FACILITY CONDITION ASSESSMENT

prepared for

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



A. Maceo Walker Middle School
1900 East Raines Road
Memphis, TN 38116

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BV PROJECT #:
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September 10, 2024

ON SITE DATE:
July 30, 2024

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 6
Plan Types 14
2. Building and Site Information 15
3. Property Space Use and Observed Areas 18
4. ADA Accessibility 19
5. Purpose and Scope 20
6. Opinions of Probable Costs 22
Methodology 22
Definitions 22
7. Certification 24
8. Appendices 25

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	1900 East Raines Road, Memphis, TN 38116
Site Developed	1997
Site Area	32 acres (estimated)
Parking Spaces	208 total spaces all in open lots; 9 of which are accessible
Building Area	136,253 SF
Number of Stories	2 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 30, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Dalton W Bryan
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This site was developed in 1997 as a middle school and has remained as such since that time.

Architectural

The structure is comprised of CMU and steel with a brick veneer and flat roofs. The interiors are typical for a school building with VCT flooring and other hard flooring with painted and or ACT suspended ceilings. No critical defects were observed during the assessment such as leaks or damaged finishes that require immediate attention.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the mechanical, electrical and plumbing systems are contemporary with the construction of the building. Some partial upgrades have been completed in the last several years; however, much of the MEPF systems are beyond their useful lifespans.

Site

The northern portion of the site is primarily open grassy fields with asphalt parking lots surrounding the building. The parking lots are worn with significant loss to striping and topcoat. The grounds are illuminated via pole and building mounted lighting.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate 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 | A. Maceo Walker Middle School(1997)

Replacement Value	*Total SF*	*Cost/SF*
$ 54,501,200	*136,253*	*$ 400*

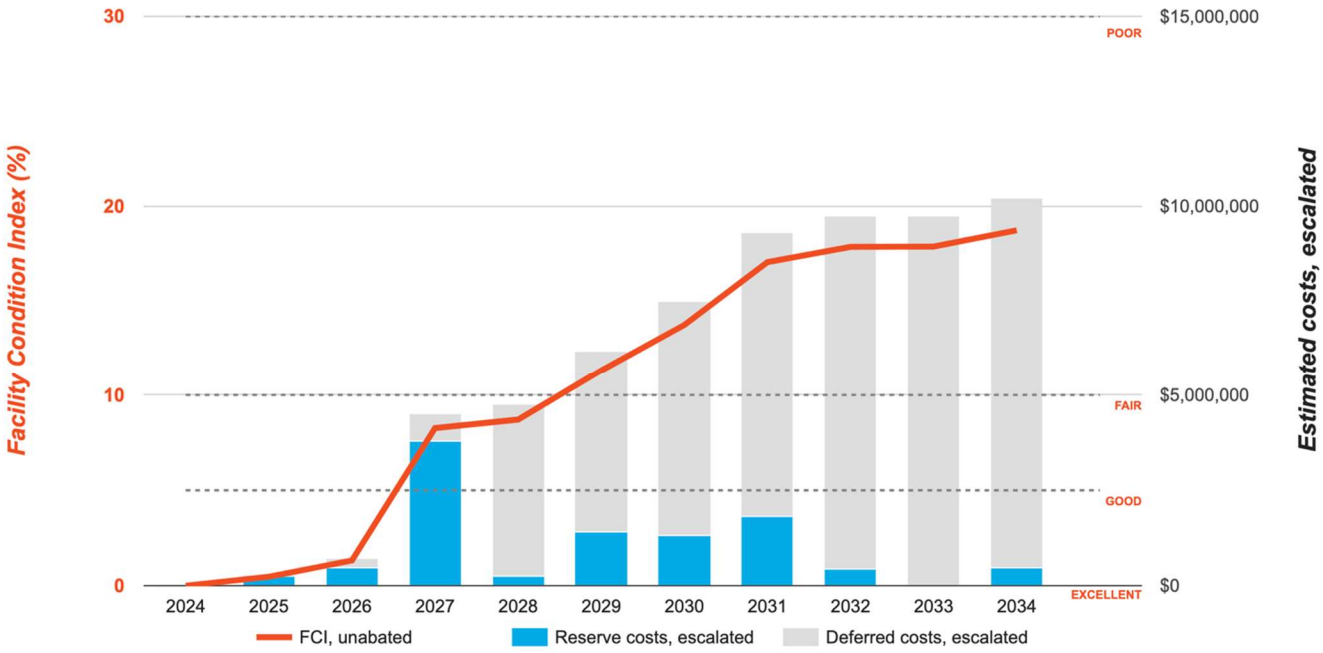
	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 4,501,400	**8.3 %**
5-Year	$ 6,163,800	**11.3 %**
10-Year	$ 10,202,000	**18.7 %**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: A. Maceo Walker Middle School

Replacement Value: $54,501,200 Inflation Rate: 3.0% Average Needs per Year: $927,500



Immediate Needs

There are no immediate needs to report.

Key Findings



Variable Frequency Drive in Poor condition.

VFD, by HP of Motor
A. Maceo Walker Middle School Boiler Room

Uniformat Code: D5030
Recommendation: **Replace/Install in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,800

**$$**$$

- AssetCALC ID: 7926807



Variable Frequency Drive in Poor condition.

VFD, by HP of Motor
A. Maceo Walker Middle School Boiler Room

Uniformat Code: D5030
Recommendation: **Replace/Install in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

- AssetCALC ID: 7926810



Variable Frequency Drive in Poor condition.

VFD, by HP of Motor
A. Maceo Walker Middle School Boiler Room

Uniformat Code: D5030
Recommendation: **Replace/Install in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,200

**$$**$$

- AssetCALC ID: 7926867



Variable Frequency Drive in Poor condition.

VFD, by HP of Motor
A. Maceo Walker Middle School Boiler Room

Uniformat Code: D5030
Recommendation: **Replace/Install in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,800

**$$**$$

- AssetCALC ID: 7926933



Variable Frequency Drive in Poor condition.

VFD, by HP of Motor
A. Maceo Walker Middle School Boiler Room

Uniformat Code: D5030
Recommendation: **Replace/Install in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,200

**$$**$$

- AssetCALC ID: 7926826



Variable Frequency Drive in Poor condition.

VFD, by HP of Motor
A. Maceo Walker Middle School Boiler Room

Uniformat Code: D5030
Recommendation: **Replace/Install in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

- AssetCALC ID: 7926857



Parking Lots in Poor condition.

Pavement, Asphalt
A. Maceo Walker Middle School Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $55,400

$$$$

- AssetCALC ID: 7926870



Parking Lots in Poor condition.

Pavement, Asphalt
A. Maceo Walker Middle School Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $430,500

$$$$

- AssetCALC ID: 7926890



Laundry Equipment in Poor condition.

Dryer, Commercial
A. Maceo Walker Middle School Laundry

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$$**$$

- AssetCALC ID: 7926915



Laundry Equipment in Poor condition.

Washer, Commercial
A. Maceo Walker Middle School Laundry

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

- AssetCALC ID: 7926887



Laundry Equipment in Poor condition.

Washer, Commercial
A. Maceo Walker Middle School Laundry

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

- AssetCALC ID: 7926840



Laundry Equipment in Poor condition.

Dryer, Commercial
A. Maceo Walker Middle School Laundry

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$$**$$

- AssetCALC ID: 7926900



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926821



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926880



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $25,000

**$$$**$

- AssetCALC ID: 7926913



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

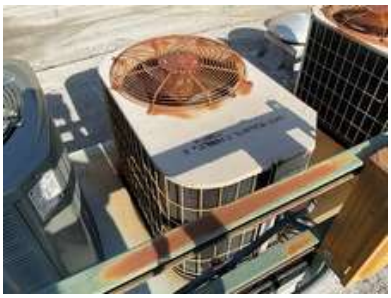
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926868



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926921



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926833



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926889



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,100

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Aged. Rusted - AssetCALC ID: 7926805



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926927



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926819



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926935



Make-Up Air Unit in Poor condition.

MUA or MAU
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $35,000

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... - AssetCALC ID: 7926806



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926888



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926872



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926847



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Aged. Rusted - AssetCALC ID: 7926903



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

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Aged. Rusted - AssetCALC ID: 7926836



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

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Aged. Rusted - AssetCALC ID: 7926813



Split System in Poor condition.

Condensing Unit/Heat Pump
A. Maceo Walker Middle School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

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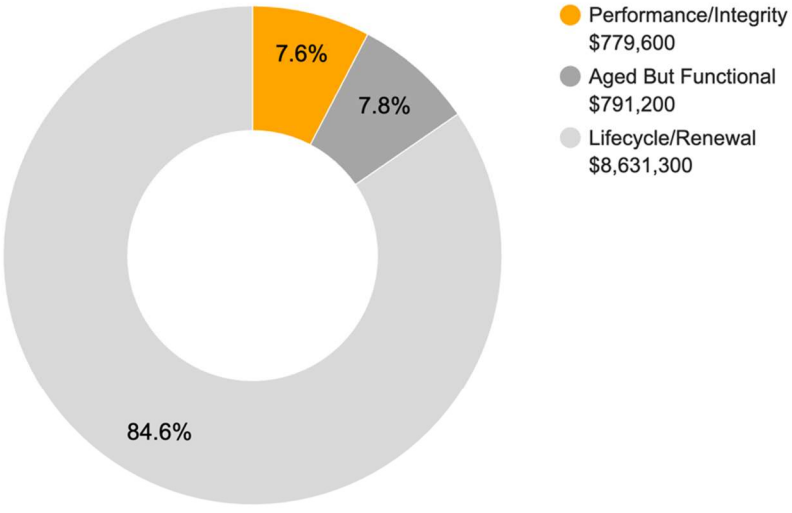
Aged. Rusted - AssetCALC ID: 7926828

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 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: $10,202,100

2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, CMU Floors: VCT, Wood Strip, Carpet Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding VAV and fan coil units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system, dedicated computer/server room chemical system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Systems Summary

Equipment/Special	Commercial kitchen equipment, Commercial laundry equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers Limited areas with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation: not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with propane tank	Good
Site Lighting	Pole-mounted: LED Building-mounted: HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aged and rusted HVAC components and infrastructure, alligator cracking throughout parking lot	

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	-	-	$527,200	$4,300	-	$531,500
Roofing	-	-	$1,131,500	-	$146,000	$1,277,500
Interiors	-	-	$643,700	$1,143,700	$1,344,300	$3,131,700
Conveying	-	-	$73,000	-	-	$73,000
Plumbing	-	-	$253,700	$82,300	$2,801,300	$3,137,300
HVAC	-	$131,700	$1,792,900	$1,678,000	$2,355,000	$5,957,600
Fire Protection	-	-	-	$200,300	$27,400	$227,700
Electrical	-	$54,300	$847,900	$145,600	$949,100	$1,997,000
Fire Alarm & Electronic Systems	-	-	$17,400	$345,200	$27,100	$389,700
Equipment & Furnishings	-	$22,700	$151,300	$274,000	$141,600	$589,500
Site Pavement	-	$513,700	-	$66,100	$165,400	$745,300
Site Development	-	-	$2,700	$6,700	$179,600	$189,100
Site Utilities	-	-	-	$91,900	-	$91,900
TOTALS (3% inflation)	**-**	**$722,500**	**$5,441,300**	**$4,038,200**	**$8,136,800**	**$18,338,800**

3. Property Space Use and Observed Areas

Areas Observed

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.

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists 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 facility was originally constructed in 1997. The facility has not since been substantially renovated.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system'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.

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of A. Maceo Walker Middle School, 1900 East Raines Road, Memphis, TN 38116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
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 - ROOFING

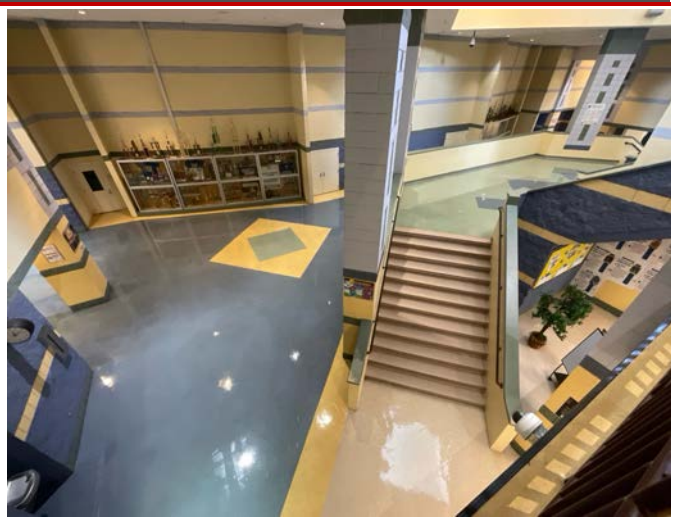


6 - ROOFING

Photographic Overview



7 - SKYLIGHT



8 - VCT FLOORING



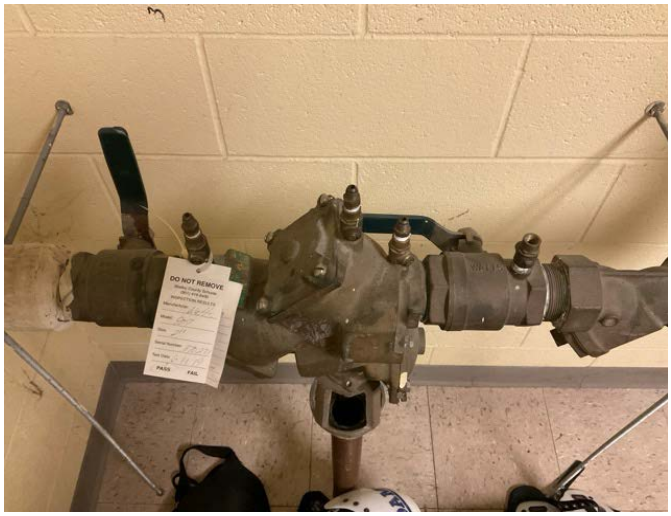
9 - PASSENGER ELEVATOR



10 - ELEVATOR MACHINERY

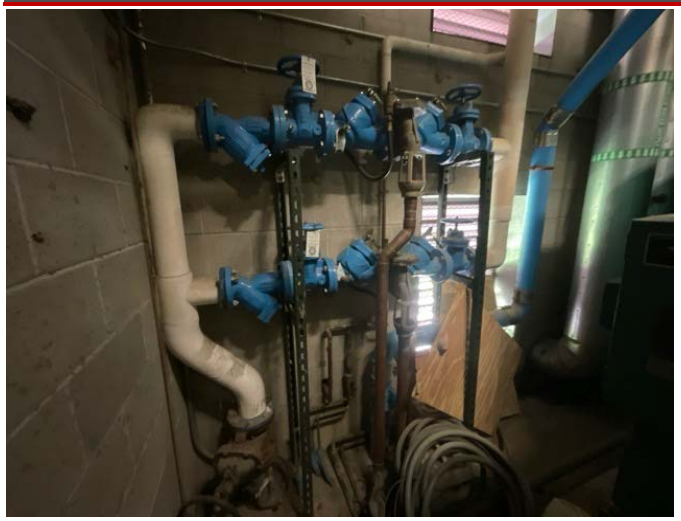


11 - WATER HEATER



12 - BACKFLOW PREVENTER

Photographic Overview



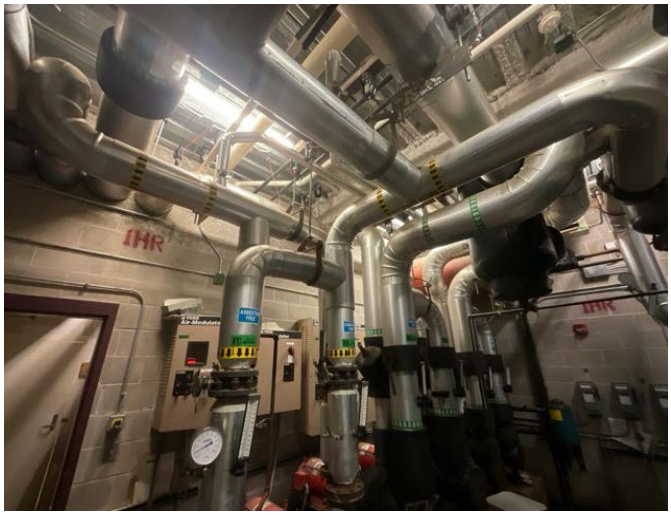
13 - PLUMBING SYSTEM



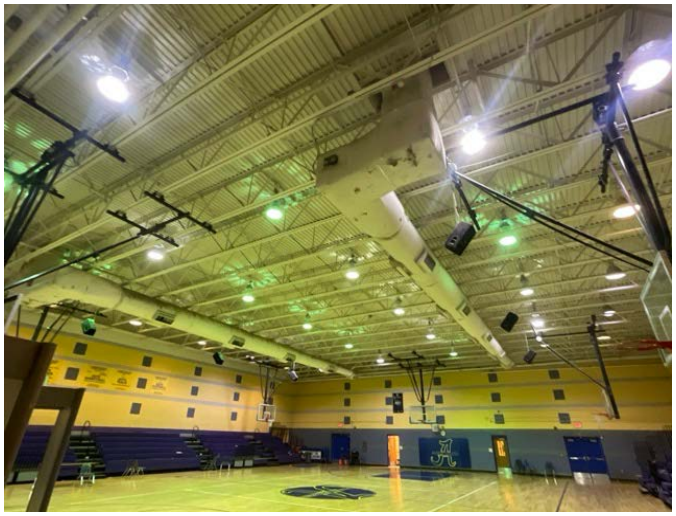
14 - BOILER



15 - CHILLER



16 - HVAC SYSTEM



17 - DUCTWORK



18 - FAN COIL UNIT

Photographic Overview



19 - MAKE-UP AIR UNIT



20 - PACKAGED UNIT



21 - AIR HANDLER



22 - GENERATOR



23 - SWITCHBOARD



24 - AUTOMATIC TRANSFER SWITCH

Photographic Overview



25 - FIRE ALARM PANEL



26 - FIRE SUPPRESSION SYSTEM



27 - LAUNDRY EQUIPMENT



28 - LAUNDRY EQUIPMENT



29 - PARKING LOT



30 - PARKING LOT

Appendix B:
Site Plans

Site Plan



Project Number	Project Name
163745.23R000-057.354	A. Maceo Walker Middle School
Source	**On-Site Date**
Google	July 30, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	A. Maceo Walker Middle School
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: A. Maceo Walker Middle School

BV Project Number: 163745.23R000-057.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



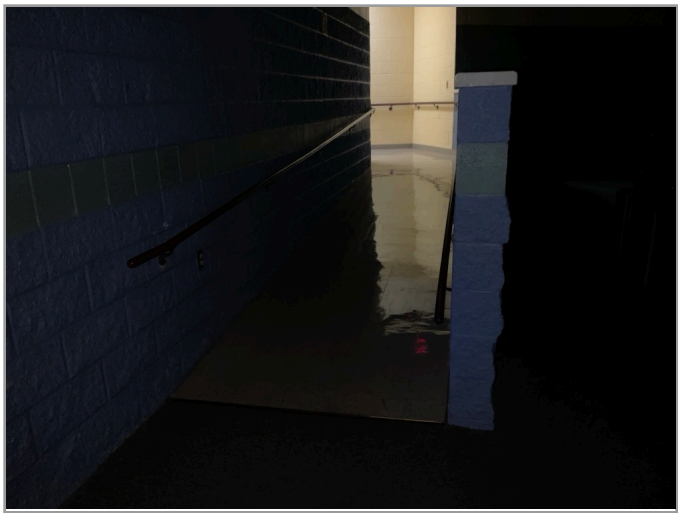
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



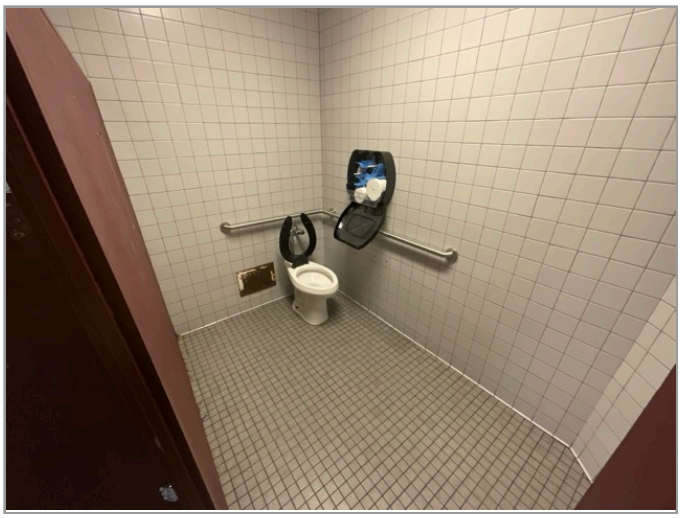
IN-CAB CONTROLS

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

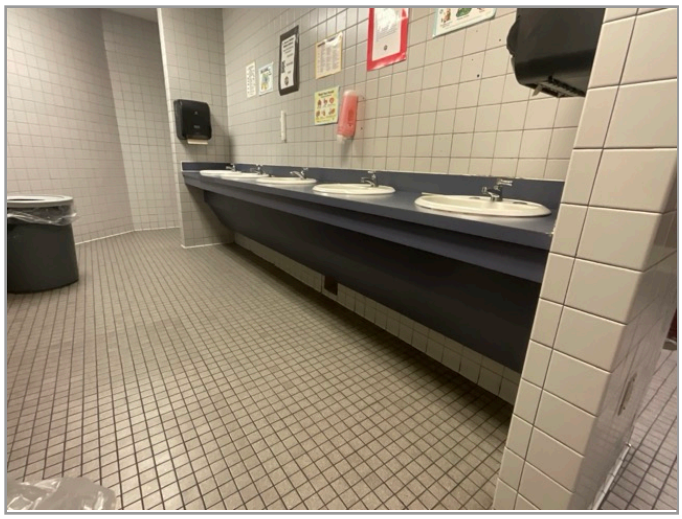
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | A. Maceo Walker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	76,700 SF	23	7926916
B2020	Building Exterior	Fair	Glazing, any type, by SF	8,500 SF	3	7926877
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	6	7926893
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	3	7926808
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	96,718 SF	5	7926824
B3010	Roof	Fair	Roofing, Metal	7,650 SF	13	7926882
B3060	Building Exterior	Fair	Roof Skylight, per unit, up to 20 SF	7	4	7926817
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	149	14	7926919
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	31	14	7926822
C1030	092 B	Fair	Interior Door, Steel, w/ Extensive Glazing	12	13	7926850
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	81,800 SF	6	7926886
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	340,600 SF	3	7926896
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	8,300 SF	23	7926862
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,700 SF	3	7926934
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	109,000 SF	6	7926830
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	13,600 SF	6	7926844
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,700 SF	14	7926905
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	27,200 SF	8	7926901
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	27,300 SF	5	7926920
Conveying						
D1010	Main Entrance	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	4	7926894
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	3	7926923
Plumbing						
D2010	Science Room	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	13	3	7926892
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	7926910
D2010	Home Eco. Break Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	3	7926846
D2010	Restrooms	Fair	Urinal, Standard	16	4	7926825
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	136,253 SF	13	7926898
D2010	Gymnasium	Fair	Backflow Preventer, Domestic Water	1	3	7926937
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	3	7926883
D2010	Locker room	Fair	Shower, Valve & Showerhead	8	3	7926837
D2010	Laundry	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	7926804
D2010	Commercial Kitchen	Fair	Water Heater, Gas, Commercial (600 MBH)	1	3	7926820
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	3	7926884
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	56	4	7926798
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	49	4	7926912

Component Condition Report | A. Maceo Walker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	10	9	7926803
D2010	Science Rooms	Fair	Emergency Plumbing Fixtures, Shower Station	2	5	7926881
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	3	7926856
D2010	Gymnasium	Fair	Water Heater, Gas, Commercial (600 MBH)	1	6	7926922
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	19	10	7926902
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	7	7926928
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	13	7926932
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	13	7926860
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926828
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926813
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926836
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926903
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926847
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926872
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926888
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926935
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926819
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926927
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926805
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926889
D3030	Left elevation	Good	Chiller, Air-Cooled	1	19	7926859
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	7926897
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	7926834
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926833
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926921
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926868
D3030	Left elevation	Good	Chiller, Air-Cooled	1	19	7926854
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926880
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7926821
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	3	7926878
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM	1	3	7926899
D3050	Roof	Fair	Air Handler, Exterior AHU, 20001 to 25000 CFM	1	3	7926855
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	3	7926925
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7926936
D3050	Restrooms/ Exits	Fair	Fan Coil Unit, Hydronic Terminal	10	5	7926914
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	136,253 SF	3	7926895
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	3	7926866
D3050	Roof	Poor	Make-Up Air Unit, MUA or MAU	1	1	7926806
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	136,253 SF	13	7926873

Component Condition Report | A. Maceo Walker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7926797
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7926879
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM	1	3	7926907
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7926842
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	3	7926849
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	3	7926831
D3050	Roof	Fair	Air Handler, Exterior AHU, 20001 to 25000 CFM	1	3	7926841
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7926815
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, High Density	136,253 SF	7	7927176
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	3	7926802
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	7926913
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM	1	3	7926823
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7926853
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM	1	3	7926864
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7926926
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7926851
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	136,253 SF	10	7926835
D4010	Riser Room	Fair	Supplemental Components, Fire Riser, Dry	1	17	7926827
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	23	8	7926924
Electrical						
D5010	Left elevation	Fair	Generator, Gas	1	3	7926852
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	2	7926865
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926891
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926930
D5020	N112M	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926812
D5020	Auditorium	Fair	Distribution Panel, 120/208 V	1	3	7926908
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V	1	3	7926818
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926838
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926906
D5020	Auditorium	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926843
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7926869
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V	1	3	7926801
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926839
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926796
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	17	7926829
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	7926814
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926875
D5020	099M	Fair	Secondary Transformer, Dry, Stepdown	1	7	7926929
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	7926863

Component Condition Report | A. Maceo Walker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	136,253 SF	13	7926871
D5030	Boiler Room	Poor	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	1	7926857
D5030	Boiler Room	Poor	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	1	7926826
D5030	Boiler Room	Poor	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	1	7926933
D5030	Boiler Room	Poor	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	1	7926867
D5030	Boiler Room	Poor	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	1	7926810
D5030	Boiler Room	Poor	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	1	7926807
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	136,253 SF	3	7926800
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	5	7926809
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	136,253 SF	8	7926845
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7926874
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	7926811
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	6	7926904
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	3	7926816
E1030	Laundry	Poor	Laundry Equipment, Dryer, Commercial	1	1	7926900
E1030	Laundry	Poor	Laundry Equipment, Washer, Commercial	1	1	7926840
E1030	Laundry	Poor	Laundry Equipment, Washer, Commercial	1	1	7926887
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7926918
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7926911
E1030	Laundry	Poor	Laundry Equipment, Dryer, Commercial	1	1	7926915
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	12 LF	5	7926917
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	6	3	7926858
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,500 SF	5	7926832
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	560	10	7926909
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1	8	7926885
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	123,000 SF	1	7926870
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	123,000 SF	2	7926890
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	7926848
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	4,736 LF	20	7926931
G2060	Site	Fair	Flagpole, Metal	1	3	7926876
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	11	6	7926861

Appendix F:
Replacement Reserves

Replacement Reserves Report

A. Maceo Walker Middle School

9/10/2024

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
A. Maceo Walker Middle School	$0	$256,728	$465,735	$3,778,992	$243,560	$1,418,812	$1,317,816	$1,806,345	$437,930	$10,438	$465,655	$101,257	$0	$5,557,752	$259,409	$118,561	$297,914	$170,243	$121,639	$1,227,454	$282,577	**$18,338,818**
Grand Total	**$0**	**$256,728**	**$465,735**	**$3,778,992**	**$243,560**	**$1,418,812**	**$1,317,816**	**$1,806,345**	**$437,930**	**$10,438**	**$465,655**	**$101,257**	**$0**	**$5,557,752**	**$259,409**	**$118,561**	**$297,914**	**$170,243**	**$121,639**	**$1,227,454**	**$282,577**	**$18,338,818**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	7926877	Glazing, any type, by SF, Replace	30	27	3	8500	SF	$55.00	$467,500				$467,500																		**$467,500**
B2020	Cafeteria	7926893	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	14	6	3	EA	$1,200.00	$3,600							$3,600																**$3,600**
B2050	Building Exterior	7926808	Exterior Door, Steel, Standard, Replace	30	27	3	25	EA	$600.00	$15,000				$15,000																			**$15,000**
B3010	Roof	7926882	Roofing, Metal, Replace	40	27	13	7650	SF	$13.00	$99,450														$99,450								**$99,450**
B3010	Roof	7926824	Roofing, Modified Bitumen, Replace	20	15	5	96718	SF	$10.00	$967,180						$967,180																	**$967,180**
B3060	Building Exterior	7926817	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	7	EA	$1,300.00	$9,100					$9,100																		**$9,100**
C1030	092 B	7926850	Interior Door, Steel, w/ Extensive Glazing, Replace	40	27	13	12	EA	$950.00	$11,400														$11,400									**$11,400**
C1030	Throughout Building	7926822	Interior Door, Steel, Standard, Replace	40	26	14	31	EA	$600.00	$18,600															$18,600								**$18,600**
C1030	Throughout Building	7926919	Interior Door, Wood, Solid-Core, Replace	40	26	14	149	EA	$700.00	$104,300															$104,300								**$104,300**
C1070	Throughout Building	7926886	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	81800	SF	$3.50	$286,300							$286,300																**$286,300**
C2010	Throughout Building	7926896	Wall Finishes, any surface, Prep & Paint	10	7	3	340600	SF	$1.50	$510,900				$510,900										$510,900									**$1,021,800**
C2030	Restrooms	7926905	Flooring, Ceramic Tile, Replace	40	26	14	2700	SF	$18.00	$48,600															$48,600								**$48,600**
C2030	Gymnasium	7926844	Flooring, Wood, Strip, Refinish	10	4	6	13600	SF	$4.00	$54,400							$54,400										$54,400						**$108,800**
C2030	Throughout Building	7926830	Flooring, Vinyl Tile (VCT), Replace	15	9	6	109000	SF	$5.00	$545,000							$545,000																**$545,000**
C2030	Library	7926934	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2700	SF	$7.50	$20,250				$20,250										$20,250									**$40,500**
C2050	Throughout Building	7926920	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	27300	SF	$2.00	$54,600						$54,600										$54,600							**$109,200**
C2050	Gymnasium	7926901	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	2	8	27200	SF	$2.50	$68,000									$68,000									$68,000					**$136,000**
D1010	Elevator Shafts/Utility	7926923	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																			**$5,000**
D1010	Main Entrance	7926894	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	26	4	1	EA	$60,000.00	$60,000					$60,000																		**$60,000**
D2010	Commercial Kitchen	7926820	Water Heater, Gas, Commercial (600 MBH), Replace	20	17	3	1	EA	$32,000.00	$32,000				$32,000																			**$32,000**
D2010	Gymnasium	7926922	Water Heater, Gas, Commercial (600 MBH), Replace	20	14	6	1	EA	$32,000.00	$32,000							$32,000																**$32,000**
D2010	Boiler Room	7926856	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$5,200.00	$5,200				$5,200																			**$5,200**
D2010	Gymnasium	7926937	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$3,200.00	$3,200				$3,200																			**$3,200**
D2010	Boiler Room	7926883	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$5,200.00	$5,200				$5,200																			**$5,200**
D2010	Throughout Building	7926898	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	27	13	136253	SF	$14.00	$1,907,542														$1,907,542									**$1,907,542**
D2010	Commercial Kitchen	7926884	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	3	EA	$1,500.00	$4,500				$4,500																			**$4,500**
D2010	Locker room	7926837	Shower, Valve & Showerhead, Replace	30	27	3	8	EA	$800.00	$6,400				$6,400																			**$6,400**
D2010	Science Room	7926892	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	13	EA	$1,100.00	$14,300				$14,300																			**$14,300**
D2010	Home Eco, Break Rooms	7926846	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	8	EA	$1,200.00	$9,600				$9,600																			**$9,600**
D2010	Restrooms	7926912	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	49	EA	$1,100.00	$53,900					$53,900																		**$53,900**
D2010	Restrooms	7926798	Toilet, Commercial Water Closet, Replace	30	26	4	56	EA	$1,300.00	$72,800					$72,800																		**$72,800**
D2010	Restrooms	7926825	Urinal, Standard, Replace	30	26	4	16	EA	$1,100.00	$17,600					$17,600																		**$17,600**
D2010	Science Rooms	7926881	Emergency Plumbing Fixtures, Shower Station, Replace	20	15	5	2	EA	$1,500.00	$3,000						$3,000																	**$3,000**
D2010	Kitchen	7926910	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	$1,400.00	$1,400									$1,400														**$1,400**
D2010	Utility Rooms/Areas	7926803	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	10	EA	$800.00	$8,000										$8,000													**$8,000**
D2010	Laundry	7926804	Sink/Lavatory, Service Sink, Laundry, Replace	30	20	10	1	EA	$900.00	$900											$900												**$900**
D2010	Throughout Building	7926902	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	19	EA	$1,200.00	$22,800											$22,800												**$22,800**
D3020	Boiler Room	7926928	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	$270,000.00	$270,000							$270,000																**$270,000**
D3020	Boiler Room	7926860	Boiler Supplemental Components, Expansion Tank, Replace	40	27	13	1	EA	$3,540.00	$3,540														$3,540									**$3,540**
D3020	Boiler Room	7926932	Boiler Supplemental Components, Expansion Tank, Replace	40	27	13	1	EA	$5,200.00	$5,200														$5,200									**$5,200**
D3030	Left elevation	7926859	Chiller, Air-Cooled, Replace	25	6	19	1	EA	$350,000.00	$350,000																				$350,000			**$350,000**
D3030	Left elevation	7926854	Chiller, Air-Cooled, Replace	25	6	19	1	EA	$350,000.00	$350,000																				$350,000			**$350,000**
D3030	Roof	7926847	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926828	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926836	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926903	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926872	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926813	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926888	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926889	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926927	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926819	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926935	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800															$3,800						**$7,600**
D3030	Roof	7926805	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$7,100.00	$7,100		$7,100															$7,100						**$14,200**

Replacement Reserves Report

A. Maceo Walker Middle School

9/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3030	Roof	7926833	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800														$3,800					**$7,600**
D3030	Roof	7926921	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800														$3,800					**$7,600**
D3030	Roof	7926868	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800														$3,800					**$7,600**
D3030	Roof	7926821	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800														$3,800					**$7,600**
D3030	Roof	7926880	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,800.00	$3,800		$3,800														$3,800					**$7,600**
D3030	Roof	7926897	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	$4,000.00	$4,000											$4,000										**$4,000**
D3030	Roof	7926834	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$3,800.00	$3,800												$3,800									**$3,800**
D3050	Boiler Room	7926853	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500															**$6,500**
D3050	Boiler Room	7926815	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,800.00	$6,800						$6,800															**$6,800**
D3050	Boiler Room	7926797	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$7,600.00	$7,600						$7,600															**$7,600**
D3050	Boiler Room	7926879	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,800.00	$6,800						$6,800															**$6,800**
D3050	Boiler Room	7926842	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$7,600.00	$7,600						$7,600															**$7,600**
D3050	Boiler Room	7926936	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500															**$6,500**
D3050	Throughout Building	7926873	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	27	13	136253	SF	$5.00	$681,265														$681,265							**$681,265**
D3050	Roof	7926806	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	$35,000.00	$35,000		$35,000																			**$35,000**
D3050	Roof	7926913	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$25,000.00	$25,000		$25,000																			**$25,000**
D3050	Throughout Building	7926895	HVAC System, Ductwork, High Density, Replace	30	27	3	136253	SF	$6.00	$817,518				$817,518																	**$817,518**
D3050	Roof	7926864	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$58,800				$58,800																	**$58,800**
D3050	Roof	7926823	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$58,800				$58,800																	**$58,800**
D3050	Roof	7926802	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$48,000.00	$48,000				$48,000																	**$48,000**
D3050	Roof	7926831	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	17	3	1	EA	$37,200.00	$37,200				$37,200																	**$37,200**
D3050	Roof	7926841	Air Handler, Exterior AHU, 20001 to 25000 CFM, Replace	20	17	3	1	EA	$104,000.00	$104,000				$104,000																	**$104,000**
D3050	Roof	7926907	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	17	3	1	EA	$84,000.00	$84,000				$84,000																	**$84,000**
D3050	Roof	7926849	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	17	3	1	EA	$37,200.00	$37,200				$37,200																	**$37,200**
D3050	Roof	7926866	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$48,000.00	$48,000				$48,000																	**$48,000**
D3050	Roof	7926899	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$58,800				$58,800																	**$58,800**
D3050	Roof	7926855	Air Handler, Exterior AHU, 20001 to 25000 CFM, Replace	20	17	3	1	EA	$104,000.00	$104,000				$104,000																	**$104,000**
D3050	Roof	7926925	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$48,000.00	$48,000				$48,000																	**$48,000**
D3050	Roof	7926878	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	17	3	1	EA	$37,200.00	$37,200				$37,200																	**$37,200**
D3050	Restrooms/ Exits	7926914	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	10	EA	$4,880.00	$48,800						$48,800															**$48,800**
D3050	Throughout	7927176	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	23	7	136253	SF	$8.00	$1,090,024								$1,090,024													**$1,090,024**
D3060	Kitchen	7926851	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	$1,500.00	$1,500					$1,500																**$1,500**
D3060	Kitchen	7926926	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	$1,500.00	$1,500					$1,500																**$1,500**
D4010	Throughout Building	7926835	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	136253	SF	$1.07	$145,791											$145,791										**$145,791**
D4010	Riser Room	7926827	Supplemental Components, Fire Riser, Dry, Replace	40	23	17	1	EA	$13,000.00	$13,000																	$13,000				**$13,000**
D4030	Throughout Building	7926924	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	23	EA	$150.00	$3,450									$3,450									$3,450			**$6,900**
D5010	Left elevation	7926852	Generator, Gas, Replace	25	22	3	1	EA	$52,000.00	$52,000				$52,000																	**$52,000**
D5010	Electrical Room	7926865	Automatic Transfer Switch, ATS, Replace	25	23	2	1	EA	$8,500.00	$8,500			$8,500																		**$8,500**
D5020	Electrical Room	7926869	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$10,000.00	$10,000							$10,000														**$10,000**
D5020	099M	7926929	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$16,000.00	$16,000								$16,000													**$16,000**
D5020	Auditorium	7926843	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$16,000.00	$16,000								$16,000													**$16,000**
D5020	N112M	7926812	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926875	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926839	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926796	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926838	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926906	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926930	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$10,000.00	$10,000								$10,000													**$10,000**
D5020	Electrical Room	7926891	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$6,700.00	$6,700								$6,700													**$6,700**
D5020	Electrical Room	7926829	Switchboard, 277/480 V, Replace	40	23	17	1	EA	$90,000.00	$90,000																	$90,000				**$90,000**
D5020	Electrical Room	7926863	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																	**$6,000**
D5020	Commercial Kitchen	7926801	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																	**$6,000**
D5020	Electrical Room	7926814	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																	**$6,000**
D5020	Auditorium	7926908	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																	**$6,000**
D5020	Commercial Kitchen	7926818	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$6,000.00	$6,000				$6,000																	**$6,000**
D5030	Throughout Building	7926871	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	27	13	136253	SF	$4.00	$545,012														$545,012							**$545,012**
D5030	Boiler Room	7926933	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	19	1	1	EA	$8,800.00	$8,800		$8,800																			**$8,800**
D5030	Boiler Room	7926826	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	19	1	1	EA	$6,200.00	$6,200		$6,200																			**$6,200**

Replacement Reserves Report

A. Maceo Walker Middle School

9/10/2024

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
D5030	Boiler Room	7926867	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	19	1	1	EA	$6,200.00	$6,200		$6,200																				**$6,200**
D5030	Boiler Room	7926807	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	19	1	1	EA	$8,800.00	$8,800		$8,800																				**$8,800**
D5030	Boiler Room	7926857	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	19	1	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
D5030	Boiler Room	7926810	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	19	1	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
D5040	Throughout Building	7926800	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	136253	SF	$5.00	$681,265				$681,265																		**$681,265**
D5040	Building Exterior	7926809	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	20	EA	$600.00	$12,000						$12,000																**$12,000**
D7030	Throughout Building	7926845	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	136253	SF	$2.00	$272,506									$272,506													**$272,506**
D7050	Main Office	7926874	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000															$15,000	**$30,000**
E1030	Laundry	7926840	Laundry Equipment, Washer, Commercial, Replace	10	9	1	1	EA	$7,000.00	$7,000		$7,000										$7,000										**$14,000**
E1030	Laundry	7926887	Laundry Equipment, Washer, Commercial, Replace	10	9	1	1	EA	$7,000.00	$7,000		$7,000										$7,000										**$14,000**
E1030	Laundry	7926915	Laundry Equipment, Dryer, Commercial, Replace	15	14	1	1	EA	$4,000.00	$4,000		$4,000														$4,000					**$8,000**
E1030	Laundry	7926900	Laundry Equipment, Dryer, Commercial, Replace	15	14	1	1	EA	$4,000.00	$4,000		$4,000														$4,000					**$8,000**
E1030	Kitchen	7926816	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	27	3	2	EA	$2,500.00	$5,000				$5,000																	**$5,000**
E1030	Kitchen	7926917	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	15	5	12	LF	$1,500.00	$18,000						$18,000															**$18,000**
E1030	Kitchen	7926911	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500														$4,500	**$9,000**
E1030	Kitchen	7926918	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$21,500.00	$21,500						$21,500										$21,500					**$43,000**
E1030	Kitchen	7926811	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	$15,000.00	$15,000							$15,000														**$15,000**
E1030	Kitchen	7926904	Foodservice Equipment, Walk-In, Freezer, Replace	20	14	6	1	EA	$25,000.00	$25,000							$25,000														**$25,000**
E1070	Auditorium	7926832	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	2500	SF	$15.00	$37,500						$37,500														$37,500	**$75,000**
E1070	Gymnasium	7926858	Basketball Backboard, Ceiling-Mounted, Operable	30	27	3	6	EA	$7,830.00	$46,980				$46,980																	**$46,980**
E2010	Auditorium	7926885	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	12	8	1	EA	$350.00	$350									$350												**$350**
E2010	Gymnasium	7926909	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	560	EA	$300.00	$168,000											$168,000										**$168,000**
G2020	Site	7926870	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	123000	SF	$0.45	$55,350		$55,350					$55,350					$55,350					$55,350					**$221,400**
G2020	Site	7926890	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	123000	SF	$3.50	$430,500			$430,500																			**$430,500**
G2050	Site	7926848	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	$5,000.00	$5,000											$5,000										**$5,000**
G2060	Site	7926931	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	4736	LF	$21.00	$99,456																				$99,456	**$99,456**
G2060	Site	7926876	Flagpole, Metal, Replace	30	27	3	1	EA	$2,500.00	$2,500				$2,500																	**$2,500**
G4050	Site	7926861	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	14	6	11	EA	$7,000.00	$77,000							$77,000														**$77,000**
Totals, Unescalated											**$0**	**$249,250**	**$439,000**	**$3,458,313**	**$216,400**	**$1,223,880**	**$1,103,650**	**$1,468,724**	**$345,706**	**$8,000**	**$346,491**	**$73,150**	**$0**	**$3,784,559**	**$171,500**	**$76,100**	**$185,650**	**$103,000**	**$71,450**	**$700,000**	**$156,456**	**$14,181,279**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$256,728**	**$465,735**	**$3,778,992**	**$243,560**	**$1,418,812**	**$1,317,816**	**$1,806,345**	**$437,930**	**$10,438**	**$465,655**	**$101,257**	**$0**	**$5,557,752**	**$259,409**	**$118,561**	**$297,914**	**$170,243**	**$121,639**	**$1,227,454**	**$282,577**	**$18,338,818**

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	7926923	D1010	**Elevator Controls**	Automatic, 1 Car		A. Maceo Walker Middle School	Elevator Shafts/Utility	Hydraulik	UH-125-112-30-460	101134	2001		
2	7926894	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	3500 LB	A. Maceo Walker Middle School	Main Entrance	I.T.I.	UH-125-112-30-460	101134	1998		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926820	D2010	**Water Heater**	Gas, Commercial (600 MBH)	250 GAL	A. Maceo Walker Middle School	Commercial Kitchen	Ventura	72 V 250	1001105203	1997		
2	7926922	D2010	**Water Heater**	Gas, Commercial (600 MBH)	250 GAL	A. Maceo Walker Middle School	Gymnasium	Ventura	72 V 250	1001105202	2010		
3	7926937	D2010	**Backflow Preventer**	Domestic Water	2 IN	A. Maceo Walker Middle School	Gymnasium	Watts	909M10TRP	370277	1997		
4	7926883	D2010	**Backflow Preventer**	Domestic Water	3 IN	A. Maceo Walker Middle School	Boiler Room	Watts	975XL	164495	1997		
5	7926856	D2010	**Backflow Preventer**	Domestic Water	3 IN	A. Maceo Walker Middle School	Boiler Room	Watts	975XL	N/A	1997		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926928	D3020	**Boiler**	Gas, HVAC	5356 MBH	A. Maceo Walker Middle School	Boiler Room	Profire	GP-700-2	S162918-1	2001		
2	7926932	D3020	**Boiler Supplemental Components**	Expansion Tank	200 GAL	A. Maceo Walker Middle School	Boiler Room	Amtrol	800L	No dataplate	1997		
3	7926860	D3020	**Boiler Supplemental Components**	Expansion Tank	100 GAL	A. Maceo Walker Middle School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	1997		
4	7926859	D3030	**Chiller**	Air-Cooled	241 TON	A. Maceo Walker Middle School	Left elevation	Daikin Industries	AGZ241ETHEMNN00	STNU180300263	2018		
5	7926854	D3030	**Chiller**	Air-Cooled	241 TON	A. Maceo Walker Middle School	Left elevation	Daikin Industries	AGZ241ETHEMNN00	STNU180300264	2018		
6	7926828	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030806D	Illegible	1997		
7	7926813	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	Illegible	1997		
8	7926836	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	WFKM062589	1997		
9	7926903	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030S06D	WFKM062575	1997		
10	7926847	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	WFKM062584	1997		
11	7926872	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030S06D	WFKM062491	1997		
12	7926888	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	Illegible	1997		
13	7926935	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	Illegible	1997		
14	7926819	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030806D	Illegible	1997		
15	7926927	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	Illegible	1997		
16	7926805	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	HIRC060806D	WGKM013657	2001		
17	7926889	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030806D	Illegible	1997		
18	7926897	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	Goodman	RSG1536S1R-51A	1923F49509	2019		
19	7926834	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	Trane	4TTR4030L1000AA	20281P7Q5F	2020		
20	7926833	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030806D	WFKM062591	1997		
21	7926921	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	HIRC030506D	WFKM062589	1997		
22	7926868	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	Illegible	1997		

23	7926880	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	A. Maceo Walker Middle School	Roof	York	H1RC030S06D	WFKM062575*	1997	
24	7926821	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	A. Maceo Walker Middle School	Roof	York	Illegible	EPJM303463	1997	
25	7926797	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	A. Maceo Walker Middle School	Boiler Room	Bell & Gossett	4BC 9.250 BF	2277043		
26	7926879	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	A. Maceo Walker Middle School	Boiler Room	Baldor Reliance	e1510 SSF 8.625	PRD22706-1 G81	1997	
27	7926842	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	A. Maceo Walker Middle School	Boiler Room	Bell & Gossett	4BC 9.250. BF	2277044		
28	7926815	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	A. Maceo Walker Middle School	Boiler Room	Bald or Reliance	e1510 SSF 8.625	PRD22706-2 081	1997	
29	7926936	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	A. Maceo Walker Middle School	Boiler Room	Bell & Gossett	125BB8 750 BE	2277715	1997	
30	7926853	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	A. Maceo Walker Middle School	Boiler Room	Bell & Gossett	2.5BB8.750 BF	2277714	1997	
31	7926907	D3050	**Air Handler**	Exterior AHU, 10001 to 15000 CFM	12000 CFM	A. Maceo Walker Middle School	Roof	York	CP 215 FC 10 0 460	AGKM010193	1998	
32	7926855	D3050	**Air Handler**	Exterior AHU, 20001 to 25000 CFM	25000 CFM	A. Maceo Walker Middle School	Roof	York	CP 350 FC 15 0.460	AGKM010185	1998	
33	7926841	D3050	**Air Handler**	Exterior AHU, 20001 to 25000 CFM	25000 CFM	A. Maceo Walker Middle School	Roof	York	CP 350 FC 15 0 460	AGKM010184	1998	
34	7926878	D3050	**Air Handler**	Exterior AHU, 4001 to 6000 CFM	5000 CFM	A. Maceo Walker Middle School	Roof	York	CP 85 FC 3 0 460	AGKM010183	1998	
35	7926849	D3050	**Air Handler**	Exterior AHU, 4001 to 6000 CFM	5000 CFM	A. Maceo Walker Middle School	Roof	York	CP 85 FC 5 0 460	AGKM010191	1998	
36	7926831	D3050	**Air Handler**	Exterior AHU, 4001 to 6000 CFM	5000 CFM	A. Maceo Walker Middle School	Roof	York	CP 65 FC 3 0 460	AGKM010194	1998	
37	7926925	D3050	**Air Handler**	Exterior AHU, 6001 to 8000 CFM	7000 CFM	A. Maceo Walker Middle School	Roof	York	CP 125 FC 7.5 0 460.	AGKM010190	1998	
38	7926866	D3050	**Air Handler**	Exterior AHU, 6001 to 8000 CFM	7000 CFM	A. Maceo Walker Middle School	Roof	York	CP 125 FC 7.5 0 460	AGKM010186.	1998	
39	7926802	D3050	**Air Handler**	Exterior AHU, 6001 to 8000 CFM	7000 CFM	A. Maceo Walker Middle School	Roof	York	CP 125 FC 5 0 460	AGKM010182	1998	
40	7926899	D3050	**Air Handler**	Exterior AHU, 8001 to 10000 CFM	9000 CFM	A. Maceo Walker Middle School	Roof	York	CP 170 FC 7.5 0 460	AGKM010189	1998	
41	7926823	D3050	**Air Handler**	Exterior AHU, 8001 to 10000 CFM	9000 CFM	A. Maceo Walker Middle School	Roof	York	CP 170 FC 7.5 0460-	AGKM010188	1998	
42	7926864	D3050	**Air Handler**	Exterior AHU, 8001 to 10000 CFM	9000 CFM	A. Maceo Walker Middle School	Roof	York	CP 170 FC 5 0 460	AGKM010187	1998	
43	7926914	D3050	**Fan Coil Unit**	Hydronic Terminal	2400 CFM	A. Maceo Walker Middle School	Restrooms/ Exits	Inaccessible	Inaccessible	Inaccessible	1997	10
44	7926806	D3050	**Make-Up Air Unit**	MUA or MAU	2400 CFM	A. Maceo Walker Middle School	Roof	CaptiveAire Systems	NHMUA1- 6.10	1418141	2001	
45	7926913	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12 TON	A. Maceo Walker Middle School	Roof	York	DM150N15N4AAA1A	NFKM073183	1997	
46	7926926	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		A. Maceo Walker Middle School	Kitchen	Mars Air Systems	36C-0	0205PF36C-L(F3)	2008	
47	7926851	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		A. Maceo Walker Middle School	Kitchen	Mars Air Systems	36CH-0	0108PF36CH-L (F3)	2008	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926924	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		A. Maceo Walker Middle School	Throughout Building						23

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926852	D5010	**Generator**	Gas	50 KW	A. Maceo Walker Middle School	Left elevation	Kohler	50RZGB	0726917	2002		
2	7926865	D5010	**Automatic Transfer Switch**	ATS	100 AMP	A. Maceo Walker Middle School	Electrical Room	G. S. Blodgett Corp.	ZTGDK10FC-7	1402401	2001		
3	7926891	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	30T3HB	No dataplate	2001		
4	7926930	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HB	No dataplate	2001		
5	7926812	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	N112M	Square D	75T3HBISNLP	14978978-019	2001		

6	7926838	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HBISNLP	No dataplate	2001		
7	7926906	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HB	No dataplate	2001		
8	7926843	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	A. Maceo Walker Middle School	Auditorium	Square D	112T3HBISNLP	13610592-029-02	2001		
9	7926869	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HB	No dataplate	2000		
10	7926839	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HBISNLP	No dataplate	2001		
11	7926796	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HB	No dataplate	2001		
12	7926875	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	A. Maceo Walker Middle School	Electrical Room	Square D	75T3HB	No dataplate	2001		
13	7926929	D5020	**Secondary Transformer**	Dry, Stepdown	225 KVA	A. Maceo Walker Middle School	099M	Square D	112T3HBISNLP	13610592-029-01	2001		
14	7926829	D5020	**Switchboard**	277/480 V	2500 AMP	A. Maceo Walker Middle School	Electrical Room	Square D	13610592-001	D 2914257	2001		
15	7926908	D5020	**Distribution Panel**	120/208 V	400 AMP	A. Maceo Walker Middle School	Auditorium	Square D	12136105920400001	No dataplate	1997		
16	7926818	D5020	**Distribution Panel**	120/208 V	400 AMP	A. Maceo Walker Middle School	Commercial Kitchen	Square D	12136105921010001	No dataplate	1997		
17	7926801	D5020	**Distribution Panel**	120/208 V	400 AMP	A. Maceo Walker Middle School	Commercial Kitchen	Square D	12136105920200001	No dataplate	1997		
18	7926814	D5020	**Distribution Panel**	120/208 V	400 AMP	A. Maceo Walker Middle School	Electrical Room	Square D	12136105920200001	No dataplate	1997		
19	7926863	D5020	**Distribution Panel**	120/208 V	400 AMP	A. Maceo Walker Middle School	Electrical Room	Square D	12136105920200001	No dataplate	1997		
20	7926857	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	A. Maceo Walker Middle School	Boiler Room	Nidec Motor Corporation	No dataplate	No dataplate			
21	7926826	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	7.5 HP	A. Maceo Walker Middle School	Boiler Room	Ram	AMVI7H4CM	DR153	2000		
22	7926933	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	A. Maceo Walker Middle School	Boiler Room	Ram	AMVI154CM	DJR157	2003		
23	7926867	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	7.5 HP	A. Maceo Walker Middle School	Boiler Room	Ram	2030400262	BLR068	2003		
24	7926810	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	A. Maceo Walker Middle School	Boiler Room	Nidec Motor Corporation	No dataplate	No dataplate			
25	7926807	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	A. Maceo Walker Middle School	Boiler Room	Ram	AMVI 154CM	DJR158	2003		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926874	D7050	**Fire Alarm Panel**	Fully Addressable		A. Maceo Walker Middle School	Main Office	SimplexGrinnell	4000	Inaccessible			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926900	E1030	**Laundry Equipment**	Dryer, Commercial	50 LB	A. Maceo Walker Middle School	Laundry	Unimac	UT050NMTB1G1W01	0201010039	2002		
2	7926915	E1030	**Laundry Equipment**	Dryer, Commercial	50 LB	A. Maceo Walker Middle School	Laundry	Unimac	UT050NMTB1G1W01	0201010040	2002		
3	7926840	E1030	**Laundry Equipment**	Washer, Commercial	35 LB	A. Maceo Walker Middle School	Laundry	Alliance Laundry	UW35M20U20001	3050211787	2008		
4	7926887	E1030	**Laundry Equipment**	Washer, Commercial	35 LB	A. Maceo Walker Middle School	Laundry	Alliance Laundry Systems	UW35M2QU20001	3050212239	2003		
5	7926918	E1030	**Foodservice Equipment**	Dishwasher Commercial		A. Maceo Walker Middle School	Kitchen	Hobart	CRS76A	85-1031783			
6	7926911	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		A. Maceo Walker Middle School	Kitchen				1997		
7	7926904	E1030	**Foodservice Equipment**	Walk-In, Freezer		A. Maceo Walker Middle School	Kitchen	Thermo-Kool		39617 FDRL	1997		
8	7926811	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		A. Maceo Walker Middle School	Kitchen	Thermo-Kool		39617 FDRL	1997		
9	7926816	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		A. Maceo Walker Middle School	Kitchen				1997		2