excessive cross slope	X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms			Under sink not covered	
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Ridgeway High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Ridgeway High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E: Component Condition Report



Component Condition Report | Ridgeway High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	4,000 SF	19	7830016
B2010	Building Exterior	Fair	Exterior Walls, Brick	55,000 SF	21	7830068
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	4,000 SF	5	7830086
B2020	Building Exterior	Poor	Glazing, any type, by SF	2,000 SF	1	7830049
B2020		Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	11	7835436
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	24	7830088
B2050	Building Exterior	Poor	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	40	1	7830030
B2080	Roof	Fair	Awning, Metal, per SF of awning	1,000 SF	21	7829990
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,000 SF	3	7830072
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	95,000 SF	3	7830095
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	9,400 SF	6	7830025
B3060	2nd Gym	Poor	Roof Hatch, Metal	1	1	7830022
Interiors						
C1010	Classrooms General	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	3,000 SF	3	7835496
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	100	22	7830089
C1030	Throughout Building	Poor	Interior Door, Wood, Solid-Core	100	1	7835455
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	210,000 SF	1	7830070
C1090	Restrooms	Poor	Toilet Partitions, Metal	1	1	7830090
C1090		Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,200 LF	8	7830023
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	556,700 SF	6	7830041
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,700 SF	2	7830059
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,500 SF	22	7836079
C2030		Good	Flooring, Wood, Strip	9,900 SF	21	7835491
C2030	2nd Gym	Failed	Flooring, Vinyl Tile (VCT)	9,900 SF	0	7830019
C2030	Restrooms	Fair	Flooring, Ceramic Tile	7,400 SF	3	7830062
C2030		Poor	Flooring, Carpet, Commercial Standard	12,400 SF	1	7835512
C2030		Fair	Flooring, Wood, Strip, Refinish	9,900 SF	6	7835450
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	200,100 SF	1	7830084
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	12,000 SF	3	7897769
Conveying						
D1010		Poor	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	1	7835441
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	2	7835478

Component Condition Report | Ridgeway High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010		Poor	Elevator Cab Finishes, Standard	1	1	7830038
Plumbing						
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	21	7835466
D2010	C246	Fair	Boiler, Gas, Domestic	1	4	7835451
D2010	C246	Fair	Storage Tank, Domestic Water	1	18	7835493
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	7830001
D2010		Fair	Water Heater, Electric, Commercial (180 kW), 251 to 500 GAL	1	4	7830101
D2010	Restrooms	Fair	Urinal, Standard	1	17	7830057
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	247,000 SF	21	7835500
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	20	12	7830096
D2010	Restrooms	Fair	Shower, Valve & Showerhead	12	3	7830040
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	2	7830037
D2060		Fair	Air Compressor, Tank-Style, 2 HP	1	7	7835453
HVAC						
D3020	Commercial Kitchen	Fair	Unit Heater, Hydronic	1	4	7835475
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	20	7830076
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	9	7830009
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	10	7830054
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	8	17	7830029
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	20	7830061
D3020	Commercial Kitchen	Fair	Unit Heater, Hydronic	1	4	7835507
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	3	7830083
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	3	7830069
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	3	7830015
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 4 TON	1	1	7830018
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 4 TON	1	1	7829986
D3030	Boiler Room	Failed	Chiller, Water-Cooled	1	0	7829989
D3050	337	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-6]	1	4	7835445
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7835454
D3050		Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7830050
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7835518
D3050	2nd Gym	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7830027
D3050	246	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-16]	1	3	7835499
D3050	A136	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	2	7835510
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7835446

Component Condition Report | Ridgeway High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	2nd Gym	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7830085
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7835483
D3050	A104	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	4	7835520
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	247,000 SF	21	7829993
D3050	C252	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-17]	1	6	7835509
D3050	A218	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	3	7835473
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	247,000 SF	21	7830011
D3050	337	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	4	7835515
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-20]	1	4	7835519
D3050	246	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-11]	1	2	7835521
D3050	A104	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-9]	1	8	7835477
D3050	A136	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	5	7835480
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7835460
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-10]	1	4	7835495
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-9]	1	3	7835508
D3050	B342	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-14]	1	4	7835447
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830002
D3060	Roof	Failed	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	0	7830007
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830060
D3060	Boiler Room	Fair	Exhaust Fan, Centrifugal, 16 to 20 HP Motor	1	4	7830020
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830028
D3060	Boiler Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830087
D3060	Roof	Failed	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	0	7830066
D3060	2nd Gym	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7829997
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830053
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM [F-26]	1	8	7830079
D3060	Roof	Failed	Exhaust Fan, Centrifugal, 16" Damper	1	0	7830031
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830024
D3060		Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7829991
D3060	2nd Gym	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7830006
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7829992
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	9	7830078
D3060	Commercial Kitchen	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7835524
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	9	7830036
D3060	2nd Gym	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7829995

Component Condition Report | Ridgeway High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Commercial Kitchen	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	7835486
D3060	2nd Gym	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7830013
D3060	Roof	Failed	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	0	7830043
D3060	Boiler room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor	1	11	7830004
D3060	Boiler Room	Fair	Exhaust Fan, Propeller, 1 HP Motor, 10000 CFM	1	4	7830073
D3060	2nd Gym	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	7830010
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830098
D3060	Roof	Failed	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	0	7830026
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7830056
D3060	2nd Gym	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	7830080
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	8	7830048
Fire Protection						
D4010	Commercial Kitchen	Poor	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	1	7835464
D4030		Fair	Fire Extinguisher, Type ABC, up to 20 LB	300	4	7835481
Electrical						
D5010	Boiler Room	Fair	Generator, Diesel	1	5	7830055
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	3	7829996
D5020	Boiler Room	Fair	Motor Control Center, w/ Main Breaker	1	5	7830012
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7835448
D5020	Boiler Room	Fair	Switchgear, 277/480 V	1	13	7830063
D5020	337	Fair	Distribution Panel, 120/208 V	1	17	7835517
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	4	7829998
D5020		Fair	Switchboard, 120/208 V	1	11	7830058
D5020	337	Fair	Distribution Panel, 120/208 V	1	17	7835497
D5020	337	Fair	Secondary Transformer, Dry, Stepdown	1	15	7835470
D5030		Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-10]	1	15	7835458
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2]	1	6	7829999
D5030	Boiler Room	Good	Motor, AHU or Pump	1	16	7830094
D5030	Boiler Room	Good	Motor, AHU or Pump	1	13	7830092
D5030	201	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-9]	1	15	7835504
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-4]	1	12	7829994
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	247,000 SF	22	7830005
D5030	337	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-5]	1	15	7835434
D5030	A104	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-3]	1	15	7835522
D5030	Boiler Room	Good	Motor, AHU or Pump	1	16	7830064

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-5]	1	8	7830045
D5030	Boiler Room	Good	Motor, AHU or Pump	1	14	7830099
D5030	Boiler Room	Good	Motor, AHU or Pump	1	15	7829987
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-3]	1	11	7830052
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	6	7830067
D5030	A136	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-1]	1	15	7835471
D5030	337	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-6]	1	15	7835487
D5030	Boiler Room	Good	Motor, AHU or Pump	1	15	7830000
D5030	A136	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-2]	1	15	7835463
D5040	Building Exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	30	20	7830100
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	247,000 SF	2	7835513
D5040	Throughout Building	Poor	Emergency & Exit Lighting, Full Interior Upgrade, to LED	247,000 SF	1	7835461
Fire Alarm & Electronic Systems						
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	247,000 SF	2	7830093
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	247,000 SF	14	7835482
D7050		Fair	Fire Alarm Panel, Fully Addressable	1	7	7897949
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	7835501
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	4	1	7835505
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	7835490
E1030	Kitchen	Failed	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	2	0	7835503
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	7835498
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7835439
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	7835440
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7835437
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	5	7835465
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7835506
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7835489
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Convection Oven, Single	1	0	7835467
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	7835435
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	7835449
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In [Freezer 2]	1	12	7835472
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7835511
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7835502
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	11	7830074

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Poor	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	1	7835456
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7835438
E1030	Kitchen	Poor	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	1	7835442
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [Cooler 3]	1	7	7835444
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7835516
E1030	Kitchen	Failed	Foodservice Equipment, Tilting Skillet	1	0	7835523
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	7835484
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Convection Oven, Single	1	0	7835492
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	11	7830075
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7835468
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7835494
E1030	Kitchen	Poor	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	1	7835469
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Convection Oven, Single	1	0	7835514
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF	4	3	7835443
E1070	Site	Poor	Gym Scoreboard, Electronic Standard	1	1	7830008
E1070	2nd Gym	Fair	Gym Scoreboard, Electronic Standard	1	4	7830035
E2010		Poor	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,200	1	7835452
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	750	8	7835479
E2010		Poor	Casework, Cabinetry, High-End or Laboratory	400 LF	1	7835457
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	750	7	7835488
E2010	Classrooms Science	Poor	Casework, Countertop, Solid Surface	400 LF	1	7835476
Special Construction & Demo						
F1020	Site	Fair	Dugout, CMU with Shade	700 SF	2	7830014
F1020	Site	Poor	Dugout, CMU structure	650 SF	1	7830077
Pedestrian Plazas & Walkways						
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Seal & Stripe	120,000 SF	0	7830039
G2020	North Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	48,000 SF	6	7829988
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Mill & Overlay	120,000 SF	0	7830091
G2020	North Parking lot	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	6,000 SF	0	7830047
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	6,000 SF	1	7830081
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	30,000 SF	16	7830044
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	3	7830102
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	12	3	7830021
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	2	7830097

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	2	7830071
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	4,000 LF	15	7830032
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	600 SF	15	7830046
G2060	Site	Fair	Flagpole, Metal	1	15	7830065
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7830033
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7830034
G4050	Site	Excellent	Site Light Pole, 20' Height, w/o Base or Fixtures	10	40	7830017
Follow-up Studies						
P2030	Boiler room	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7830003
P2030	Cafeteria	Failed	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7835459

Appendix F: Replacement Reserves



Replacement Reserves Report

Ridgeway High School



9/30/2024

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
Ridgeway High School	\$978,400	\$3,542,170	\$1,945,478	\$2,998,224	\$706,594	\$173,752	\$1,537,283	\$450,343	\$1,133,253	\$114,429	\$126,328	\$456,036	\$62,306	\$664,952	\$1,225,500	\$661,949	\$3,544,556	\$966,420	\$78,652	\$171,844	\$1,231,768	\$22,770,237
Grand Total	\$978,400	\$3,542,170	\$1,945,478	\$2,998,224	\$706,594	\$173,752	\$1,537,283	\$450,343	\$1,133,253	\$114,429	\$126,328	\$456,036	\$62,306	\$664,952	\$1,225,500	\$661,949	\$3,544,556	\$966,420	\$78,652	\$171,844	\$1,231,768	\$22,770,237

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	7830086	Exterior Walls, Stucco, Prep & Fog Coat or Paint, Prep & Fog Coat or Paint	10	5	5	4000	SF	\$3.82	\$15,280																						\$15,280	\$30,560	
B2010	Building Exterior	7830016	Exterior Walls, Stucco, Replace	50	31	19	4000	SF	\$20.00	\$80,000																						\$80,000	\$80,000	
B2020	Building Exterior	7830049	Glazing, any type, by SF, Replace	30	29	1	2000	SF	\$220.00	\$440,000		\$440,000																					\$440,000	\$440,000
B2020	Ridgeway High School	7835436	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	9	11	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
B2050	Building Exterior	7830030	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	29	1	40	EA	\$1,300.00	\$52,000		\$52,000																					\$52,000	
B3010	Roof	7830072	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	17	3	5000	SF	\$3.80	\$19,000				\$19,000																			\$19,000	
B3010	Roof	7830095	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	95000	SF	\$17.00	\$1,615,000				\$1,615,000																			\$1,615,000	
B3010	Roof	7830025	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	9400	SF	\$17.00	\$159,800							\$159,800																\$159,800	
B3060	2nd Gym	7830022	Roof Hatch, Metal, Replace	30	29	1	1	EA	\$1,300.00	\$1,300		\$1,300																					\$1,300	
C1010	Classrooms General	7835496	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	22	3	3000	SF	\$5.00	\$15,000				\$15,000																			\$15,000	
C1030	Throughout Building	7835455	Interior Door, Wood, Solid-Core, Replace	40	39	1	100	EA	\$700.00	\$70,000		\$70,000																					\$70,000	
C1070	Throughout Building	7830070	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	210000	SF	\$3.50	\$735,000		\$735,000																					\$735,000	
C1090	Restrooms	7830090	Toilet Partitions, Metal, Replace	20	19	1	1	EA	\$850.00	\$850		\$850																					\$850	
C1090	Ridgeway High School	7830023	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	1200	LF	\$500.00	\$600,000									\$600,000														\$600,000	
C2010	Restrooms	7830059	Wall Finishes, Ceramic Tile, Replace	40	38	2	5700	SF	\$18.00	\$102,600			\$102,600																				\$102,600	
C2010	Throughout Building	7830041	Wall Finishes, any surface, Prep & Paint	10	4	6	556700	SF	\$1.50	\$835,050							\$835,050											\$835,050					\$1,670,100	
C2030	Restrooms	7830062	Flooring, Ceramic Tile, Replace	40	37	3	7400	SF	\$18.00	\$133,200				\$133,200																			\$133,200	
C2030	Ridgeway High School	7835450	Flooring, Wood, Strip, Refinish	10	4	6	9900	SF	\$4.00	\$39,600							\$39,600										\$39,600					\$79,200		
C2030	2nd Gym	7830019	Flooring, Vinyl Tile (VCT), Replace	15	15	0	9900	SF	\$5.00	\$49,500	\$49,500																\$49,500					\$99,000		
C2030	Throughout Building	7830084	Flooring, Vinyl Tile (VCT), Replace	15	14	1	200100	SF	\$5.00	\$1,000,500		\$1,000,500																\$1,000,500					\$2,001,000	
C2030	Ridgeway High School	7835512	Flooring, Carpet, Commercial Standard, Replace	10	9	1	12400	SF	\$7.50	\$93,000		\$93,000															\$93,000					\$186,000		
C2050	Gymnasium	7897769	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	12000	SF	\$2.75	\$33,000				\$33,000														\$33,000					\$66,000	
D1010	Ridgeway High School	7830038	Elevator Cab Finishes, Standard, Replace	15	14	1	1	EA	\$9,000.00	\$9,000		\$9,000																				\$9,000	\$18,000	
D1010	Ridgeway High School	7835441	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	29	1	1	EA	\$70,000.00	\$70,000		\$70,000																					\$70,000	
D1010	Elevator Shafts/Utility	7835478	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																				\$5,000	
D2010	C246	7835493	Storage Tank, Domestic Water, Replace	30	12	18	1	EA	\$3,000.00	\$3,000																				\$3,000		\$3,000		
D2010	Ridgeway High School	7830101	Water Heater, Electric, Commercial (180 kW), 251 to 500 GAL., Replace	20	16	4	1	EA	\$70,000.00	\$70,000					\$70,000																		\$70,000	
D2010	C246	7835451	Boiler, Gas, Domestic, Replace	25	21	4	1	EA	\$47,500.00	\$47,500					\$47,500																		\$47,500	
D2010	Restrooms	7830037	Toilet, Commercial Water Closet, Replace	30	28	2	1	EA	\$1,300.00	\$1,300				\$1,300																			\$1,300	
D2010	Restrooms	7830001	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500	
D2010	Restrooms	7830040	Shower, Valve & Showerhead, Replace	30	27	3	12	EA	\$800.00	\$9,600				\$9,600																			\$9,600	
D2010	Throughout Building	7830096	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	20	EA	\$1,200.00	\$24,000																	\$24,000						\$24,000	
D2010	Restrooms	7830057	Urinal, Standard, Replace	30	13	17	1	EA	\$1,100.00	\$1,100																			\$1,100				\$1,100	
D2060	Ridgeway High School	7835453	Air Compressor, Tank-Style, 2 HP, Replace	20	13	7	1	EA	\$7,270.00	\$7,270									\$7,270														\$7,270	
D3020	Boiler Room	7830076	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$270,000.00	\$270,000																					\$270,000	\$270,000		
D3020	Boiler Room	7830061	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$270,000.00	\$270,000																					\$270,000	\$270,000		
D3020	Commercial Kitchen	7835475	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$1,700.00	\$1,700							\$1,700																\$1,700	
D3020	Commercial Kitchen	7835507	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$1,700.00	\$1,700							\$1,700																\$1,700	
D3020	Boiler Room	7830009	Unit Heater, Hydronic, Replace	20	11	9	1	EA	\$1,700.00	\$1,700										\$1,700													\$1,700	
D3020	Boiler Room	7830054	Unit Heater, Hydronic, Replace	20	10	10	1	EA	\$1,700.00	\$1,700												\$1,700											\$1,700	
D3020	Boiler Room	7830029	Boiler Supplemental Components, Expansion Tank, Replace	40	23	17	8	EA	\$5,200.00	\$41,600																			\$41,600				\$41,600	
D3030	Boiler Room	7829989	Chiller, Water-Cooled, Replace	25	25	0	1	EA	\$300,000.00	\$300,000	\$300,000																						\$300,000	
D3030	Boiler Room	7830083	Chiller, Water-Cooled, Replace	25	22	3	1	EA	\$300,000.00	\$300,000				\$300,000																			\$300,000	
D3030	Roof	7830069	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	\$17																									

Replacement Reserves Report

Ridgeway High School



9/30/2024

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	
D4010	Commercial Kitchen	7835464	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	19	1	20	LF	\$400.00	\$8,000		\$8,000																			\$8,000		
D4030	Ridgeway High School	7835481	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	300	EA	\$150.00	\$45,000					\$45,000										\$45,000							\$90,000	
D5010	Boiler Room	7830055	Generator, Diesel, Replace	25	20	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000	
D5010	Boiler Room	7829996	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	\$8,500.00	\$8,500				\$8,500																		\$8,500	
D5020	Boiler Room	7829998	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	26	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000	
D5020	Electrical Room	7835448	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000	
D5020	Ridgeway High School	7830058	Switchboard, 120/208 V, Replace	40	29	11	1	EA	\$50,000.00	\$50,000												\$50,000										\$50,000	
D5020	Boiler Room	7830063	Switchgear, 277/480 V, Replace	40	27	13	1	EA	\$400,000.00	\$400,000													\$400,000									\$400,000	
D5020	337	7835470	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$30,000.00	\$30,000																\$30,000						\$30,000	
D5020	Boiler Room	7830012	Motor Control Center, w/ Main Breaker, Replace	30	25	5	1	EA	\$28,000.00	\$28,000					\$28,000																	\$28,000	
D5020	337	7835497	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$11,500.00	\$11,500																	\$11,500					\$11,500	
D5020	337	7835517	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$11,500.00	\$11,500																	\$11,500					\$11,500	
D5030	Boiler Room	7830067	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$17,000.00	\$17,000						\$17,000																\$17,000	
D5030	Boiler Room	7829999	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$17,000.00	\$17,000						\$17,000																\$17,000	
D5030	Boiler Room	7830045	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$12,400.00	\$12,400									\$12,400													\$12,400	
D5030	Boiler Room	7830052	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$10,000.00	\$10,000												\$10,000										\$10,000	
D5030	Boiler Room	7829994	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$10,000.00	\$10,000												\$10,000										\$10,000	
D5030	Boiler Room	7830092	Motor, AHU or Pump, Replace	18	5	13	1	EA	\$9,600.00	\$9,600													\$9,600									\$9,600	
D5030	Boiler Room	7830099	Motor, AHU or Pump, Replace	18	4	14	1	EA	\$13,000.00	\$13,000														\$13,000								\$13,000	
D5030	Boiler Room	7829987	Motor, AHU or Pump, Replace	18	3	15	1	EA	\$9,600.00	\$9,600																\$9,600						\$9,600	
D5030	Ridgeway High School	7835458	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																\$7,000						\$7,000	
D5030	A104	7835522	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																\$7,000						\$7,000	
D5030	A136	7835463	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	A136	7835471	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	201	7835504	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	337	7835434	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	337	7835487	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$7,000.00	\$7,000																	\$7,000						\$7,000
D5030	Boiler Room	7830000	Motor, AHU or Pump, Replace	18	3	15	1	EA	\$5,300.00	\$5,300																\$5,300						\$5,300	
D5030	Boiler Room	7830094	Motor, AHU or Pump, Replace	18	2	16	1	EA	\$9,600.00	\$9,600																	\$9,600						\$9,600
D5030	Boiler Room	7830064	Motor, AHU or Pump, Replace	18	2	16	1	EA	\$5,300.00	\$5,300																	\$5,300						\$5,300
D5040	Throughout Building	7835461	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Replace	10	9	1	247000	SF	\$0.65	\$160,550		\$160,550										\$160,550										\$321,100	
D5040	Ridgeway High School	7835513	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	247000	SF	\$4.50	\$1,111,500			\$1,111,500																			\$1,111,500	
D5040	Building Exterior	7830100	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	30	EA	\$600.00	\$18,000																			\$18,000			\$18,000	
D7030	Ridgeway High School	7830093	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	247000	SF	\$2.00	\$494,000			\$494,000														\$494,000					\$988,000	
D7050	Ridgeway High School	7897949	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$15,000.00	\$15,000								\$15,000														\$15,000	
D7050	Throughout Building	7835482	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	247000	SF	\$3.00	\$741,000														\$741,000								\$741,000	
E1030	Commercial Kitchen	7835492	Foodservice Equipment, Convection Oven, Single, Replace	10	10	0	1	EA	\$5,600.00	\$5,600	\$5,600										\$5,600								\$5,600		\$16,800		
E1030	Kitchen	7835523	Foodservice Equipment, Tilting Skillet, Replace	20	20	0	1	EA	\$24,500.00	\$24,500	\$24,500																	\$24,500				\$49,000	
E1030	Commercial Kitchen	7835484	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	\$6,700.00	\$6,700	\$6,700															\$6,700						\$13,400	
E1030	Kitchen	7835437	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500										\$21,500								\$21,500			\$64,500	
E1030	Kitchen	7835503	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	15	0	2	EA	\$10,200.00	\$20,400	\$20,400															\$20,400						\$40,800	
E1030	Commercial Kitchen	7835514	Foodservice Equipment, Convection Oven, Single, Replace	10	10	0	1	EA	\$5,600.00	\$5,600	\$5,600										\$5,600								\$5,600		\$16,800		
E1030	Commercial Kitchen	7835467	Foodservice Equipment, Convection Oven, Single, Replace	10	10	0	1	EA	\$5,600.00	\$5,600	\$5,600										\$5,600								\$5,600		\$16,800		
E1030	Kitchen	7835505	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	14	1	4	EA	\$4,500.00	\$18,000		\$18,000															\$18,000					\$36,000	
E1030	Kitchen	7835456	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	14	1	1	EA	\$3,800.00	\$3,800		\$3,800															\$3,800					\$7,600	
E1030	Kitchen	7835442	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	14	1	1	EA	\$3,800.00	\$3,800		\$3,800															\$3,800					\$7,600	
E1030	Kitchen	7835469	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	14	1	1	EA	\$3,800.00	\$3,800		\$3,800															\$3,800					\$7,600	
E1030	Commercial Kitchen	7835468	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600								\$5,600								\$5,600		\$1	

Replacement Reserves Report

Ridgeway High School



9/30/2024

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	Commercial Kitchen	7835502	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600																\$3,600	\$7,200		
E1030	Commercial Kitchen	7835438	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600										\$5,600							\$5,600	\$11,200	
E1030	Commercial Kitchen	7835439	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600										\$5,600							\$5,600	\$11,200	
E1030	Kitchen	7835465	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	2	EA	\$2,500.00	\$5,000						\$5,000																\$5,000	\$5,000	
E1030	Commercial Kitchen	7835511	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600										\$5,600						\$5,600	\$11,200	
E1030	Kitchen	7835444	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	\$6,400.00	\$6,400							\$6,400																\$6,400	\$6,400
E1030	Commercial Kitchen	7835449	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$5,600.00	\$5,600								\$5,600										\$5,600				\$5,600	\$11,200	
E1030	Commercial Kitchen	7835498	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$5,600.00	\$5,600									\$5,600									\$5,600				\$5,600	\$11,200	
E1030	Kitchen	7830075	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	4	11	1	EA	\$6,300.00	\$6,300												\$6,300										\$6,300	\$6,300	
E1030	Kitchen	7830074	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	4	11	1	EA	\$6,300.00	\$6,300												\$6,300										\$6,300	\$6,300	
E1030	Kitchen	7835472	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	1	EA	\$5,100.00	\$5,100													\$5,100									\$5,100	\$5,100	
E1030	Kitchen	7835435	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600													\$4,600									\$4,600	\$4,600	
E1030	Kitchen	7835501	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$4,600.00	\$4,600													\$4,600									\$4,600	\$4,600	
E1030	Kitchen	7835490	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	\$15,000.00	\$15,000																\$15,000						\$15,000	\$15,000	
E1030	Kitchen	7835440	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																		\$25,000				\$25,000	\$25,000	
E1040	Classrooms Science	7835443	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF, Replace	15	12	3	4	EA	\$8,000.00	\$32,000				\$32,000															\$32,000			\$32,000	\$64,000	
E1070	Site	7830008	Gym Scoreboard, Electronic Standard, Replace	30	29	1	1	EA	\$8,500.00	\$8,500		\$8,500																				\$8,500	\$8,500	
E1070	2nd Gym	7830035	Gym Scoreboard, Electronic Standard, Replace	30	26	4	1	EA	\$8,500.00	\$8,500					\$8,500																	\$8,500	\$8,500	
E2010	Ridgeway High School	7835457	Casework, Cabinetry, High-End or Laboratory, Replace	20	19	1	400	LF	\$500.00	\$200,000		\$200,000																				\$200,000	\$200,000	
E2010	Classrooms Science	7835476	Casework, Countertop, Solid Surface, Replace	40	39	1	400	LF	\$110.00	\$44,000		\$44,000																				\$44,000	\$44,000	
E2010	Ridgeway High School	7835452	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	19	1	1200	EA	\$350.00	\$420,000		\$420,000																				\$420,000	\$420,000	
E2010	Gymnasium	7835488	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	13	7	750	EA	\$450.00	\$337,500						\$337,500																\$337,500	\$337,500	
E2010	Gymnasium	7835479	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	12	8	750	EA	\$300.00	\$225,000							\$225,000															\$225,000	\$225,000	
F1020	Site	7830077	Dugout, CMU structure, Replace	30	29	1	650	SF	\$50.00	\$32,500		\$32,500																				\$32,500	\$32,500	
F1020	Site	7830014	Dugout, CMU with Shade, Replace	30	28	2	700	SF	\$50.00	\$35,000			\$35,000																			\$35,000	\$35,000	
G2020	Site	7830039	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	120000	SF	\$0.45	\$54,000	\$54,000					\$54,000					\$54,000					\$54,000						\$54,000	\$270,000	
G2020	Site	7830091	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	120000	SF	\$3.50	\$420,000	\$420,000																						\$420,000	\$420,000
G2020	North Parking lot	7830047	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	6000	SF	\$5.50	\$33,000	\$33,000																					\$33,000	\$33,000	
G2020	North Parking lot	7829988	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	48000	SF	\$3.50	\$168,000						\$168,000																\$168,000	\$168,000	
G2030	Site	7830081	Sidewalk, Concrete, Large Areas, Replace	50	49	1	6000	SF	\$9.00	\$54,000		\$54,000																				\$54,000	\$54,000	
G2030	Site	7830044	Sidewalk, Concrete, Large Areas, Replace	50	34	16	30000	SF	\$9.00	\$270,000																	\$270,000					\$270,000	\$270,000	
G2050	Site	7830097	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA	\$5,000.00	\$10,000			\$10,000																			\$10,000	\$10,000	
G2050	Site	7830071	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA	\$5,000.00	\$10,000			\$10,000																			\$10,000	\$10,000	
G2050	Gymnasium	7830021	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	12	EA	\$9,500.00	\$114,000				\$114,000																		\$114,000	\$114,000	
G2050	Site	7830102	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	2	EA	\$5,000.00	\$10,000				\$10,000																		\$10,000	\$10,000	
G2060	Site	7830032	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	4000	LF	\$21.00	\$84,000																\$84,000						\$84,000	\$84,000	
G2060	Site	7830034	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000	\$3,000	
G2060	Site	7830033	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000	\$3,000	
G2060	Site	7830065	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500	\$2,500	
G2060	Site	7830046	Retaining Wall, Concrete Cast-in-Place, Replace	50	35	15	600	SF	\$130.00	\$78,000																\$78,000						\$78,000	\$78,000	
P2030	Boiler room	7830003	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	\$10,000.00	\$10,000	\$10,000																					\$10,000	\$10,000	
P2030	Cafeteria	7835459	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	\$10,000.00	\$10,000	\$10,000																						\$10,000	\$10,000
Totals, Unescalated											\$978,400	\$3,439,000	\$1,833,800	\$2,743,800	\$627,800	\$149,880	\$1,287,450	\$366,170	\$894,600	\$87,700	\$94,000	\$329,450	\$43,700	\$452,800	\$810,200	\$424,880	\$2,208,850	\$584,700	\$46,200	\$98,000	\$682,000	\$18,183,380		
Totals, Escalated (3.0% inflation, compounded annually)											\$978,400	\$3,542,170	\$1,945,478	\$2,998,224	\$706,594	\$173,752	\$1,537,283	\$450,343	\$1,133,253	\$114,429	\$126,328	\$456,036	\$62,306	\$664,952	\$1,225,500	\$661,949	\$3,544,556	\$966,420	\$78,652	\$171,844	\$1,231,768	\$22,770,237		

Appendix G: Equipment Inventory List



D10 Conveying

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7835478	D1010	Elevator Controls	Automatic, 1 Car		Ridgeway High School	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate			
2	7835441	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Ridgeway High School		Dover Elevators	No dataplate	No dataplate			

D20 Plumbing

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7835493	D2010	Storage Tank	Domestic Water	200 GAL	Ridgeway High School	C246	Rheem / Ruud	ST200A	H05J00024914			
2	7835451	D2010	Boiler	Gas, Domestic	500 MBH	Ridgeway High School	C246	Laars Heating Systems	HH0500TN09K0T	No dataplate			
3	7830101	D2010	Water Heater	Electric, Commercial (180 kW), 251 to 500 GAL	300 GAL	Ridgeway High School		Cemline Corporation	W300E HBB1BY 3 RL	33566			
4	7835453	D2060	Air Compressor	Tank-Style, 2 HP		Ridgeway High School		Champion	VR5-8	D122749			

D30 HVAC

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7830076	D3020	Boiler	Gas, HVAC	8000 MBH	Ridgeway High School	Boiler Room	Cleaver-Brooks	CFLC	16011100010070			
2	7830061	D3020	Boiler	Gas, HVAC	8000 MBH	Ridgeway High School	Boiler Room	Cleaver-Brooks	CFLC	16011100010068			
3	7835475	D3020	Unit Heater	Hydronic	25 MBH	Ridgeway High School	Commercial Kitchen	Young	Inaccessible	Inaccessible			
4	7830009	D3020	Unit Heater	Hydronic	35 MBH	Ridgeway High School	Boiler Room	Young	Vertiflow	Inaccessible			
5	7830054	D3020	Unit Heater	Hydronic	35 MBH	Ridgeway High School	Boiler Room	Young	Vertiflow	Inaccessible*			
6	7835507	D3020	Unit Heater	Hydronic	35 MBH	Ridgeway High School	Commercial Kitchen	Young	Inaccessible	Inaccessible			
7	7830029	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	Ridgeway High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible			8
8	7830083	D3030	Chiller	Water-Cooled	300 TON	Ridgeway High School	Boiler Room	Trane	RTHB300FMD00L WP000UNN3LF2LF00000	196B02339	1996		
9	7829989	D3030	Chiller	Water-Cooled	300 TON	Ridgeway High School	Boiler Room	Trane	RTHB300FMD00L P000UNN3LF21F00000	U96B02338			
10	7830069	D3030	Cooling Tower	(Typical) Open Circuit	500 TON	Ridgeway High School	Roof	Evapco	AT.8-6183	963819M			
11	7830015	D3030	Cooling Tower	(Typical) Open Circuit	500 TON	Ridgeway High School	Roof	Evapco	AT.8-6183	963819M			
12	7830018	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Ridgeway High School	Roof	Goodman Manufacturing Company	Illegible	Illegible			
13	7829986	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Ridgeway High School	Roof	Armstrong Air	SCU1DB48C-2	1602J27165			
14	7835454	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	Illegible	Illegible			
15	7835518	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	Inaccessible	Inaccessible			
16	7835446	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
17	7835483	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	Inaccessible	Inaccessible			
18	7835460	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	Cp-81-V	09545-14			

19	7835480	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	A136	Thermal Engineering	Cp-142-V	07945-01	
20	7835495	D3050	Air Handler [AHU-10]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	OP-142-17	07945-09	
21	7835521	D3050	Air Handler [AHU-11]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	246	Thermal Engineering	Cp-81-v	07945-10	
22	7835447	D3050	Air Handler [AHU-14]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	B342	Thermal Engineering	No dataplate	No dataplate	
23	7835499	D3050	Air Handler [AHU-16]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	246	Thermal Engineering	No dataplate	No dataplate	
24	7835509	D3050	Air Handler [AHU-17]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	C252	Thermal Engineering	Cp-81-v	67945-15	
25	7835510	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	A136	Thermal Engineering	OP-172-V	07945-02	
26	7835519	D3050	Air Handler [AHU-20]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	Cp-242-v	07945-17A	
27	7835520	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	A104	Thermal Engineering	Cp-81-v	Illegible	
28	7835473	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	A218	Thermal Engineering	Inaccessible	Inaccessible	
29	7835515	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	337	Thermal Engineering	No dataplate	No dataplate	
30	7835445	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	337	Thermal Engineering	No dataplate	No dataplate	
31	7835477	D3050	Air Handler [AHU-9]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	A104	Thermal Engineering	Inaccessible	Inaccessible	
32	7835508	D3050	Air Handler [AHU-9]	Interior AHU, Easy/Moderate Access	4000 CFM	Ridgeway High School	Mechanical Room	Thermal Engineering	Inaccessible	Inaccessible*	
33	7830050	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Ridgeway High School		Lennox	LCH048H4EC3G	3S5618C12959	
34	7830027	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Ridgeway High School	2nd Gym	Lennox	LGH240H4BM3Y	3S5618D01080	
35	7830085	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Ridgeway High School	2nd Gym	Lennox	S5618D01079	3S5618D01079	
36	7830004	D3060	Axial Flow Fan	In-Line, up to 1 HP Motor	3000 CFM	Ridgeway High School	Boiler room	Pentair	Inaccessible	Inaccessible	
37	7830010	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Ridgeway High School	2nd Gym	Cook	No dataplate	No dataplate	2007
38	7830080	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Ridgeway High School	2nd Gym	Cook	NA	No dataplate	2007
39	7830031	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Ridgeway High School	Roof	Central Aire	PR75	KT11173	
40	7830066	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM	2000 CFM	Ridgeway High School	Roof	No dataplate	No dataplate	No dataplate	
41	7830078	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	2000 CFM	Ridgeway High School	Roof	No dataplate	No dataplate	No dataplate	
42	7830036	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	2000 CFM	Ridgeway High School	Roof	CentriMaster	P30K	952372	
43	7830048	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Ridgeway High School	Roof	CeniriMaster	FU76432	P44H	
44	7830020	D3060	Exhaust Fan	Centrifugal, 16 to 20 HP Motor	5000 CFM	Ridgeway High School	Boiler Room	American Air Filter	Type W	W70241	
45	7830073	D3060	Exhaust Fan	Propeller, 1 HP Motor, 10000 CFM	5000 CFM	Ridgeway High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	
46	7829997	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1075 CFM	Ridgeway High School	2nd Gym	Cook	135 ACE 135C10D	2235936913-00/0010301	2007
47	7830006	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Ridgeway High School	2nd Gym	Cook	165 ACE 165C10D.	2238936913-00/0008101	2007
48	7835524	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1000 CFM	Ridgeway High School	Commercial Kitchen	Dynamster Fan	Inaccessible	Inaccessible	

49	7829995	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1075 CFM	Ridgeway High School	2nd Gym	Cook	165 ACE 165C10D.	223S936913-00/0009301	2007
50	7835486	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1000 CFM	Ridgeway High School	Commercial Kitchen	Dynamster Fan	Inaccessible	Inaccessible	
51	7830013	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Ridgeway High School	2nd Gym	Cook	165 ACE 165C10D.	223S936913-00/0009301	2007
52	7830007	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Ridgeway High School	Roof	Central Aire	Illegible	Illegible	
53	7830043	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Ridgeway High School	Roof	Roofmaster	LA18	KT42830	
54	7830026	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Ridgeway High School	Roof	Illegible	Illegible	Illegible	
55	7830002	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P10D2	A U52974	
56	7830060	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P20D	KT411780	
57	7830028	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P20D	KT41177	
58	7830087	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	
59	7830053	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P10D2	KT41171	
60	7830024	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	Illegible	KT41175	
61	7829991	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School		No dataplate	No dataplate	No dataplate	
62	7829992	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P10D2	KT41170	
63	7830098	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P20D	KT41179	
64	7830056	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Ridgeway High School	Roof	CentriMaster	P20D	KT41176	
65	7830079	D3060	Exhaust Fan [F-26]	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Ridgeway High School	Roof	PVC	FX14B		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7835464	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Ridgeway High School	Commercial Kitchen						20
2	7835481	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ridgeway High School							300

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7830055	D5010	Generator	Diesel	30 KW	Ridgeway High School	Boiler Room	Onan	30EK-4XR8/2191A	1069134489	1971		
2	7829996	D5010	Automatic Transfer Switch	ATS	60 AMP	Ridgeway High School	Boiler Room	Onan	LTD60-4X/1591A	230206	1971		
3	7835448	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Ridgeway High School	Electrical Room	Inaccessible	Inaccessible	Inaccessible			
4	7835470	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Ridgeway High School	337	Square D	35949-17212-058	79TS22C			
5	7829998	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Ridgeway High School	Boiler Room	Square D	223-3264-090	No dataplate			
6	7830058	D5020	Switchboard	120/208 V	800 AMP	Ridgeway High School		Gould inc	V/B	18 81518			
7	7830063	D5020	Switchgear	277/480 V	4000 AMP	Ridgeway High School	Boiler Room	Square D	9402-14	D.33104-DA	1971		
8	7835517	D5020	Distribution Panel	120/208 V	1200 AMP	Ridgeway High School	337	Square D	5080-12N	NA			

9	7835497	D5020	Distribution Panel	120/208 V	1200 AMP	Ridgeway High School	337	Square D	5080-12N	NA		
10	7830012	D5020	Motor Control Center	w/ Main Breaker	4000 AMP	Ridgeway High School	Boiler Room	Square D	Vgg2	33105		
11	7830094	D5030	Motor	AHU or Pump	25 HP	Ridgeway High School	Boiler Room	Baldor Reliance	C1801030077	40D102X79361		
12	7830092	D5030	Motor	AHU or Pump	40 HP	Ridgeway High School	Boiler Room	Baldor Reliance	12567THE912	C1803270152		
13	7830064	D5030	Motor	AHU or Pump	20 HP	Ridgeway High School	Boiler Room	Baldor Reliance	CEM2515T	Z1802090276		
14	7830099	D5030	Motor	AHU or Pump	40 HP	Ridgeway High School	Boiler Room	WEG	04018 T3E324HP-W22	1036575383		
15	7829987	D5030	Motor	AHU or Pump	40 HP	Ridgeway High School	Boiler Room	Baldor Reliance	40D102X79361	C1801030052		
16	7830000	D5030	Motor	AHU or Pump	40 HP	Ridgeway High School	Boiler Room	Baldor Reliance	Inaccessible	Inaccessible		
17	7835471	D5030	Variable Frequency Drive [AHU-1]	VFD, by HP of Motor	10 HP	Ridgeway High School	A136	Nidec Motor Corporation	No dataplate	No dataplate		
18	7835458	D5030	Variable Frequency Drive [AHU-10]	VFD, by HP of Motor	10 HP	Ridgeway High School		Nidec Motor Corporation	No dataplate	No dataplate		
19	7835463	D5030	Variable Frequency Drive [AHU-2]	VFD, by HP of Motor	10 HP	Ridgeway High School	A136	Nidec Motor Corporation	No dataplate	No dataplate		
20	7835522	D5030	Variable Frequency Drive [AHU-3]	VFD, by HP of Motor	10 HP	Ridgeway High School	A104	Nidec Motor Corporation	No dataplate	No dataplate		
21	7835434	D5030	Variable Frequency Drive [AHU-5]	VFD, by HP of Motor	10 HP	Ridgeway High School	337	Nidec Motor Corporation	No dataplate	No dataplate		
22	7835487	D5030	Variable Frequency Drive [AHU-6]	VFD, by HP of Motor	10 HP	Ridgeway High School	337	Nidec Motor Corporation	No dataplate	No dataplate		
23	7835504	D5030	Variable Frequency Drive [AHU-9]	VFD, by HP of Motor	10 HP	Ridgeway High School	201	Nidec Motor Corporation	No dataplate	No dataplate		
24	7830067	D5030	Variable Frequency Drive [P-1]	VFD, by HP of Motor	40 HP	Ridgeway High School	Boiler Room	Nidec Motor Corporation	No dataplate	No dataplate		
25	7829999	D5030	Variable Frequency Drive [P-2]	VFD, by HP of Motor	40 HP	Ridgeway High School	Boiler Room	Nidec Motor Corporation	No dataplate	No dataplate		
26	7830052	D5030	Variable Frequency Drive [P-3]	VFD, by HP of Motor	20 HP	Ridgeway High School	Boiler Room	Nidec Motor Corporation	No dataplate	No dataplate		
27	7829994	D5030	Variable Frequency Drive [P-4]	VFD, by HP of Motor	20 HP	Ridgeway High School	Boiler Room	Nidec Motor Corporation	No dataplate	No dataplate		
28	7830045	D5030	Variable Frequency Drive [P-5]	VFD, by HP of Motor	25 HP	Ridgeway High School	Boiler Room	Nidec Motor Corporation	P40025N143-10040000-0000000000	No dataplate		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7897949	D7050	Fire Alarm Panel	Fully Addressable		Ridgeway High School							

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7835498	E1030	Foodservice Equipment	Convection Oven, Single		Ridgeway High School	Commercial Kitchen	ACCUTEMP	N61201D06000200	59168			
2	7835439	E1030	Foodservice Equipment	Convection Oven, Single		Ridgeway High School	Commercial Kitchen	Duke	No dataplate	No dataplate*			
3	7835467	E1030	Foodservice Equipment	Convection Oven, Single		Ridgeway High School	Commercial Kitchen	CLEVELAND MANITOWIC	22CGT6.1	911230000231			
4	7835449	E1030	Foodservice Equipment	Convection Oven, Single		Ridgeway High School	Commercial Kitchen	ACCUTEMP	N61201D06000200	59167			
5	7835511	E1030	Foodservice Equipment	Convection Oven, Single		Ridgeway High School	Commercial Kitchen	Blodgett	BD0-100-G-ES	100419C1129Z			
6	7835438	E1030	Foodservice Equipment	Convection Oven, Single		Ridgeway High School	Commercial Kitchen	Duke	No dataplate	No dataplate			

7	7835492	E1030	Foodservice Equipment	Convection Oven, Single	Ridgeway High School	Commercial Kitchen	Vulcan	No dataplate	No dataplate**
8	7835468	E1030	Foodservice Equipment	Convection Oven, Single	Ridgeway High School	Commercial Kitchen	Blodgett	BD0-100-G-ES	012020C1163Z
9	7835514	E1030	Foodservice Equipment	Convection Oven, Single	Ridgeway High School	Commercial Kitchen	Vulcan	No dataplate	No dataplate***
10	7835506	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ridgeway High School	Commercial Kitchen	Beverage-Air Corporation	F14E1572	1305150000430
11	7835489	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ridgeway High School	Commercial Kitchen	Manitowoc	F14E1572	1305150000431
12	7835502	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ridgeway High School	Commercial Kitchen	FWE	UHS-12	123465506
13	7835516	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ridgeway High School	Commercial Kitchen	Beverage-Air Corporation	ST5BHC-W	13612803
14	7835494	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ridgeway High School	Commercial Kitchen	Beverage-Air Corporation	D0MC-164-A	16110222
15	7835437	E1030	Foodservice Equipment	Dishwasher Commercial	Ridgeway High School	Kitchen	Hobart	FT-326	288178
16	7835505	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Ridgeway High School	Kitchen			4
17	7835456	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Ridgeway High School	Kitchen	Salvajor	Model 150	153752
18	7835442	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Ridgeway High School	Kitchen	Salvajor	300	Illegible
19	7835469	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Ridgeway High School	Kitchen		No dataplate	No dataplate
20	7835484	E1030	Foodservice Equipment	Icemaker, Freestanding	Ridgeway High School	Commercial Kitchen	Atosta	NA	NA
21	7835503	E1030	Foodservice Equipment	Range/Oven, 6-Burner w/ Griddle	Ridgeway High School	Kitchen	NA	NA	NA
22	7835523	E1030	Foodservice Equipment	Tilting Skillet	Ridgeway High School	Kitchen	NA	NA	NA
23	7830074	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Ridgeway High School	Kitchen	Kolpak	PC248LZ0P-3	410225941
24	7830075	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Ridgeway High School	Kitchen	Kolpak	PC98MZ0P-3	410225942
25	7835501	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Ridgeway High School	Kitchen	Kolpak	L6E066DDA	E482000437
26	7835435	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Ridgeway High School	Kitchen	Kolpak	Inaccessible	E462000762
27	7835440	E1030	Foodservice Equipment	Walk-In, Freezer	Ridgeway High School	Kitchen	Kolpak	NA	410225879DW1
28	7835490	E1030	Foodservice Equipment	Walk-In, Refrigerator	Ridgeway High School	Kitchen	Kolpak	NA	410225879DW2
29	7835444	E1030	Foodservice Equipment [Cooler 3]	Refrigerator, 3-Door Reach-In	Ridgeway High School	Kitchen	Victory	RS-3D-S3	D-8016V58
30	7835472	E1030	Foodservice Equipment [Freezer 2]	Freezer, 2-Door Reach-In	Ridgeway High School	Kitchen	Atosta	MBF8002GR	MBF8002GRAUS100320061700C40001
31	7835465	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Ridgeway High School	Kitchen			2
32	7835443	E1040	Laboratory Equipment	Exhaust Hood, Variable Volume 4 LF	Ridgeway High School	Classrooms Science			4