

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



American Way Middle School
3805 American Way
Memphis, Tennessee 38118

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	3805 American Way, Memphis, Tennessee 38118
Site Developed	2001
Site Area	23.5 acres (estimated)
Parking Spaces	193 total spaces all in open lots; 7 of which are accessible
Building Area	140,970 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 23, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Charles Choice
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

American Way Middle School was completed and opened to the public in 2002. The school lies immediately northwest of the Memphis International Airport and is adjacent to Southpark and Getwell elementary schools. Since its opening it has operated as a middle school.

Architectural

The property began operation in 2002, therefore it is due for an architectural renovation between 2032-2042. Currently it appears the interiors are well maintained and are in good condition. Some areas of metal sheeting have been damaged at the base of exterior walls. Ponding was observed along stretches of the building perimeter to the extent that moisture related damage could affect the foundation in the future. The roof appears to be original to the building. No significant roof leaks were reported. No issues were reported in regard to windows, check seals and frames annually for leaks and damage. VCT at auditorium should be patched or replaced.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system was recently updated with new boilers, air handlers, and cooling tower. It is recommended to replace both chillers in order to complete the system update and prevent unnecessary maintenance due to older integral components in a new system. Chillers are nearing their recommended date of replacement. It appears all water heaters were replaced in 2022. The majority of the electrical system is original to the school with some components being replaced in recent years. No issues were observed with the fire alarm or suppression system. Emergency lights should be tested periodically. Fire alarm and suppression systems appear to be inspected annually by a local fire marshal.

Site

All asphalt parking lots and roadways were observed to be nearing the end of their estimated useful lifecycle and therefore require milling and overlay. Fencing throughout the property appears to require replacement within the next five years. Vegetation should be mowed back from the immediate perimeter of the fencing. The site slopes up to the building in order to mitigate ponding issues which effect the remainder of the site. Some drainage issues persist at the front exterior walls of the school.

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 American Way Middle School(2001)			
Replacement Value	Total SF	Cost/SF	
\$ 56,388,000	140,970	\$ 400	
		Est Reserve Cost	FCI
Current		\$ 74,300	0.1 %
3-Year		\$ 2,673,900	4.7 %
5-Year		\$ 3,210,300	5.7 %
10-Year		\$ 6,155,900	10.9 %

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.

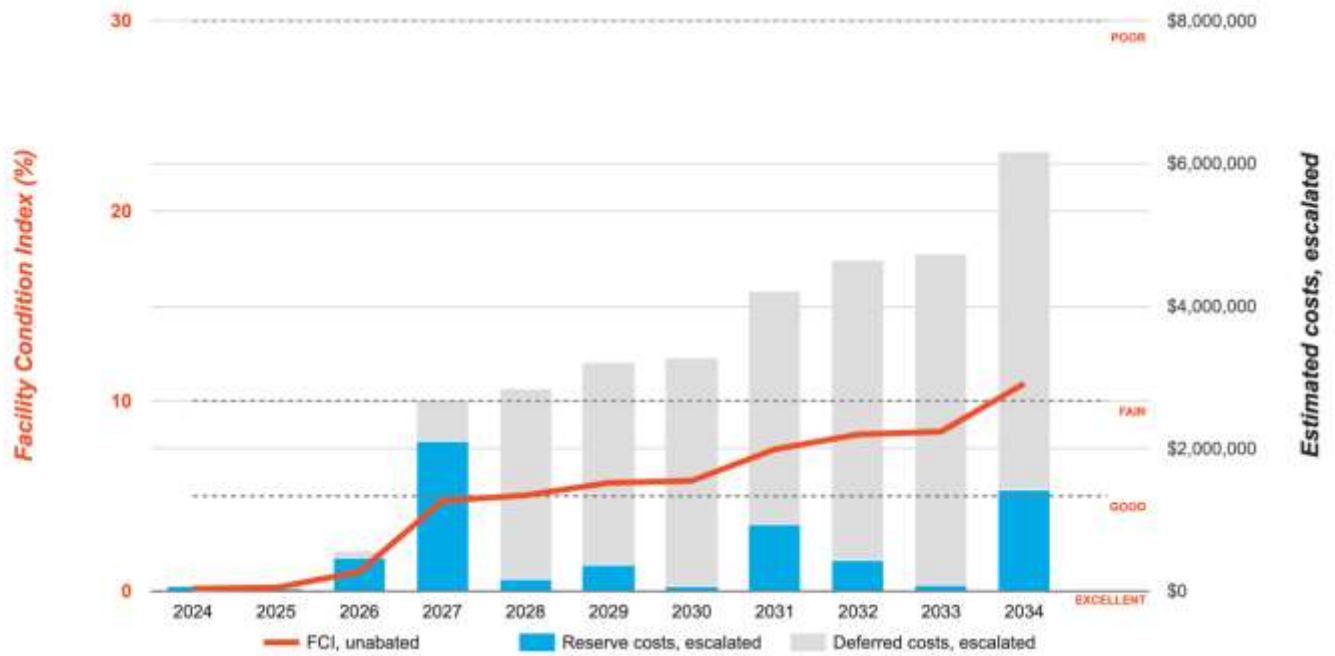
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: American Way Middle School

Replacement Value: \$56,388,000

Inflation Rate: 3.0%

Average Needs per Year: \$559,700



Immediate Needs

Facility/Building	Total Items	Total Cost
American Way Middle School	5	\$74,300
Total	5	\$74,300

American Way Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7927079	American Way Middle School	Throughout building	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	Poor	Performance/Integrity	\$57,000
7926972	American Way Middle School	Kitchen	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Failed	Performance/Integrity	\$1,500
7927082	American Way Middle School	Cafeteria	E1030	Foodservice Equipment, Dairy Cooler/Wells, Replace	Failed	Performance/Integrity	\$3,600
7926957	American Way Middle School	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Poor	Performance/Integrity	\$6,700
7927071	American Way Middle School	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$5,500
Total (5 items)							\$74,300

Key Findings



Motor in Poor condition.

AHU or Pump
American Way Middle School AHU room

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

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$2,600

\$\$\$\$

Exposed rotating parts - AssetCALC ID: 7926966



Pump in Poor condition.

Distribution, HVAC Chilled or Condenser Water
American Way Middle School Mechanical room

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

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$6,800

\$\$\$\$

Exposed rotating component - AssetCALC ID: 7927099



Sidewalk in Failed condition.

Asphalt
American Way Middle School Site

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,800

\$\$\$\$

Pathway disintegrating, reclaimed by earth - AssetCALC ID: 7927039



Parking Lots in Poor condition.

Pavement, Asphalt
American Way Middle School Site

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Developing potholes in pavement - AssetCALC ID: 7927071



Sink/Lavatory in Failed condition.

Wall-Hung, Vitreous China
American Way Middle School Kitchen

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Petal actuators detached - AssetCALC ID: 7926972



Foodservice Equipment in Failed condition.

Dairy Cooler/Wells
American Way Middle School Cafeteria

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Broken enclosure - AssetCALC ID: 7927082



Foodservice Equipment in Poor condition.

Icemaker, Freestanding
American Way Middle School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

\$\$\$\$

Not functioning at time of assessment replace/repair - AssetCALC ID: 7926957



Lockers in Poor condition.

Steel-Baked Enamel, 12" W x 15" D x 72" H
American Way Middle School Throughout building

Uniformat Code: C1090
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$57,000

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Remove/demolish worn unused lockers - AssetCALC ID: 7927079



Fences and Gates in Poor condition.

Vehicle Gate, Chain Link Manual
American Way Middle School Parking lot

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

1 of 2 pairs failed - AssetCALC ID: 7932474



Bleachers in Poor condition.

Fixed Steel Frame, Aluminum Benches (per Seat)
American Way Middle School Site

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,900

\$\$\$\$

9xYseats - AssetCALC ID: 7927051



Flooring in Poor condition.

Vinyl Tile (VCT)
American Way Middle School Auditorium

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,000

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Auditorium VCT worn and detached in some areas - AssetCALC ID: 7927127



Fences and Gates in Poor condition.

Fence, Chain Link 6'
American Way Middle School Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,400

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Aged, mow back vegetation, replace - AssetCALC ID: 7927100



Residential Appliances in Poor condition.

Cooktop, Countertop
 American Way Middle School Home Economics

Uniformat Code: E1060
 Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$4,000

\$\$\$

Broken/Collapsed heating elements - AssetCALC ID: 7927065



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
 American Way Middle School Throughout building

Uniformat Code: C1070
 Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,200

\$\$\$

Replace back stage Act 15x60 Leak at stage - AssetCALC ID: 7926983

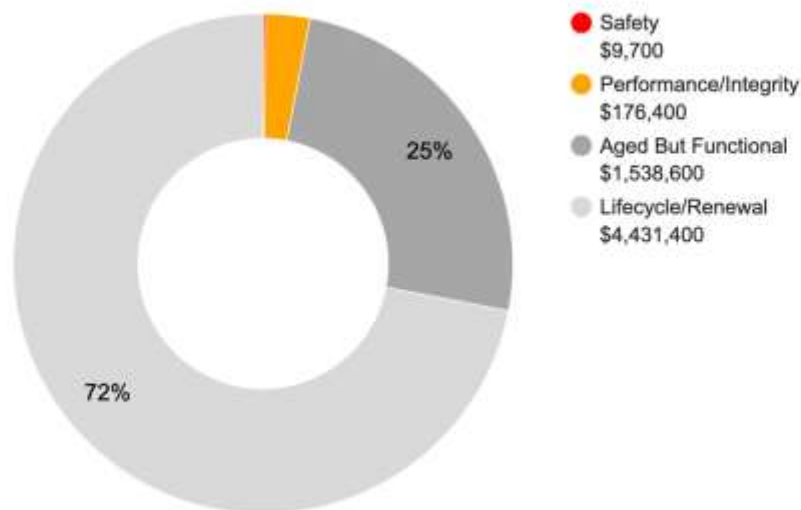
Plan Types

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: \$6,156,100

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Barrel vaulted (trussed structure) construction with metal finish	Fair
Interiors	Walls: CMU; Painted gypsum board Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT, exposed Metal	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and 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, and cooling tower feeding VAV fan coil and cabinet terminal units Non-Central System: Packaged units Supplemental components: Suspended unit heaters Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: Diesel generator with automatic transfer switch	Good



Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment; Commercial laundry equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Poor
Site Development	Property entrance signage; chain link fencing; sports fields with bleachers, fencing Limited park benches, picnic tables, trash receptacles	Poor
Landscaping and Topography	Significant landscaping features including lawns and trees Irrigation not present Low site slopes throughout, (Grade slopes up towards building)	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: HPS Pedestrian walkway and landscape accent lighting	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	Moisture penetration at floor slab	

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	-	\$2,800	-	\$263,400	\$46,200	\$312,300
Roofing	-	-	\$1,420,500	\$8,000	\$236,400	\$1,664,900
Interiors	\$57,000	\$40,500	\$47,800	\$1,542,400	\$3,024,200	\$4,711,900
Plumbing	\$1,500	-	\$15,300	\$160,500	\$84,000	\$261,200
HVAC	-	\$7,000	\$369,300	\$4,600	\$190,600	\$571,500
Fire Protection	-	-	\$174,900	\$7,300	\$44,500	\$226,600
Electrical	-	\$2,700	\$87,000	\$410,800	\$7,388,800	\$7,889,300
Fire Alarm & Electronic Systems	-	-	\$16,400	\$378,900	\$25,500	\$420,800
Equipment & Furnishings	\$10,300	\$365,900	\$127,700	\$69,800	\$223,800	\$797,500
Site Development	-	\$28,500	\$14,200	-	-	\$42,700
Site Pavement	\$5,500	\$50,000	\$286,800	\$100,000	\$150,600	\$593,000
Site Utilities	-	-	\$78,800	-	-	\$78,800
TOTALS (3% inflation)	\$74,300	\$497,300	\$2,638,800	\$2,945,600	\$11,414,500	\$17,570,500



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 2001. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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 American Way Middle School, 3805 American Way Memphis, Tennessee 38118, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Francis Hebron,
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Reviewed by:



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8. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A: Photographic Record



Photographic Overview



1 - FRONT ELEVATION



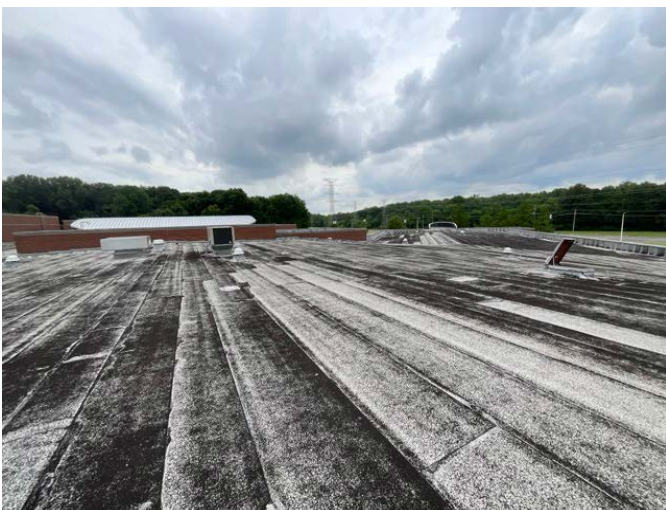
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - PARKING LOT



Photographic Overview



7 - SITE



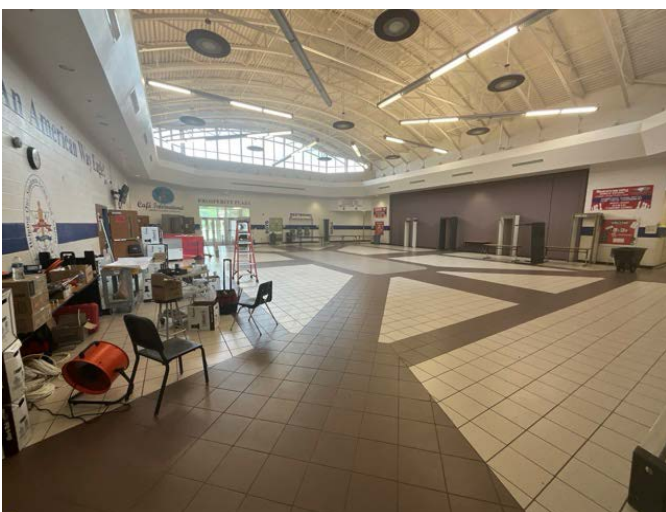
8 - CAFETERIA



9 - AUDITORIUM



10 - GYMNASIUM



11 - ENTRY PLAZA



12 - STAGE



Photographic Overview



13 - HALLWAY



14 - MAIN OFFICE



15 - GUIDANCE SUITE



16 - BAND



17 - CHOIR



18 - HOME ECONOMICS



Photographic Overview



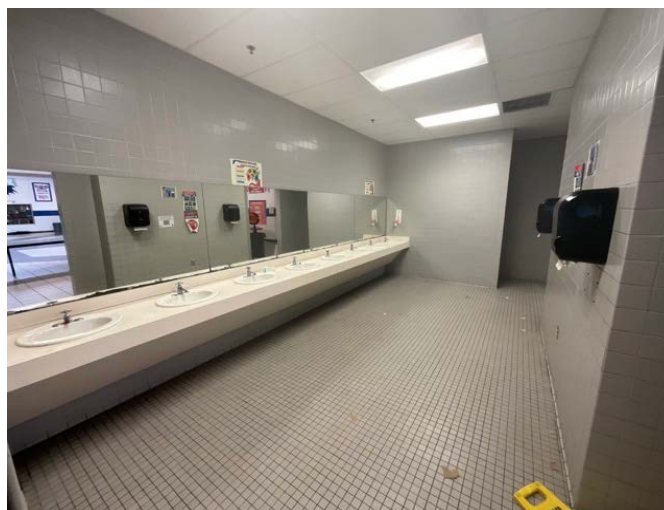
19 - CLASSROOM



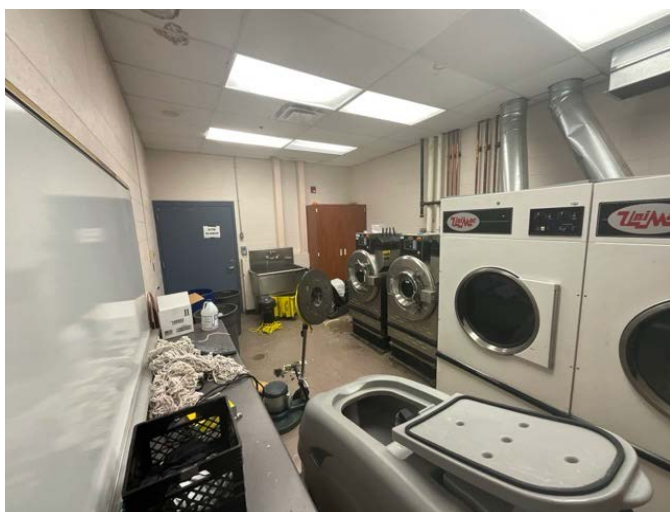
20 - SCIENCE CLASSROOM



21 - RESTROOM (A)



22 - RESTROOM (B)



23 - LAUNDRY



24 - MECHANICAL ROOM



Photographic Overview



25 - BOILER ROOM



26 - ELECTRICAL ROOM

Appendix B:



Site Plan



Site Plan



Google Earth

 BUREAU VERITAS	Project Number	Project Name	 N
	163745.23R000-062.354	American Way Middle School	
	Source	On-Site Date	
	Google Earth	July 23, 2024	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: American Way Middle School

Name of person completing form: Charles Choice

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 2 years

Date Completed: 7/23/2024

Phone Number: (423) 260-1790

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 2001	Renovated	
2	Building size in SF	140,970	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2022	Updated cooling tower, AHUs, Boilers, Water Heaters,
		Electrical	2022	Some electrical components
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Chiller replacements, not budgeted. HVAC system depends on all integral components working in unison. Replace original chiller as all other major components have been replaced.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Pot holes developing in asphalt lots and roadways.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Water forms "moat" against exterior walls after significant rainfall. Could lead to foundation/floor slab issues
8	Are there any wall, window, basement or roof leaks?		X			Occasional leaks around new years due to celebratory gunfire. No significant leaks.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Leak caused by old air handler in gym closet. Now remedied.
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				Upon completion of construction
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: American Way Middle School

BV Project Number: 163745.23R000-062.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			Upon completion of construction
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 ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			One space missing signage
5	Does each accessible space have an adjacent access aisle ?		✗		
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

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



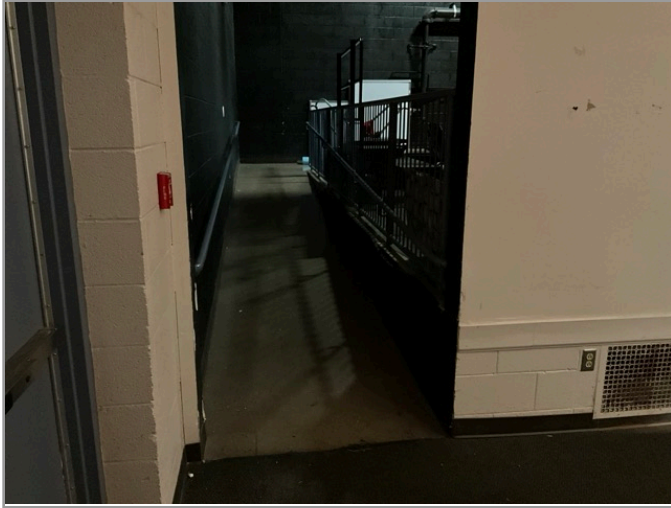
ADDITIONAL ENTRANCE

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

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

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 ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	1 story structure
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix E:

Component Condition Report



Component Condition Report | American Way Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick	81,000 SF	27	7932484
B2020	Building Exterior	Fair	Glazing, any type by SF	1,050 SF	10	7927067
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	159	7	7927085
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	26	2	7926942
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	12	7927037
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	26	17	7926987
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	130,000 SF	3	7927092
B3010	Roof	Fair	Roofing, Metal	11,000 SF	17	7927022
B3060	Roof	Fair	Roof Hatch, Metal	5	7	7927048
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	250	18	7926997
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	250	17	7927123
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	2	7926983
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	127,000 SF	13	7926984
C1070	Kitchen	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	11	7926941
C1090	Throughout building	Poor	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	114 LF	0	7927079
C1090	Throughout building	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	750 LF	15	7926945
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	55	5	7927020
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	56	10	7932471
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	7,500 SF	17	7926959
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	227,000 SF	8	7927102
C2030	Throughout building	Fair	Flooring, Ceramic Tile	10,000 SF	17	7926992

Component Condition Report | American Way Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	124,000 SF	10	7926988
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,000 SF	27	7926947
C2030	Gymnasium	Fair	Flooring, Wood, Strip	12,000 SF	7	7927118
C2030	Auditorium	Poor	Flooring, Vinyl Tile (VCT)	7,000 SF	2	7927127
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,750 SF	17	7927029
C2050	Gymnasium	Fair	Ceiling Finishes, Metal	12,000 SF	27	7926970
Plumbing						
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	13	7926943
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	6	5	7927001
D2010	AHU room	Good	Water Heater, Gas, Commercial (200 MBH)	1	18	7927010
D2010	Kitchen	Failed	Sink/Lavatory, Wall-Hung, Vitreous China	1	0	7926972
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	7	7927004
D2010	Utility closet	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7932480
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	13	7927057
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	7927047
D2010	Home Economics	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	7	7927070
D2010	Restrooms	Fair	Urinal, Standard	11	7	7926955
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	7927108
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	13	7927019
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	5	7927126
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	140,970 SF	23	7932649
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	7932483
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	45	7	7927034
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (200 MBH)	1	18	7926979
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	7	7927104

Component Condition Report | American Way Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	10	7927014
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	31	7	7927119
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	13	7932479
HVAC						
D3020	Mechanical room	Fair	Unit Heater, Hydronic, 13 to 36 MBH	2	10	7927101
D3020	Boiler room	Good	Boiler, Gas, HVAC [Member 1]	1	28	7927043
D3020	Vestibule/ Entry	Good	Radiator, Hydronic, Column/Cabinet Style (per EA)	4	27	7927011
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	38	7926996
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	18	7927062
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	38	7927025
D3020	Boiler room	Good	Boiler, Gas, HVAC [Leader]	1	28	7927074
D3030	AHU room	Good	Split System, Fan Coil Unit, DX, 8 to 10 TON	2	13	7927107
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	25	7927097
D3030	Mechanical room	Fair	Chiller, Air-Cooled [C-2]	1	3	7927052
D3030	Mechanical room	Fair	Chiller, Air-Cooled [C-1]	1	3	7926976
D3050	AHU room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 4]	1	29	7927106
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	19	7927013
D3050	Mechanical room	Poor	Pump, Distribution, HVAC Chilled or Condenser Water	1	1	7927099
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	19	7927114
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [P-2]	1	4	7926985
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water [P-8]	1	22	7926954
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [P-1]	1	3	7926951
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water [P-9]	1	22	7927111
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	7926982
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	7927105

Component Condition Report | American Way Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050		Good	HVAC System, Full System Renovation/Upgrade, Medium Complexity	140,970 SF	35	7932645
D3050	AHU Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	20	7927028
D3050	AHU room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	29	7926946
D3050	Electrical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	29	7927073
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	19	7927096
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	19	7927080
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	4	7927061
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	12	7927007
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	4	7927023
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	3	7927098
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	5	3	7927003
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	15	7926968
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	20	5	7927120
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	13	7927125
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	3	7927002
Fire Protection						
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Dry	1	17	7926998
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	140,970 SF	5	7927046
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Dry	1	17	7926973
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Dry	1	17	7926981
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	36	10	7927095
Electrical						
D5010	Site	Fair	Generator, Diesel	1	4	7927056
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	4	7926953
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RE (center)]	1	7	7926975

Component Condition Report | American Way Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRAIG]	1	7	7926961
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TTLR]	1	7	7926974
D5020	Electrical room	Fair	Distribution Panel, 120/240 V [RDIG]	1	9	7926995
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [EMLA]	6	7	7926939
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [DPA]	1	7	7926989
D5020	Electrical room	Fair	Distribution Panel, 120/240 V [RD center]	1	7	7927045
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RB (Left)]	1	7	7927021
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RA (left)]	1	7	7927066
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [TLR]	1	7	7927008
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	7927027
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RA Center]	1	7	7927103
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RC (Right)]	1	7	7927113
D5020	Electrical room	Fair	Switchboard, 277/480 V [MDP]	1	17	7926956
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RC (left)]	1	7	7927032
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [KLA]	1	7	7927006
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RB (Center)]	1	7	7926969
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	30	7927083
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TKRA]	1	7	7926948
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RD right]	1	7	7926958
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRA]	1	7	7932477
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V [CP2]	1	9	7927068
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRE]	1	7	7927016
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RB (Right)]	1	7	7927000
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown [TCPR]	1	7	7927033
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V [CP1]	1	9	7927012

Component Condition Report | American Way Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [KRA (left)]	1	7	7927117
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RE (Left)]	1	7	7927121
D5020	Mechanical room	Good	Distribution Panel, 120/240 V, Residential Style [CPR]	5	20	7926965
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [LD]	1	7	7927005
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRDIG]	1	9	7927128
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [KRA (right)]	1	10	7927044
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RE (Right)]	1	7	7926978
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRA]	1	7	7927087
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [LB]	1	7	7927031
D5020	Utility closet	Fair	Distribution Panel, 277/480 V	1	7	7932472
D5020	Stage	Fair	Secondary Transformer, Dry, Stepdown [TDBEM]	1	7	7927058
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRC]	1	7	7927060
D5020		Fair	Electrical System, Full System Renovation/Upgrade, High Density/Complexity	140,000 SF	20	7932647
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown [TGRA]	1	7	7927078
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TARA]	1	7	7926940
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [KRA center]	1	10	7927129
D5020	Stage	Fair	Secondary Transformer, Dry, Stepdown [TDB]	1	7	7926977
D5020	Electrical room	Good	Distribution Panel, 120/208 V [RA Right]	1	25	7927075
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown [TRCIG]	1	9	7926949
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [RD left]	1	7	7927132
D5030	Site	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	4	18	7926999
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-9]	1	18	7926993
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 6]	1	18	7927015
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	7926964
D5030	AHU room	Fair	Motor, AHU or Pump	1	3	7927038

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-8]	1	18	7927089
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 7]	1	15	7927069
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-3]	1	10	7927094
D5030	AHU room	Poor	Motor, AHU or Pump	1	1	7926966
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	20	5	7926990
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	5	7927009
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	140,970 SF	10	7932478
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	7927035
Equipment & Furnishings						
E1030	Laundry	Good	Laundry Equipment, Dryer, Commercial	1	15	7926994
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	8	7927110
E1030	Laundry	Good	Laundry Equipment, Dryer, Commercial	1	13	7927030
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	7927122
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7926971
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7927084
E1030	Laundry	Fair	Laundry Equipment, Washer, Commercial	1	5	7926963
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7926952
E1030	Cafeteria	Failed	Foodservice Equipment, Dairy Cooler/Wells	1	0	7927082
E1030	Kitchen	Fair	Commercial Kitchen, Service Line, Budgetary Lump Sum	1 LS	9	7927018
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	7926962
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7927124
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	7927112
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	7927036
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	7	7927059

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Poor	Foodservice Equipment, Icemaker, Freestanding	1	0	7926957
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	7927041
E1030	Laundry	Fair	Laundry Equipment, Washer, Commercial	1	5	7927049
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	7927093
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	7927017
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	11	7927131
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	7927116
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	7926950
E1030	Laundry	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	17	7927026
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	3	7927054
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	7927064
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	7	15	7927040
E1060	Home Economics	Poor	Residential Appliances, Cooktop, Countertop	4	2	7927065
E1060	Throughout building	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	4	6	7927063
E1060	Kitchen	Fair	Residential Appliances, Washer	1	5	7927055
E1060	Kitchen	Fair	Residential Appliances, Clothes Dryer	1	7	7926991
E1060	Home Economics	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	5	7932473
E1060	Home Economics	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	7932482
E2010	Throughout building	Fair	Casework, Cabinetry Economy	250 LF	4	7927053
E2010	Site	Poor	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	216	2	7927051
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	700	2	7927130
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	14,000 SF	6	7927076
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	75,000 SF	2	7927072
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,000 SF	0	7927071

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	75,000 SF	3	7927024
G2030	Site	Failed	Sidewalk, Asphalt	2,500 SF	1	7927039
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,500 SF	15	7932470
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	3	7927042
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	2	7932475
Sitework						
G2060	Parking lot	Poor	Fences & Gates, Vehicle Gate, Chain Link Manual	2	1	7932474
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	2	7932481
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	545 LF	2	7927100
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	3	7932476
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	17	5	7927109

Appendix F: Replacement Reserves



Replacement Reserves Report

American Way Middle School

8/20/2024

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
D2010	Cafeteria	7927126	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	7	EA	\$1,200.00	\$8,400						\$8,400					
D2010	Throughout building	7927001	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	6	EA	\$800.00	\$4,800						\$4,800					
D2010	Throughout building	7927004	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	23	7	4	EA	\$1,100.00	\$4,400								\$4,400			
D2010	Home Economics	7927070	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	4	EA	\$1,200.00	\$4,800								\$4,800			
D2010	Restrooms	7926955	Urinal, Standard, Replace	30	23	7	11	EA	\$1,100.00	\$12,100								\$12,100			
D2010	Throughout building	7927108	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	\$1,500.00	\$3,000								\$3,000			
D2010	Throughout building	7927034	Toilet, Commercial Water Closet, Replace	30	23	7	45	EA	\$1,300.00	\$58,500								\$58,500			
D2010	Kitchen	7927104	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	4	EA	\$1,500.00	\$6,000								\$6,000			
D2010	Restrooms	7927119	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	23	7	31	EA	\$1,100.00	\$34,100								\$34,100			
D2010	Throughout building	7927047	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	\$1,200.00	\$1,200									\$1,200		
D2010	Classrooms	7932483	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	2	EA	\$1,100.00	\$2,200											\$2,200
D2010	Cafeteria	7927014	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	3	EA	\$1,200.00	\$3,600											\$3,600
D2010	Throughout building	7926943	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	3	EA	\$1,200.00	\$3,600											
D2010	Utility closet	7932480	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200											
D3020	Mechanical room	7927101	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	10	10	2	EA	\$1,700.00	\$3,400											\$3,400
D3020	Mechanical room	7927062	Boiler Supplemental Components, Expansion Tank, Replace	40	22	18	1	EA	\$4,400.00	\$4,400											
D3030	Mechanical room	7927052	Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$120,000.00	\$120,000				\$120,000							
D3030	Mechanical room	7926976	Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$120,000.00	\$120,000				\$120,000							
D3030	AHU room	7927107	Split System, Fan Coil Unit, DX, 8 to 10 TON, Replace	15	2	13	2	EA	\$10,000.00	\$20,000											
D3050	Mechanical room	7927099	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	24	1	1	EA	\$6,800.00	\$6,800		\$6,800									
D3050	Mechanical room	7926951	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,800.00	\$6,800				\$6,800							
D3050	Mechanical room	7926985	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100					\$6,100						
D3050	Roof	7926982	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$35,000.00	\$35,000				\$35,000							
D3050	Roof	7927013	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$5,500.00	\$5,500											
D3050	Roof	7927114	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$9,000.00	\$9,000											
D3050	Roof	7927096	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$5,500.00	\$5,500											
D3050	Roof	7927080	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$9,000.00	\$9,000											
D3050	Roof	7927105	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$30,000.00	\$30,000											
D3050	AHU Room	7927028	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	5	20	1	EA	\$22,000.00	\$22,000											
D3060	Roof	7927098	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	4	EA	\$1,400.00	\$5,600				\$5,600							
D3060	Roof	7927002	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000							
D3060	Roof	7927003	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	5	EA	\$1,400.00	\$7,000				\$7,000							
D3060	Roof	7927061	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	2	EA	\$1,400.00	\$2,800					\$2,800						
D3060	Roof	7927023	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	2	EA	\$2,400.00	\$4,800				\$4,800							
D3060	Roof	7927120	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	20	EA	\$1,200.00	\$24,000					\$24,000						

Replacement Reserves Report

American Way Middle School

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
D3060	Roof	7927007	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	13	12	1	EA	\$3,000.00	\$3,000											
D3060	Roof	7927125	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	12	13	1	EA	\$3,000.00	\$3,000											
D3060	Roof	7926968	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	\$1,200.00	\$1,200											
D4010	Throughout building	7927046	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	140970	SF	\$1.07	\$150,838					\$150,838						
D4010	Utility closet	7926973	Supplemental Components, Fire Riser, Dry, Replace	40	23	17	1	EA	\$7,000.00	\$7,000											
D4010	Utility closet	7926981	Supplemental Components, Fire Riser, Dry, Replace	40	23	17	1	EA	\$7,000.00	\$7,000											
D4010	Utility closet	7926998	Supplemental Components, Fire Riser, Dry, Replace	40	23	17	1	EA	\$7,000.00	\$7,000											
D4030	Throughout building	7927095	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	36	EA	\$150.00	\$5,400											\$5,400
D5010	Site	7927056	Generator, Diesel, Replace	25	21	4	1	EA	\$58,000.00	\$58,000					\$58,000						
D5010	Electrical room	7926953	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$12,000.00	\$12,000					\$12,000						
D5020	Electrical room	7926961	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Electrical room	7926974	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$16,000.00	\$16,000								\$16,000			
D5020	Electrical room	7926948	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$16,000.00	\$16,000								\$16,000			
D5020	Electrical room	7927016	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000			
D5020	Mechanical room	7927033	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,700.00	\$6,700								\$6,700			
D5020	Electrical room	7927087	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000			
D5020	Stage	7927058	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Electrical room	7927060	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000			
D5020	Mechanical room	7927078	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,600.00	\$7,600								\$7,600			
D5020	Electrical room	7926940	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,600.00	\$7,600								\$7,600			
D5020	Stage	7926977	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,700.00	\$6,700								\$6,700			
D5020	Electrical room	7932477	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000			
D5020	Electrical room	7927027	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$6,000.00	\$6,000										\$6,000	
D5020	Electrical room	7927128	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$6,700.00	\$6,700										\$6,700	
D5020	Utility closet	7926949	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$6,700.00	\$6,700										\$6,700	
D5020	Electrical room	7926956	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$120,000.00	\$120,000											
D5020	Electrical room	7926975	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Electrical room	7926939	Distribution Panel, 277/480 V, Replace	30	23	7	6	EA	\$3,000.00	\$18,000								\$18,000			
D5020	Electrical room	7926989	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000			
D5020	Electrical room	7927008	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Electrical room	7927113	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Kitchen	7927006	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$8,000.00	\$8,000								\$8,000			
D5020	Electrical room	7927000	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Kitchen	7927117	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			
D5020	Electrical room	7926978	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000			

Replacement Reserves Report

American Way Middle School

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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
G2020	Site	7927072	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	75000	SF	\$0.45	\$33,750			\$33,750					\$33,750			
G2020	Site	7927024	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	75000	SF	\$3.50	\$262,500				\$262,500							
G2030	Site	7927039	Sidewalk, Asphalt, Replace	25	24	1	2500	SF	\$5.50	\$13,750		\$13,750									
G2030	Site	7932470	Sidewalk, Concrete, Small Areas/Sections, Replace	50	35	15	1500	SF	\$20.00	\$30,000											
G2050	Site	7932475	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA	\$5,000.00	\$10,000			\$10,000								
G2050	Site	7927042	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	2	EA	\$5,000.00	\$10,000				\$10,000							
G2060	Parking lot	7932474	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	24	1	2	EA	\$1,700.00	\$3,400		\$3,400									
G2060	Site	7932481	Park Bench, Metal Powder-Coated, Replace	20	18	2	3	EA	\$700.00	\$2,100			\$2,100								
G2060	Site	7927100	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	545	LF	\$21.00	\$11,445			\$11,445								
G2060	Site	7932476	Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000							
G4050	Site	7927109	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	17	EA	\$4,000.00	\$68,000						\$68,000					
Totals, Unescalated											\$74,300	\$26,550	\$442,965	\$1,923,900	\$148,950	\$318,158	\$51,400	\$760,530	\$345,100	\$65,900	\$1,060,800
Totals, Escalated (3.0% inflation, compounded annually)											\$74,300	\$27,347	\$469,942	\$2,102,297	\$167,645	\$368,832	\$61,374	\$935,356	\$437,162	\$85,985	\$1,425,700

Appendix G: Equipment Inventory List

D20 Plumbing													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7927019	D2010	Water Heater	Electric, Residential	30 GAL	American Way Middle School	Utility closet	Lochinvar	JRJ010FS 200	2222129774943	2022		
2	7927010	D2010	Water Heater	Gas, Commercial (200 MBH)	110 GAL	American Way Middle School	AHU room	Lochinvar	SWA500N	2216 129169344	2022		
3	7926979	D2010	Water Heater	Gas, Commercial (200 MBH)	110 GAL	American Way Middle School	Mechanical room	Lochinvar	SWA500N	2216 128993011	2022		
4	7927057	D2010	Water Heater	Gas, Residential	30 GAL	American Way Middle School	Utility closet	Lochinvar	JRJ010FS 200	2222129774944	2022		
5	7932479	D2010	Water Heater	Gas, Residential	30 GAL	American Way Middle School	Utility closet	Lochinvar	JRJ010FS 200	2222129774941	2022		
D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7927074	D3020	Boiler [Leader]	Gas, HVAC	4804 MBH	American Way Middle School	Boiler room	Lochinvar	FBN5001	2225 129960700	2022		
2	7927043	D3020	Boiler [Member 1]	Gas, HVAC	4804 MBH	American Way Middle School	Boiler room	Lochinvar	FBN5001	2225 129960699	2022		
3	7927011	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		American Way Middle School	Vestibule/ Entry	Daikin Industries	Inaccessible	Inaccessible			4
4	7927101	D3020	Unit Heater	Hydronic, 13 to 36 MBH	35 MBH	American Way Middle School	Mechanical room	Inaccessible	Inaccessible	Inaccessible			2
5	7926996	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	American Way Middle School	Boiler room	STC	L8142.50	379180	2022		
6	7927062	D3020	Boiler Supplemental Components	Expansion Tank	159 GAL	American Way Middle School	Mechanical room	Bell & Gossett	B600	113274	2002		
7	7927025	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	American Way Middle School	Boiler room	Westin	Inaccessible	Inaccessible	2022		
8	7926976	D3030	Chiller [C-1]	Air-Cooled	100 TON	American Way Middle School	Mechanical room	Trane	X39530025 041	98701	2002		
9	7927052	D3030	Chiller [C-2]	Air-Cooled	100 TON	American Way Middle School	Mechanical room	Trane Series	X39530025 041	98709	2002		
10	7927097	D3030	Cooling Tower	(Typical) Open Circuit	101 TON	American Way Middle School	Site	REYMSA	RTU-1414403-A	MA4 4 M3 W 11 4 3 K22436009	2024		
11	7927107	D3030	Split System	Fan Coil Unit, DX, 8 to 10 TON	10 TON	American Way Middle School	AHU room	Inaccessible	Inaccessible	Inaccessible	2022		2

12	7927099	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	American Way Middle School	Mechanical room	Illegible	Illegible	Illegible		
13	7926951	D3050	Pump [P-1]	Distribution, HVAC Heating Water	8 HP	American Way Middle School	Mechanical room	U.S. Electrical Motors	Illegible	Illegible	2001	
14	7926985	D3050	Pump [P-2]	Distribution, HVAC Heating Water	3 HP	American Way Middle School	Mechanical room	U.S. Electrical Motors	AD78	D3E2D	2002	
15	7926954	D3050	Pump [P-8]	Distribution, HVAC Heating Water	10 HP	American Way Middle School	Mechanical room	Baldor Reliance	EM3313T-G	F2111186198	2021	
16	7927111	D3050	Pump [P-9]	Distribution, HVAC Heating Water	10 HP	American Way Middle School	Mechanical room	Baldor Reliance	EM3313T-G	F2111165551	2021	
17	7926946	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	American Way Middle School	AHU room	Daikin Industries	CAH018GVQM	FB0U230300320	2023	
18	7927073	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	American Way Middle School	Electrical room	Daikin	CAH015GVQM	FB0U230300319		
19	7927106	D3050	Air Handler [AHU 4]	Interior AHU, Easy/Moderate Access	8500 CFM	American Way Middle School	AHU room	Daikin	Inaccessible	Inaccessible	2023	
20	7927028	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	4000 CFM	American Way Middle School	AHU Room	Daikin	No dataplate	FB0U230300321		
21	7926982	D3050	Make-Up Air Unit	MUA or MAU	3000 CFM	American Way Middle School	Roof	Illegible	Illegible	Illegible		
22	7927105	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	American Way Middle School	Roof	Lennox	LGT180H4MM1G	5623B07968	2023	
23	7927013	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	2 TON	American Way Middle School	Roof	Lennox	KGB024S4EW2P	5623B08480	2023	
24	7927114	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	4 TON	American Way Middle School	Roof	Lennox	LGT048H4EQ1Y	5623C08747	2023	
25	7927096	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	4 TON	American Way Middle School	Roof	Lennox	KCB024S4DN2P	5623B08464	2023	
26	7927080	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	4 TON	American Way Middle School	Roof	Lennox	LGT048H4EQ1Y	5623C08743	2023	
27	7927061	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	American Way Middle School	Roof	Illegible	Illegible	Illegible	2	
28	7927007	D3060	Exhaust Fan	Centrifugal, 24" Damper	2500 CFM	American Way Middle School	Roof	Penn Ventilator Company	Illegible	Illegible		
29	7927125	D3060	Exhaust Fan	Centrifugal, 24" Damper	2250 CFM	American Way Middle School	Roof	Penn Ventilator Company	Illegible	Illegible		
30	7926968	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	250 CFM	American Way Middle School	Roof	Penn Ventilator Company	0X10SR	No dataplate		
31	7927120	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	250 CFM	American Way Middle School	Roof	Penn Ventilation	Illegible	Illegible	2001	20
32	7927098	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	250 CFM	American Way Middle School	Roof	Penn Ventilator Company	Illegible	Illegible		4
33	7927003	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	American Way Middle School	Roof	Loren Cook Company	Illegible	Illegible	2001	5

34	7927023	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	250 CFM	American Way Middle School	Roof	Penn Ventilator Company	Illegible	Illegible	2
35	7927002	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5500 CFM	American Way Middle School	Roof	CaptiveAire Systems	No dataplate	No dataplate	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7927095	D4030	Fire Extinguisher	Type ABC, up to 20 LB		American Way Middle School	Throughout building						36

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7927056	D5010	Generator	Diesel	127 KW	American Way Middle School	Site	Cummins	6BT5.9-66	46311142	2003		
2	7926953	D5010	Automatic Transfer Switch	ATS	150 AMP	American Way Middle School	Electrical room	Cummins	0TPCB-5622758	E030504295	2001		
3	7927027	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	American Way Middle School	Electrical room	Inaccessible	Inaccessible	Inaccessible	2003		
4	7927083	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	American Way Middle School	Electrical room	Square D	EXN75T3H	1042324042	2024		
5	7926940	D5020	Secondary Transformer [TARA]	Dry, Stepdown	112.5 KVA	American Way Middle School	Electrical room	General Electric	9T23B3873	1475A352CAG001	2001		
6	7927033	D5020	Secondary Transformer [TCPR]	Dry, Stepdown	30 KVA	American Way Middle School	Mechanical room	General Electric	9T23B3872	1475A352BAG001	2001		
7	7926977	D5020	Secondary Transformer [TDB]	Dry, Stepdown	30 KVA	American Way Middle School	Stage	General Electric	9T23B3872	No dataplate	2001		
8	7927058	D5020	Secondary Transformer [TDBEM]	Dry, Stepdown	15 KVA	American Way Middle School	Stage	General Electric	9T23Q3571	K 160718	2001		
9	7927078	D5020	Secondary Transformer [TGRA]	Dry, Stepdown	45 KVA	American Way Middle School	Mechanical room	General Electric	9T23B3873	1475A352CAG001	2001		
10	7926948	D5020	Secondary Transformer [TKRA]	Dry, Stepdown	112.5 KVA	American Way Middle School	Electrical room	General Electric	9T23B3875	1475A352EAG003	2001		
11	7932477	D5020	Secondary Transformer [TRA]	Dry, Stepdown	75 KVA	American Way Middle School	Electrical room	General Electric	9T23B3874	No dataplate	2001		
12	7927087	D5020	Secondary Transformer [TRA]	Dry, Stepdown	75 KVA	American Way Middle School	Electrical room	General Electric	9T23B3874	1475A352DAG003	2001		
13	7926961	D5020	Secondary Transformer [TRAIG]	Dry, Stepdown	15 KVA	American Way Middle School	Electrical room	General Electric	Inaccessible	Inaccessible	2001		

14	7927060	D5020	Secondary Transformer [TRC]	Dry, Stepdown	75 KVA	American Way Middle School	Electrical room	General Electric	9T23B3874	1475A352DAG003	2001
15	7926949	D5020	Secondary Transformer [TRCIG]	Dry, Stepdown	30 KVA	American Way Middle School	Utility closet	Mirus	HARMONY-1	DB03A	2003
16	7927128	D5020	Secondary Transformer [TRDIG]	Dry, Stepdown	30 KVA	American Way Middle School	Electrical room	MIRUS	HARMONY-1	DB03A	2003
17	7927016	D5020	Secondary Transformer [TRE]	Dry, Stepdown	75 KVA	American Way Middle School	Electrical room	General Electric	9T23B3874	1475A352DAG003	2001
18	7926974	D5020	Secondary Transformer [TTLR]	Dry, Stepdown	112.5 KVA	American Way Middle School	Electrical room	General Electric	9T23B3875	1475A352EAG003	2001
19	7926956	D5020	Switchboard [MDP]	277/480 V	3000 AMP	American Way Middle School	Electrical room	General Electric	No dataplate	No dataplate	2001
20	7932472	D5020	Distribution Panel	277/480 V	400 AMP	American Way Middle School	Utility closet	General Electric	AXF1B7	No dataplate	2001
21	7927012	D5020	Distribution Panel [CP1]	120/208 V	800 AMP	American Way Middle School	Mechanical room	General Electric	APF9638EDH	178PP86037	
22	7927068	D5020	Distribution Panel [CP2]	120/208 V	800 AMP	American Way Middle School	Mechanical room	General Electric	APF9638EDH	178PP86037	
23	7926965	D5020	Distribution Panel [CPR]	120/240 V, Residential Style	125 AMP	American Way Middle School	Mechanical room	GE	AQF3301ABXAXB7	C803852	5
24	7926989	D5020	Distribution Panel [DPA]	277/480 V	800 AMP	American Way Middle School	Electrical room	General Electric	APF7523ECDH	178PP86037	2001
25	7926939	D5020	Distribution Panel [EMLA]	277/480 V	225 AMP	American Way Middle School	Electrical room	General Electric	ADF3422MBX AXB7	C803836	2001
26	7927006	D5020	Distribution Panel [KLA]	120/208 V	800 AMP	American Way Middle School	Kitchen	General Electric	APNB2808FH2A 1890	252B2269P1	2001
27	7927117	D5020	Distribution Panel [KRA (left)]	120/208 V	400 AMP	American Way Middle School	Kitchen	General Electric	AQF3424MBXAXT1B7	C803798	2001
28	7927044	D5020	Distribution Panel [KRA (right)]	120/208 V	400 AMP	American Way Middle School	Kitchen	General Electric	AQF3424MBX AXB7	C803800	
29	7927129	D5020	Distribution Panel [KRA center]	120/208 V	400 AMP	American Way Middle School	Kitchen	General Electric	AQF3424MBX-AXT1B7	C803856	
30	7927031	D5020	Distribution Panel [LB]	277/480 V	400 AMP	American Way Middle School	Electrical room	General Electric	Spectra Series	178PP86037	2001
31	7927005	D5020	Distribution Panel [LD]	277/480 V	600 AMP	American Way Middle School	Electrical room	General Electric	Spectra Series	178PP86037	2001
32	7927066	D5020	Distribution Panel [RA (left)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424CBX AXT1B7	No dataplate	2001
33	7927103	D5020	Distribution Panel [RA Center]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424MBX AXT1B7	No dataplate	2001
34	7927075	D5020	Distribution Panel [RA Right]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424MBX AXB7	C803814	2001

35	7926969	D5020	Distribution Panel [RB (Center)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424MBX AXT1B7	No dataplate	2001	
36	7927021	D5020	Distribution Panel [RB (Left)]	120/208 V	400 AMP	American Way Middle School	Electrical room	GE	AQF3424CBX AXT1B7	No dataplate	2001	
37	7927000	D5020	Distribution Panel [RB (Right)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424MBX AXB7	C803846	2001	
38	7927032	D5020	Distribution Panel [RC (left)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424CBX AXT1B7	No dataplate	2001	
39	7927113	D5020	Distribution Panel [RC (Right)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424SBX AXB7	C803806	2001	
40	7927045	D5020	Distribution Panel [RD center]	120/240 V	400 AMP	American Way Middle School	Electrical room	Square D	AQF3424MBX AXT1B7	No dataplate	2001	
41	7927132	D5020	Distribution Panel [RD left]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424CBX AXT1B7	No dataplate	2001	
42	7926958	D5020	Distribution Panel [RD right]	120/208 V	400 AMP	American Way Middle School	Electrical room	Square D	AQF3424SBX AXB7	No dataplate	2001	
43	7926995	D5020	Distribution Panel [RDIG]	120/240 V	400 AMP	American Way Middle School	Electrical room	Square D	LPG120Y50KA00	221330	2003	
44	7926975	D5020	Distribution Panel [RE (center)]	120/208 V	400 AMP	American Way Middle School	Electrical room	GE	AQF3424MBX AXT1B7	C803820	2001	
45	7927121	D5020	Distribution Panel [RE (Left)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424CBX AXT1B7	No dataplate	2001	
46	7926978	D5020	Distribution Panel [RE (Right)]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3424SBX AXB7	C803822	2001	
47	7927008	D5020	Distribution Panel [TLR]	120/208 V	400 AMP	American Way Middle School	Electrical room	General Electric	AQF3484CBX AXB7	Illegible	2001	
48	7927038	D5030	Motor	AHU or Pump	7.5 HP	American Way Middle School	AHU room	Baldor	M3311T	36B103T848H1	2006	
49	7926966	D5030	Motor	AHU or Pump	7.5 HP	American Way Middle School	AHU room	Marathon	Illegible	Illegible		
50	7926999	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	American Way Middle School	Site	Inaccessible	Inaccessible	Inaccessible	2022	4
51	7926964	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	American Way Middle School	Mechanical room	No dataplate	No dataplate	No dataplate		
52	7927094	D5030	Variable Frequency Drive [P-3]	VFD, by HP of Motor	20 HP	American Way Middle School	Mechanical room	ABB	No dataplate	No dataplate		
53	7927015	D5030	Variable Frequency Drive [VFD 6]	VFD, by HP of Motor	3 HP	American Way Middle School	Boiler room	ABB	3AXD50000313457	2224202361	2022	
54	7927069	D5030	Variable Frequency Drive [VFD 7]	VFD, by HP of Motor	3 HP	American Way Middle School	Boiler room	ABB	3AXD50000313457	2224202357		

55	7927089	D5030	Variable Frequency Drive [VFD-8]	VFD, by HP of Motor	10 HP	American Way Middle School	Mechanical room	ABB	3AXD50000313457	2225102914	2022	
56	7926993	D5030	Variable Frequency Drive [VFD-9]	VFD, by HP of Motor	10 HP	American Way Middle School	Mechanical room	ABB	3AXD50000312146	2225104910	2022	
57	7926990	D5040	Emergency & Exit Lighting	Exit Sign, LED		American Way Middle School	Throughout building					20
58	7927009	D5040	Emergency & Exit Lighting	Exit Sign, LED		American Way Middle School	Throughout building					

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7927035	D7050	Fire Alarm Panel	Fully Addressable		American Way Middle School	Utility closet				2001		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7926994	E1030	Laundry Equipment	Dryer, Commercial	35 LB	American Way Middle School	Laundry	Alliance Laundry	UW35B20U70001	3060336227			
2	7927030	E1030	Laundry Equipment	Dryer, Commercial	35 LB	American Way Middle School	Laundry	Alliance	UW35B20U70001	3050335365			
3	7926963	E1030	Laundry Equipment	Washer, Commercial	35 LB	American Way Middle School	Laundry	Unimac					
4	7927049	E1030	Laundry Equipment	Washer, Commercial	35 LB	American Way Middle School	Laundry	Unimac					
5	7927017	E1030	Foodservice Equipment	Convection Oven, Double		American Way Middle School	Kitchen	Blodgett	BD0-100-G-ES	091421CIT-00000000000000000011			
6	7926971	E1030	Foodservice Equipment	Convection Oven, Single		American Way Middle School	Kitchen	Accutemp	V1011IE-4803000	342661710	2017		
7	7927082	E1030	Foodservice Equipment	Dairy Cooler/Wells		American Way Middle School	Cafeteria	Beverage-Air Corporation					
8	7927084	E1030	Foodservice Equipment	Dishwasher Commercial		American Way Middle School	Kitchen	Hobart	CR976A	85-1037537			
9	7927131	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		American Way Middle School	Kitchen	CaptiveAire Systems	5724 ND	150725			
10	7927124	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		American Way Middle School	Kitchen	Cozoc	No dataplate	No dataplate			
11	7927036	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		American Way Middle School	Kitchen	FWE	UHS-12P	217610101	2021		
12	7926950	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		American Way Middle School	Kitchen	FWE	UHS-12P	227983401	2022		

13	7926957	E1030	Foodservice Equipment	Icemaker, Freestanding	American Way Middle School	Kitchen	Ice-O-Matic	ICE0400HT3	07031280011304	
14	7927110	E1030	Foodservice Equipment	Mixer, Tabletop	American Way Middle School	Kitchen	Varimixer	W20	3012060007	2012
15	7927059	E1030	Foodservice Equipment	Range, 2-Burner	American Way Middle School	Kitchen	Garland	No dataplate	No dataplate	
16	7927054	E1030	Foodservice Equipment	Tilting Skillet	American Way Middle School	Kitchen	Cleveland	KGL-40	0632-02B-01	2001
17	7927122	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	American Way Middle School	Kitchen	BOHN	Inaccessible	Inaccessible	
18	7926962	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	American Way Middle School	Kitchen	BOHN	Inaccessible	Inaccessible	
19	7927112	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	American Way Middle School	Kitchen	BOHN	No dataplate	No dataplate	
20	7927116	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	American Way Middle School	Kitchen	Trenton	No dataplate	No dataplate*	
21	7927041	E1030	Foodservice Equipment	Walk-In, Refrigerator	American Way Middle School	Kitchen	Kolpak	NA	03E0571 CLR	
22	7927064	E1030	Foodservice Equipment	Walk-In, Refrigerator	American Way Middle School	Kitchen	Kolpak		03E0571 FRZ	
23	7927026	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	American Way Middle School	Laundry				
24	7926952	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	American Way Middle School	Kitchen				
25	7927093	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	American Way Middle School	Kitchen				