

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Dexter Elementary
7105 Dexter Road
Cordova, Tennessee 38016

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BV PROJECT #:

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DATE OF REPORT:

September 6, 2024

ON SITE DATE:

July 17, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	7105 Dexter Road, Cordova, Tennessee 38016
Site Developed	2002
Site Area	16 acres (estimated)
Parking Spaces	185 total spaces all in open lots; five of which are accessible
Building Area	116,200 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 17, 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)	Ariel Wilson, Plant Manager (901) 489-3412
Assessment and Report Prepared By	Paul Scanzillo
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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

The Dexter Elementary School facility was constructed in 2002 with no substantial renovations since.

Architectural

The CMU and steel structure appears to be sound with minimal settling observed. The brick façade is free of cracks and appears to have been adequately maintained over the years. The original aluminum windows are adequate for the near term with no apparent issues observed. The modified bituminous roof finishes are very worn and brittle with areas observed to be heaved and buckling. There are reported ongoing leaks in some areas. The roof finishes are budgeted and anticipated for replacement in the short to near term. The main entrance canopy metal roof appears to be adequate and maintained. Most of the exterior steel doors are very worn and need refinishing to preserve integrity. Insect nests, mildew and dirt are observed on the entrance canopy ceilings. Interior finishes have been maintained over the years as well, but some are reaching the end of their life cycle and anticipated for replacement. Interior walls in some areas as well as many of the classroom doors and jambs are scuffed and need refinishing. There are some areas with observed damaged VCT floor finishes. All architectural assets are budgeted and anticipated for replacement based on condition and remaining useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling for the building is with packaged units which are all located on the roof. Each classroom has a designated package unit. The packaged units are all dated 2020 and appear to be functional with 75% of life remaining. A building automation system (BAS) is located at the Shelby County Board of Education and controls the operation of the heating and air conditioning at the school. Some of the areas throughout the school are reported to have cooling issues, so the BAS system is recommended to be evaluated for proper function, repaired or retrofitted as needed. The electrical distribution system is adequate for the near term with no observed or reported issues. An emergency generator with automatic transfer switches is present and is reported to be non-operational. The plumbing system and restroom fixtures are observed to be adequate but with original water heaters that are aged, corroded and leaking. The kitchen equipment appears to be functional with no reported issues. Ice build-up is observed to be accumulating on the walk-in cooler evaporator. A wet-pipe sprinkler system, kitchen hood suppression system and fire extinguishers are present with current inspection tags. The fire alarm system appears to be operational with no current issues and also with current inspection tags.

Site

The asphalt drives and parking lots are observed to be damaged and cracked with observed potholes and alligator cracking. The concrete drive and walkway at the rear gym entrance is substantially cracked and damaged. Site lighting is with pole lights which appear to be adequate. Wall pack light fixtures are also on the exterior of the building. Most of the wall packs are original with yellow and cracked lenses and are budgeted for replacement. The storm drainage catch basin at the main parking accessible area appears to be damaged and collapsing.

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 Dexter Elementary(2002)			
Replacement Value	Total SF	Cost/SF	
\$ 46,480,000	116,200	\$ 400	
		Est Reserve Cost	FCI
Current		\$ 382,500	0.8 %
3-Year		\$ 2,756,900	5.9 %
5-Year		\$ 3,633,400	7.8 %
10-Year		\$ 6,472,800	13.9 %



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.

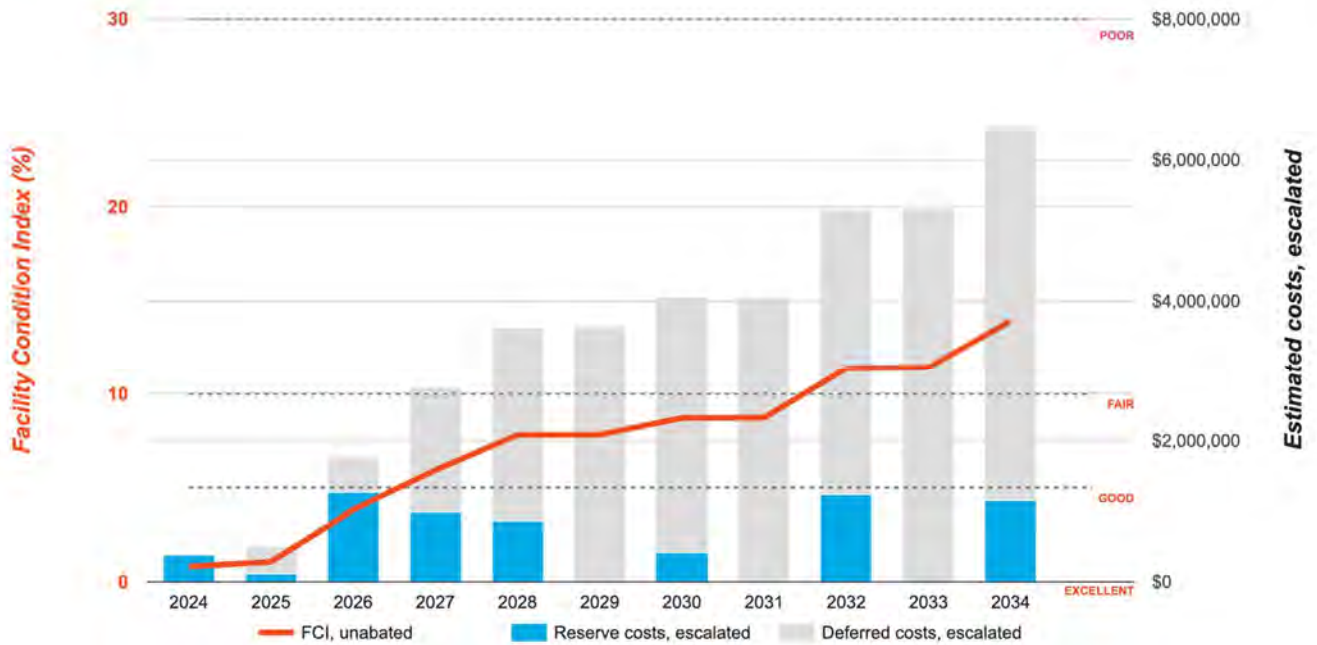
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Dexter Elementary

Replacement Value: \$46,480,000

Inflation Rate: 3.0%

Average Needs per Year: \$588,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Dexter Elementary	16	\$382,500
Total	16	\$382,500

Dexter Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7867575	Dexter Elementary	Kitchen Entrance	B1010	Loading Dock, Concrete, Replace	Poor	Performance/Integrity	\$3,500
7869987	Dexter Elementary	Building Exterior	B2010	Exterior Steel Doors, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	\$16,800
7867418	Dexter Elementary	Speech Room	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Performance/Integrity	\$600
7867547	Dexter Elementary	400 Custodial Closet	D2010	Water Heater, Electric, Commercial (12 kW), Replace	Poor	Performance/Integrity	\$12,400
7867469	Dexter Elementary	200 Custodial Closet	D2010	Water Heater, Electric, Commercial (12 kW), Replace	Poor	Performance/Integrity	\$12,400
7867457	Dexter Elementary	300 Custodial Closet	D2010	Water Heater, Electric, Commercial (12 kW), Replace	Poor	Performance/Integrity	\$12,400
7867555	Dexter Elementary	Fire Riser Room	D3020	Unit Heater, Electric, Replace	Poor	Performance/Integrity	\$1,200
7869890	Dexter Elementary	Site Utility Areas	D5010	Generator, Gas or Gasoline, 40 to 80 KW, Replace	Poor	Performance/Integrity	\$52,000
7869657	Dexter Elementary	Throughout Building	D8010	BAS/HVAC Controls, Retrocommissioning of System, Repair	Poor	Performance/Integrity	\$232,400
7867510	Dexter Elementary	Kitchen	E1030	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	Poor	Performance/Integrity	\$4,600
7867537	Dexter Elementary	Drives and Main Parking Area	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$5,500
7867438	Dexter Elementary	Rear Gym Entrance	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Performance/Integrity	\$4,000
7869941	Dexter Elementary	Site Playground Areas	G2050	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	Poor	Safety	\$16,100
7867532	Dexter Elementary	Site	G2060	Park Bench, Metal Powder-Coated, Replace	Poor	Safety	\$1,400
7867593	Dexter Elementary	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	\$1,200
7867417	Dexter Elementary	Site	G3030	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	Poor	Performance/Integrity	\$6,000
Total (16 Items)							\$382,500

Key Findings



Playfield Surfaces in Poor condition.

Chips Rubber, 6" Depth
Dexter Elementary Site Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **91.9**

Plan Type: Safety

Cost Estimate: \$16,100

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Damage observed. - AssetCALC ID: 7869941



Park Bench in Poor condition.

Metal Powder-Coated
Dexter Elementary Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,400

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Rusted with sharp edges - AssetCALC ID: 7867532



Loading Dock in Poor condition.

Concrete
Dexter Elementary Kitchen Entrance

Uniformat Code: B1010
Recommendation: **Replace in 2024**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

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Damage at corner of dock. Handrail is dangling. - AssetCALC ID: 7867575



Exterior Steel Doors in Poor condition.

any painted surface, 1-2 Story Building
Dexter Elementary Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,800

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Exterior Doors have faded and chipping paint throughout. - AssetCALC ID: 7869987





Exterior Canopy Ceilings in Poor condition.

any painted surface, 1-2 Story Building
Dexter Elementary Entrance Canopies

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Mildew and insect nests - AssetCALC ID: 7867423



Generator in Poor condition.

Gas or Gasoline, 40 to 80 KW
Dexter Elementary Site Utility Areas

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$52,000

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Generator fails during power outages as reported. - AssetCALC ID: 7869890



Roofing in Poor condition.

Modified Bitumen
Dexter Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

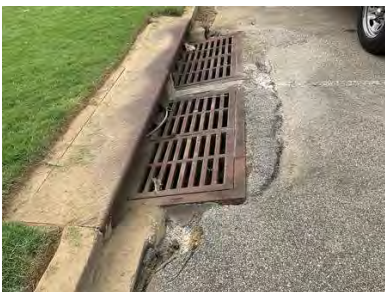
Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,162,000

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Modified bitumen torch-down roof is aged, heaving, buckling and cracked overall. Recommend complete replacement in the near or short term. - AssetCALC ID: 7867444



Storm Drainage Components in Poor condition.

Catch Basin, 6' Deep
Dexter Elementary Site

Uniformat Code: G3030
Recommendation: **Replace/Install in 2024**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Collapsing storm drains at accessible parking - AssetCALC ID: 7867417





Parking Lots in Poor condition.

Pavement, Concrete
Dexter Elementary Rear Gym Entrance

Uniformat Code: G2020
Recommendation: **Repair in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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Concrete is cracked and breaking apart from vehicle traffic. - AssetCALC ID: 7867438



Parking Lots in Poor condition.

Pavement, Asphalt
Dexter Elementary Drives and Main Parking Area

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

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Asphalt is alligator cracked at front drive. Suspect asphalt will break apart soon. Substantial cracks and damage at main parking as well. - AssetCALC ID: 7867537



Parking Lots in Poor condition.

Pavement, Asphalt
Dexter Elementary Drives and parking areas

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

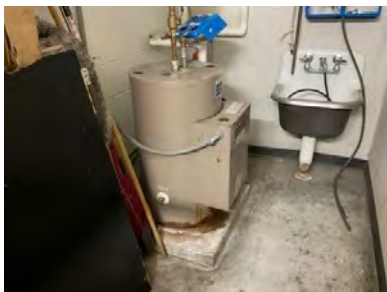
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$51,000

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Recommend sealing asphalt in the near term to protect surface from further damage. Striping will be needed. Complete mill and overlay will be needed in the future, included as a separate cost. - AssetCALC ID: 7867582



Water Heater in Poor condition.

Electric, Commercial (12 kW)
Dexter Elementary 300 Custodial Closet

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

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Corroded and leaking at base - AssetCALC ID: 7867457



Water Heater in Poor condition.

Electric, Commercial (12 kW)
Dexter Elementary 400 Custodial Closet

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

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Leaking at base - AssetCALC ID: 7867547



Water Heater in Poor condition.

Electric, Commercial (12 kW)
Dexter Elementary 200 Custodial Closet

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

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Substantial corrosion on top of water heater. - AssetCALC ID: 7867469



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Dexter Elementary Site

Uniformat Code: G2080
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Overgrown tree at building entrance. - AssetCALC ID: 7867593



Foodservice Equipment in Poor condition.

Walk-In, Evaporator for Refrigerator/Freezer
Dexter Elementary Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

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Ice buildup on components - AssetCALC ID: 7867510





BAS/HVAC Controls in Poor condition.

Retrocommissioning of System
Dexter Elementary Throughout Building

Uniformat Code: D8010
Recommendation: **Repair in 2024**

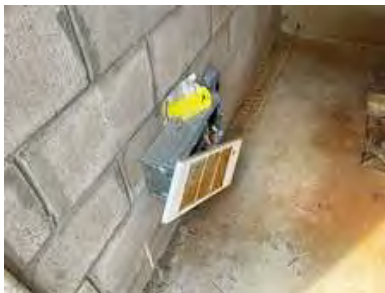
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$232,400

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The BAS is located and operated at the Shelby school board. Some classrooms are observed to be having cooling issues; however all HVAC package units were replaced in 2020. Recommend a thorough evaluation of the BAS and repair as needed. - AssetCALC ID: 7869657



Unit Heater in Poor condition.

Electric
Dexter Elementary Fire Riser Room

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Aged and damaged - AssetCALC ID: 7867555



Wall Finishes in Poor condition.

any surface
Dexter Elementary Speech Room

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2024**

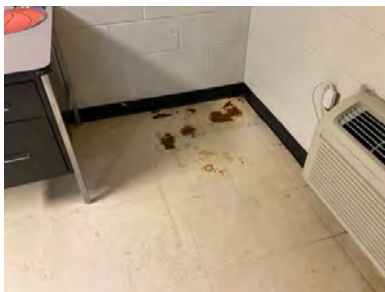
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

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Damaged walls - AssetCALC ID: 7867418



Flooring in Poor condition.

Vinyl Tile (VCT)
Dexter Elementary PE Office

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Damaged VCT - AssetCALC ID: 7867514





Flooring in Poor condition.

Vinyl Tile (VCT)
Dexter Elementary Main Office

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

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Damaged and stained VCT in office area - AssetCALC ID: 7867540



Exterior Site Lighting in Poor condition.

Wall Pack, 50 to 105 W
Dexter Elementary Building Exterior

Uniformat Code: G4050
Recommendation: **Replace in 2025**

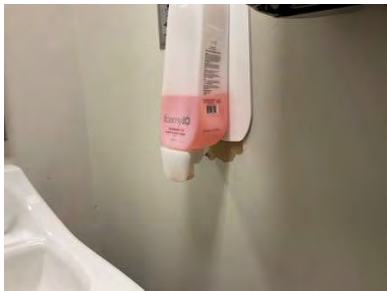
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,200

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Many fixtures have damaged and yellow lenses. - AssetCALC ID: 7867463



Wall Finishes in Poor condition.

any surface
Dexter Elementary Office Area Restrooms

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2025**

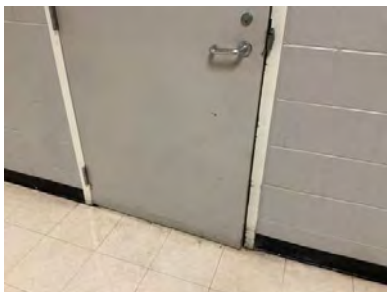
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

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Damaged gypsum walls - AssetCALC ID: 7867416



Wall Finishes in Poor condition.

any surface
Dexter Elementary Doors Throughout Building

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,100

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Damaged and scuffed doors and jambs - AssetCALC ID: 7867597



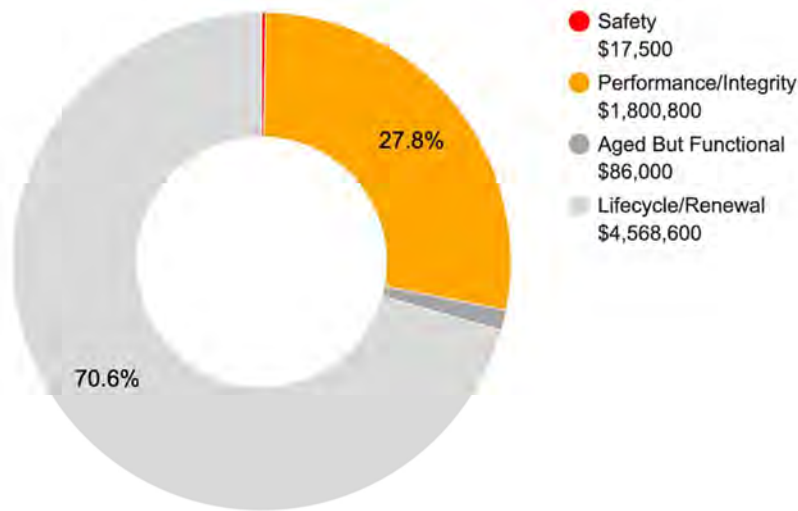
Plan Types

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: \$6,472,900



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Arched construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, painted CMU, brick, and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, and unfinished Ceilings: Painted gypsum board, ACT and unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Make-up air unit, computer room AC (CRAC) unit, ductless mini-split heat pump, portable AC units and suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: Natural gas generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Systems Summary

Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing Limited park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: Halogen	Poor
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Roof finishes are substantially aged, worn, cracked and heaving; finishes are very worn on exterior steel doors; concrete is damaged at kitchen loading dock; mildew and dirt are present on entrance canopy ceilings; damaged and peeling gypsum walls in the speech room, admin office areas, and restrooms; doors and jambs are scuffed and peeling throughout building, more so at the classrooms; VCT floor finishes are damaged at the main office and PE coaches office; corroded and leaking water heaters in custodial closets; aged and damaged wall heater in fire riser room; non-functioning emergency generator; possible mal-functioning building automation system; ice buildup on kitchen walk-in cooler evaporator; asphalt drives and parking areas are alligatored cracked, need crack fill and sealing; concrete drive and walkway is cracked and breaking apart at rear gym entrance; rubber play surface is damaged at playground; park benches are very worn and damaged at playground; overgrown tree at building entrance; collapsing storm drain at accessible parking area; wall pack light fixtures are aged, yellow and damaged on building exterior	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$3,500	-	-	-	-	\$3,500
Facade	\$16,800	\$2,500	-	\$119,100	\$38,500	\$176,900
Roofing	-	\$1,232,800	\$56,700	-	\$22,100	\$1,311,600
Interiors	\$600	\$41,600	\$1,015,800	\$317,600	\$1,419,700	\$2,795,400
Plumbing	\$37,200	-	\$14,300	\$201,900	\$2,413,000	\$2,666,400
HVAC	\$1,200	-	\$71,900	\$101,200	\$1,463,500	\$1,637,800
Fire Protection	-	-	\$136,200	\$15,200	\$56,600	\$208,000
Electrical	\$52,000	-	\$35,000	\$911,800	\$715,100	\$1,713,900
Fire Alarm & Electronic Systems	\$232,400	-	-	\$468,500	\$342,500	\$1,043,300
Equipment & Furnishings	\$4,600	\$26,000	\$502,300	\$122,400	\$219,900	\$875,200
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	\$9,500	\$52,600	-	\$563,700	\$152,500	\$778,300
Site Utilities	\$6,000	\$40,400	-	-	\$288,800	\$335,200
Site Development	\$18,700	-	\$23,000	\$17,800	\$1,849,700	\$1,909,300
TOTALS (3% inflation)	\$382,500	\$1,395,700	\$1,855,100	\$2,839,300	\$8,982,000	\$15,454,600

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

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 tables 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 2002. 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 was 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 Dexter Middle School, 6998 Raleigh Lagrange Road, Cordova, Tennessee 38018, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site 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 - MODIFIED BITUMINOUS ROOF



6 - BUILDING FACADE/ROOF DRAINAGE

Photographic Overview



7 - ROOF DRAINAGE



8 - STRUCTURAL OVERVIEW



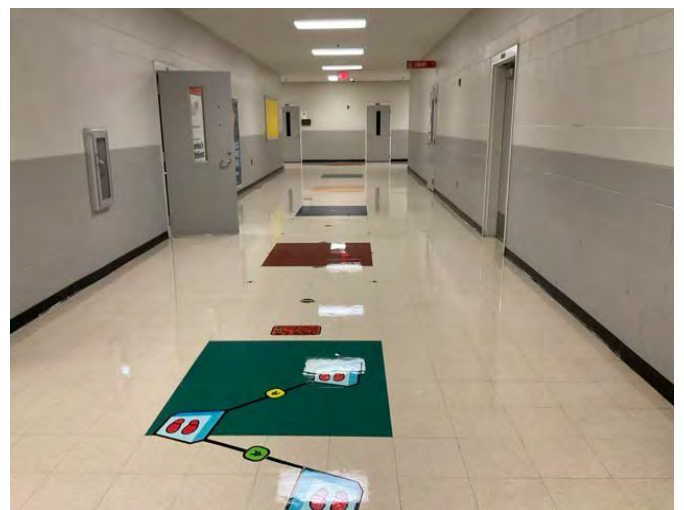
9 - GYM STRUCTURAL OVERVIEW



10 - MAIN ENTRANCE



11 - RECEPTION AREA



12 - HALLWAY

Photographic Overview



13 - OCCUPIED OFFICES



14 - VACANT OFFICES



15 - CLASSROOM



16 - LIBRARY



17 - CONFERENCE ROOM



18 - COMPUTER LAB

Photographic Overview



19 - CAFETERIA



20 - STAGE



21 - COMMERCIAL KITCHEN



22 - GYMNASIUM



23 - FIRE ALARM SYSTEM



24 - FIRE ALARM PANEL

Photographic Overview



25 - SPRINKLER SYSTEM



26 - ROOFTOP MECHANICAL EQUIPMENT



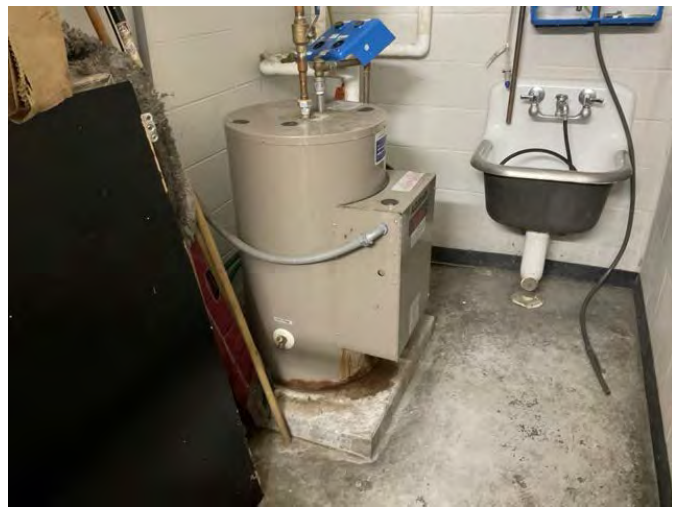
27 - HVAC PACKAGED UNIT



28 - DOMESTIC WATER PIPING



29 - WATER HEATERS



30 - AGED WATER HEATER

Photographic Overview



31 - MAIN ELECTRICAL ROOM



32 - EMERGENCY GENERATOR



33 - MAIN PARKING AREA



34 - PLAYGROUND



35 - PLAYGROUND





36 - BASKETBALL COURT

Appendix B:

Site Plan

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	163745.23R000-090.354	Dexter Elementary School Shelby County Board of Education	
	Source	On-Site Date	
	Google	July 17, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Dexter Elementary

Name of person completing form: Ariel Wilson

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 4 Years

Date Completed: 7/17/2024

Phone Number: 9015305225

Method of Completion: INTERVIEW - verbally completed during interview

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 2002	Renovated 2020	
2	Building size in SF	116,200 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2020	Replaced RTUs
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC issues in classrooms. Some classrooms are not cooling properly. Building automation system is at the school board.		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Some roof leaks have been repaired.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Mold was removed, no mold presently.
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				Problems with cooling in some classrooms. Suspect problematic BAS.
14	Is the electrical service outdated, undersized, or problematic?	X				Emergency generator does not work.
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	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Dexter Elementary

BV Project Number: 163745.23R000-090.354

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

Dexter Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms				X
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools			Curb cut needed	
Other	NA			

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

Dexter Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



CURB CUT

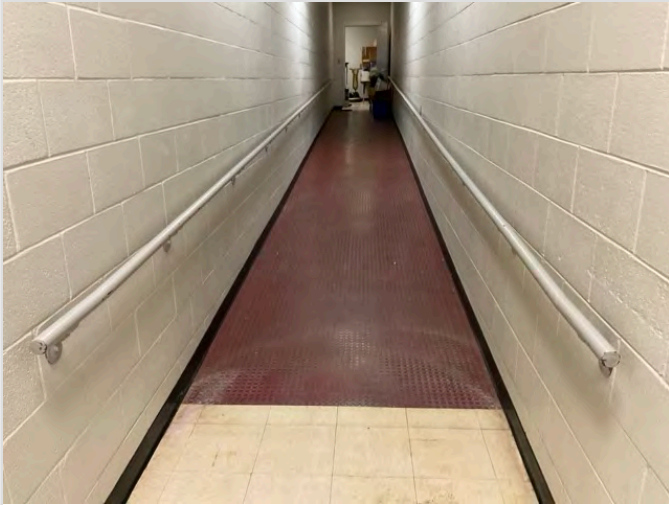


MAIN ENTRANCE



ADDITIONAL ENTRANCE

Dexter Elementary: Photographic Overview



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Dexter Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Kitchen Entrance	Poor	Loading Dock, Concrete	5 SF	0	7867575
B1080	Side Entrance	Fair	Stairs, Concrete, Exterior	100 SF	28	7867433
Facade						
B2010	Building Exterior	Poor	Exterior Steel Doors, any painted surface, 1-2 Story Building, Prep & Paint	5,600 SF	0	7869987
B2010	Entrance Canopies	Poor	Exterior Canopy Ceilings, any painted surface, 1-2 Story Building, Prep & Paint	800 SF	1	7867423
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	48,600 SF	28	7867545
B2020	Building Exterior	Fair	Glazing, any type, by SF	1,000 SF	8	7867544
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	28	8	7869907
B2050	Storage Room	Good	Automatic Door Opener, Commercial Overhead/Dock Door	1	11	7869919
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	8	7869978
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	18	7867492
B3010	Roof	Poor	Roofing, Modified Bitumen	116,200 SF	2	7867444
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	5,600 LF	4	7867499
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	18	7867458
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	98,300 SF	3	7867497
C1070	Cafeteria	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	3	7867442
C1070	Kitchen	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	3	7867439
C1090	Restrooms	Fair	Toilet Partitions, Wood	56	4	7869912
C2010	Speech Room	Poor	Wall Finishes, any surface, Prep & Paint	400 SF	0	7867418
C2010	Doors Throughout Building	Poor	Wall Finishes, any surface, Prep & Paint	8,700 SF	1	7867597
C2010	Gymnasium	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	6	7869976
C2010	Office Areas	Fair	Wall Finishes, any surface, Prep & Paint	5,200 SF	6	7867467
C2010	Kitchen	Fair	Wall Finishes, any surface, Prep & Paint	3,500 SF	6	7867523
C2010	Office Area Restrooms	Poor	Wall Finishes, any surface, Prep & Paint	1,700 SF	1	7867416
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	154,800 SF	6	7867574
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	2,300 SF	2	7867478
C2030	Stage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	600 SF	6	7867533
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	2,300 SF	4	7867563
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,300 SF	3	7867507
C2030	Stage	Good	Flooring, Rubber Tile	300 SF	11	7869967
C2030	Restrooms	Fair	Flooring, Quarry Tile	2,000 SF	28	7867572
C2030	Locker Rooms	Fair	Flooring, Quarry Tile	1,100 SF	28	7867475
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	96,200 SF	4	7867528
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,300 SF	28	7867512

Component Condition Report | Dexter Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT)	3,400 SF	4	7867504
C2030	Main Office	Poor	Flooring, Vinyl Tile (VCT)	1,100 SF	1	7867540
C2030	PE Office	Poor	Flooring, Vinyl Tile (VCT)	300 SF	1	7867514
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,100 SF	6	7867453
Plumbing						
D2010	200 Custodial Closet	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	7867469
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	8	7869892
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	9	11	7869923
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	116,200 SF	18	7867422
D2010	Restrooms	Fair	Urinal, Standard	22	8	7869961
D2010	102 Lab	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	4	7867556
D2010	400 Custodial Closet	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	7867547
D2010	Custodial Closets	Fair	Pump, Circulation, Domestic Water	4	4	7867570
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	13	7869964
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	53	8	7869903
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	4	8	7867455
D2010	Library Custodial	Good	Water Heater, Electric, Commercial (12 kW)	1	17	7867448
D2010	102 Lab	Fair	Backflow Preventer, Domestic Water	1	8	7867443
D2010	Boiler Room	Good	Water Heater, Electric, Commercial (36 kW)	1	16	7867426
D2010	102 Lab	Fair	Backflow Preventer, Domestic Water	1	8	7867486
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	42	8	7869925
D2010	Boiler Room	Good	Water Heater, Electric, Commercial (36 kW)	1	16	7867579
D2010	100 Custodial Closet	Good	Water Heater, Electric, Commercial (12 kW)	1	19	7867436
D2010	300 Custodial Closet	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	7867457
D2010	Kitchen	Good	Water Heater, Electric, Commercial (12 kW)	1	16	7867578
D2030	Roof	Fair	Supplemental Components, Drains, Roof	2	18	7867460
HVAC						
D3010	Site Utility Areas	Fair	Storage Tank, Fuel, Interior	1	4	7869885
D3020	Fire Riser Room	Poor	Unit Heater, Electric	1	0	7867555
D3020	Boiler Room	Good	Unit Heater, Natural Gas [UH F2]	1	16	7867520
D3020	Storage Room	Fair	Unit Heater, Natural Gas, 10 to 25 MBH	1	3	7869970
D3030	314	Fair	Portable Air Conditioner, PTAC	1	9	7867583
D3030	PE Office	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	7867558
D3030	Roof	Good	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	16	7869969
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	11	7869945
D3030	310	Fair	Portable Air Conditioner, PTAC	1	9	7867517
D3030	209	Fair	Portable Air Conditioner, PTAC	1	9	7867559
D3030	110	Fair	Portable Air Conditioner, PTAC	1	3	7867449

Component Condition Report | Dexter Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	312	Fair	Portable Air Conditioner, PTAC	1	9	7867577
D3030	313	Fair	Portable Air Conditioner, PTAC	1	9	7867596
D3030	Data Room	Good	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	1	11	7869943
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	11	7869913
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [414]	1	16	7869980
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [104]	1	16	7867515
D3050	Cafeteria Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [CAF 1]	1	16	7867508
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [305]	1	16	7867513
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [110]	1	16	7867487
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	15,000 SF	8	7867527
D3050	Cafeteria Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [CAF 2]	1	16	7867569
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [400 RR]	1	16	7869953
D3050	Gym Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [01]	1	16	7867571
D3050	Kitchen Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [04]	1	16	7867431
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [406]	1	16	7869888
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [311]	1	16	7867543
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [200 RR]	1	16	7869902
D3050	Gym Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [02]	1	16	7869954
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [303]	1	16	7867564
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [312]	1	16	7867434
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [108]	1	16	7867419
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [100]	1	16	7867446
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [LIB 2]	1	16	7867415
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [111]	1	16	7867536
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [113]	1	16	7867516
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [213]	1	16	7869946
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [309]	1	16	7867552
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [405]	1	16	7869906
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [413]	1	16	7869915
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [403]	1	16	7869956
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [203]	1	16	7869929
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [412]	1	16	7869928
D3050	Cafeteria Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [CAF 4]	1	16	7869966
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [PRINCIPAL]	1	16	7869889
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [200]	1	16	7869990
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [103]	1	16	7867462
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [102]	1	16	7867591
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [207]	1	16	7869910

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [416]	1	16	7869931
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [301]	1	16	7867586
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [209]	1	16	7869988
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [TWA-D]	1	16	7869971
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [TWA-C]	1	16	7869926
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [TWA-A]	1	16	7867554
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [114]	1	16	7867456
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [301]	1	16	7867576
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [304]	1	16	7867501
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [118]	1	16	7867519
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [201]	1	16	7869952
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [315]	1	16	7867560
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [206]	1	16	7869963
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [109]	1	16	7867587
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [409]	1	16	7869918
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [ENTRANCE]	1	16	7869917
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [310]	1	16	7867546
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [210]	1	16	7869942
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [LIB 1]	1	16	7867580
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [204]	1	16	7869983
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [306]	1	16	7867477
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [116]	1	16	7867473
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [407]	1	16	7869893
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [205]	1	16	7869958
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [215]	1	16	7869909
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [401]	1	16	7869921
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7869981
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [107]	1	16	7867585
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [408]	1	16	7869916
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [CONF ROOM]	1	16	7867450
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [112]	1	16	7867502
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [ADMIN]	1	16	7869922
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [212]	1	16	7869899
D3050	Cafeteria Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [CAF 3]	1	16	7867464
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [307]	1	16	7867568
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [208]	1	16	7869940
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	7869944
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [313]	1	16	7867562

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [314]	1	16	7867590
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [106]	1	16	7867498
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [300 RR]	1	16	7867432
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [202]	1	16	7869948
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [308]	1	16	7867465
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [410]	1	16	7869901
D3050	Kitchen Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [KIT OFF]	1	16	7867435
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [404]	1	16	7869894
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [105]	1	16	7867573
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [411]	1	16	7869984
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [115]	1	16	7867529
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [03]	1	16	7869905
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [100 RR]	1	16	7867550
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [101]	1	16	7869968
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-5]	1	21	7869932
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	21	7869962
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	12	7867522
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-7]	1	21	7869959
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-4]	1	21	7869989
D3060	Kitchen Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [Dishwasher]	1	12	7867479
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-6]	1	21	7869896
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-5 1]	1	13	7867466
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	12	7867511
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-6]	1	21	7869904
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1]	1	8	7867581
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-4]	1	12	7867451
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-8]	1	21	7869972
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-3]	1	21	7869898
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	21	7869920
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [KITCHEN HOOD]	1	21	7869911
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	21	7869951
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7867490
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	12	7867535
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	21	7869957
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-3]	1	21	7869900
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-5]	1	12	7867491
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	116,200 SF	3	7867425

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Fire Riser Room	Fair	Supplemental Components, Fire Riser, Wet	3	18	7869955
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	24 LF	6	7869924
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	21	6	7869950
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	7869937
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	3	7869965
D5010	Site Utility Areas	Poor	Generator, Gas or Gasoline, 40 to 80 KW	1	0	7869890
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 200 AMP [2]	1	3	7869897
D5020	300 Electrical Room	Fair	Distribution Panel, 277/480 V [MPE]	1	8	7867484
D5020	300 Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7867472
D5020	200 Electrical Room	Fair	Distribution Panel, 277/480 V [MPC]	1	8	7867551
D5020	400 Electrical Room	Fair	Distribution Panel, 277/480 V [MPB]	1	8	7867530
D5020	100 Electrical Room	Fair	Distribution Panel, 277/480 V [MPD]	1	8	7867524
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7869986
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V [HPA]	1	8	7867594
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7869939
D5020	100 Electrical Room	Fair	Distribution Panel, 277/480 V [MPD]	1	8	7867553
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7869891
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V [MPA]	1	8	7867534
D5020	Site General	Fair	Primary Transformer, Liquid Filled, Property-Owned	1	8	7867584
D5020	200 Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7867489
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V [LPA]	1	8	7867471
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V [MPA2]	1	8	7867470
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V [MPA]	1	8	7867518
D5020	400 Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7867588
D5020	100 Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7867461
D5020	300 Electrical Room	Fair	Distribution Panel, 277/480 V [MPE]	1	8	7867420
D5020	400 Electrical Room	Fair	Distribution Panel, 277/480 V [MPB]	1	8	7867474
D5020	200 Electrical Room	Fair	Distribution Panel, 277/480 V [MPC]	1	8	7867488
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V [MSB]	1	18	7867429
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	116,200 SF	18	7867541
D5040	Main Entrance	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	16	7867566
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	4	7867480
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	28	3	7867483
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	110,200 SF	10	7867459
D5040	Gymnasium	Good	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	30	16	7867567
D5040	Lobby	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	16	7867427
Fire Alarm & Electronic Systems						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	116,200 SF	11	7867505
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	116,200 SF	10	7867468
D7050	Main IT ROOM	Good	Fire Alarm Panel, Fully Addressable	1	11	7867421
D8010	Throughout Building	Poor	BAS/HVAC Controls, Retrocommissioning of System, Repair	116,200 SF	0	7869657
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [Cooler]	1	4	7867500
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7867414
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	7869930
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	4	7867557
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7869927
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	11	7867521
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7867531
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7869982
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	8	7869974
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7867441
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	7869985
E1030	Kitchen Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Cooler]	1	3	7867440
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7869979
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	8	7869936
E1030	Kitchen	Fair	Foodservice Equipment, IceMaker, Freestanding	1	8	7867495
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [Freezer]	1	4	7867589
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	3	7867496
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	10	7867428
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7867424
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	2	7869887
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7869935
E1030	Kitchen	Fair	Foodservice Equipment, Slicer	1	4	7867493
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7867526
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [Cooler]	1	4	7867447
E1030	Kitchen	Poor	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [Freezer]	1	0	7867510
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	7869884
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	8	7869914
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7867549
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	22	8	7869947
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7867452
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7867430
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	6	7869973
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7869908

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	7869949
E1030	Kitchen Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Freezer]	1	3	7867561
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	4	7867482
E1040	102 Lab	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	7	8	7869960
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	6	7867542
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed	2	8	7869938
E1070	Stage	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	11	7869933
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	370 LF	3	7869975
E2010	102 Lab	Fair	Casework, Cabinetry, High-End or Laboratory	185 LF	3	7869977
E2010	Site	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	200	4	7867454
Special Construction & Demo						
F1020	Playground	Good	Covered Play Structure, Metal-Framed	1,000 SF	26	7867548
Pedestrian Plazas & Walkways						
G2020	Drives and Main Parking Area	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,000 SF	0	7867537
G2020	Rear Gym Entrance	Poor	Parking Lots, Pavement, Concrete, Repair	200 SF	0	7867438
G2020	Drives and parking areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	113,400 SF	1	7867582
G2020	Site	Fair	Parking Lots, Pavement, Concrete	8,500 SF	28	7867565
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	113,400 SF	8	7867525
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	23,000 SF	28	7867437
G2030	Basketball Court	Fair	Sidewalk, Concrete, Large Areas	9,800 SF	28	7867509
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	96	3	7867481
G2050	Playground	Good	Playfield Surfaces, Chips Rubber, 6" Depth	2,000 SF	11	7867506
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	16	7869934
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	3	7867592
G2050	Playground	Good	Play Structure, Multipurpose, Medium	1	16	7867445
G2050	Site Playground Areas	Poor	Playfield Surfaces, Chips Rubber, 6" Depth	2,300 SF	0	7869941
Sitework						
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	16	7867595
G2060	Playground	Fair	Fences & Gates, Fence, Chain Link 4'	240 LF	6	7867538
G2060	Site	Poor	Park Bench, Metal Powder-Coated	2	0	7867532
G2060	Ball Field	Good	Park Bench, Metal Powder-Coated	2	16	7867598
G2060	Site	Fair	Bollard, Concrete or Metal	10	8	7867485
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	345 LF	18	7867494
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	900 LF	18	7867476
G2060	Site General	Fair	Retaining Wall, Brick/Stone	7,000 SF	18	7869886
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7867593
G4050	Building Exterior	Poor	Exterior Site Lighting, Wall Pack, 50 to 105 W	49	1	7867463

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	45	16	7867539
Utilities						
G3030	Site	Poor	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	1	0	7867417

Appendix F: Replacement Reserves

Replacement Reserves Report

Dexter Elementary



9/6/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2030	Roof	7867460	Supplemental Components, Drains, Roof, Replace	40	22	18	2	EA	\$797.00	\$1,594																					\$1,594	
D3010	Site Utility Areas	7869885	Storage Tank, Fuel, Interior, Replace	25	21	4	1	EA	\$5,500.00	\$5,500					\$5,500																	\$5,500
D3020	Fire Riser Room	7867555	Unit Heater, Electric, Replace	20	20	0	1	EA	\$1,200.00	\$1,200	\$1,200																				\$1,200	\$2,400
D3020	Storage Room	7869970	Unit Heater, Natural Gas, 10 to 25 MBH, Replace	20	17	3	1	EA	\$4,300.00	\$4,300				\$4,300																		\$4,300
D3020	Boiler Room	7867520	Unit Heater, Natural Gas, Replace	20	4	16	1	EA	\$5,500.00	\$5,500												\$5,500										\$5,500
D3030	110	7867449	Portable Air Conditioner, PTAC, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3030	PE Office	7867558	Packaged Terminal Air Conditioner, PTAC, Replace	15	11	4	1	EA	\$2,800.00	\$2,800					\$2,800														\$2,800			\$5,600
D3030	314	7867583	Portable Air Conditioner, PTAC, Replace	15	6	9	1	EA	\$3,400.00	\$3,400											\$3,400											\$3,400
D3030	310	7867517	Portable Air Conditioner, PTAC, Replace	15	6	9	1	EA	\$3,400.00	\$3,400											\$3,400											\$3,400
D3030	209	7867559	Portable Air Conditioner, PTAC, Replace	15	6	9	1	EA	\$3,400.00	\$3,400											\$3,400											\$3,400
D3030	312	7867577	Portable Air Conditioner, PTAC, Replace	15	6	9	1	EA	\$3,400.00	\$3,400											\$3,400											\$3,400
D3030	313	7867596	Portable Air Conditioner, PTAC, Replace	15	6	9	1	EA	\$3,400.00	\$3,400											\$3,400											\$3,400
D3030	Roof	7869945	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	4	11	1	EA	\$3,500.00	\$3,500												\$3,500										\$3,500
D3030	Data Room	7869943	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace	15	4	11	1	EA	\$2,100.00	\$2,100												\$2,100										\$2,100
D3030	Roof	7869913	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	4	11	1	EA	\$3,500.00	\$3,500												\$3,500										\$3,500
D3030	Roof	7869969	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	4	16	1	EA	\$2,600.00	\$2,600																	\$2,600					\$2,600
D3050	Roof	7869944	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$48,000.00	\$48,000				\$48,000																		\$48,000
D3050	Throughout Building	7867527	HVAC System, Ductwork, Medium Density, Replace	30	22	8	15000	SF	\$4.00	\$60,000										\$60,000												\$60,000
D3050	Roof	7867586	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867564	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867513	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867568	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867552	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867543	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867562	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867560	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867590	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867434	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867546	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867432	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867465	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867477	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867501	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867573	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867585	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867587	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867550	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$7,500.00	\$7,500																	\$7,500					\$7,500
D3050	Roof	7867536	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867516	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867519	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867529	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867473	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867456	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867502	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867487	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867419	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867498	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867515	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																	\$9,000					\$9,000
D3050	Roof	7867554	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000</

Replacement Reserves Report

Dexter Elementary



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D4010	Fire Riser Room	7869955	Supplemental Components, Fire Riser, Wet, Replace	40	22	18	3	EA	\$10,000.00	\$30,000																		\$30,000	\$30,000			
D4010	Kitchen	7869924	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	24	LF	\$400.00	\$9,600							\$9,600														\$9,600	
D4030	Kitchen	7869937	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$300.00	\$300					\$300											\$300					\$600	
D4030	Throughout Building	7869950	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	21	EA	\$150.00	\$3,150							\$3,150												\$3,150		\$6,300	
D5010	Site Utility Areas	7869890	Generator, Gas or Gasoline, 40 to 80 KW, Replace	25	25	0	1	EA	\$52,000.00	\$52,000	\$52,000																				\$52,000	
D5010	Electrical Room	7869965	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	22	3	1	EA	\$12,000.00	\$12,000					\$12,000																	\$12,000
D5010	Electrical Room	7869897	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	22	3	1	EA	\$12,000.00	\$12,000					\$12,000																	\$12,000
D5020	300 Electrical Room	7867472	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000	
D5020	200 Electrical Room	7867489	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000	
D5020	400 Electrical Room	7867588	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000	
D5020	100 Electrical Room	7867461	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000	
D5020	Electrical Room	7869986	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$16,000.00	\$16,000									\$16,000												\$16,000	
D5020	Electrical Room	7869939	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$6,700.00	\$6,700									\$6,700												\$6,700	
D5020	Electrical Room	7869891	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000	
D5020	Site General	7867584	Primary Transformer, Liquid Filled, Property-Owned, Replace	30	22	8	1	EA	\$50,000.00	\$50,000									\$50,000												\$50,000	
D5020	Main Electrical Room	7867429	Switchboard, 277/480 V, Replace	40	22	18	1	EA	\$90,000.00	\$90,000																		\$90,000		\$90,000		
D5020	300 Electrical Room	7867484	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	200 Electrical Room	7867551	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	400 Electrical Room	7867530	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	100 Electrical Room	7867524	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	Main Electrical Room	7867594	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5020	100 Electrical Room	7867553	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	Main Electrical Room	7867534	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	Main Electrical Room	7867471	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5020	Main Electrical Room	7867518	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	300 Electrical Room	7867420	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	400 Electrical Room	7867474	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	200 Electrical Room	7867488	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	Main Electrical Room	7867470	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5030	Throughout Building	7867541	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	116200	SF	\$2.50	\$290,500																		\$290,500		\$290,500		
D5040	Throughout Building	7867483	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	28	EA	\$220.00	\$6,160				\$6,160										\$6,160							\$12,320	
D5040	Building Exterior	7867480	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	3	EA	\$600.00	\$1,800					\$1,800																\$1,800	
D5040	Throughout Building	7867459	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	110200	SF	\$4.50	\$495,900									\$495,900											\$495,900		
D5040	Main Entrance	7867566	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	4	EA	\$600.00	\$2,400																		\$2,400		\$2,400		
D5040	Gymnasium	7867567	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	4	16	30	EA	\$1,040.00	\$31,200																		\$31,200		\$31,200		
D5040	Lobby	7867427	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	600	SF	\$4.50	\$2,700																		\$2,700		\$2,700		
D7030	Throughout Building	7867505	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	116200	SF	\$2.00	\$232,400											\$232,400									\$232,400		
D7050	Throughout Building	7867468	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	116200	SF	\$3.00	\$348,600											\$348,600									\$348,600		
D7050	Main IT ROOM	7867421	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$15,000.00	\$15,000									\$15,000											\$15,000		
D8010	Throughout Building	7869657	BAS/HVAC Controls, Retrocommissioning of System, Repair	0	15	0	116200	SF	\$2.00	\$232,400	\$232,400																			\$232,400		
E1030	Kitchen	7867510	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	15	0	1	EA	\$4,600.00	\$4,600	\$4,600																	\$4,600		\$9,200		
E1030	Kitchen	7869887	Foodservice Equipment, Tilting Skillet, Replace	20	18	2	1	EA	\$24,500.00	\$24,500			\$24,500																	\$24,500		
E1030	Kitchen	7867496	Foodservice Equipment, Mixer, Freestanding, Replace	25	22	3	1	EA	\$14,000.00	\$14,000					\$14,000																\$14,000	
E1030	Kitchen	7869982	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600					\$5,600									\$5,600						\$11,200		
E1030	Kitchen	7869985	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	\$10,500.00	\$10,500					\$10,500								\$10,500							\$21,000		
E1030	Kitchen Roof	7867440	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300					\$6,300													\$6,300		\$12,600		
E1030	Kitchen	7869979	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,700.00	\$1,700					\$1,700													\$1,700		\$3,400		
E1030	Kitchen	7869884	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	\$10,500.00	\$10,500					\$10,500								\$10,500							\$21,000		
E1030	Kitchen	7869949	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$30,000.00	\$30,000					\$30,000															\$30,000		
E1030	Kitchen Roof	7867561	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300					\$6,300													\$6,300		\$12,600		
E1030	Kitchen	7867500	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$15,000.00	\$15,000					\$15,000															\$15,000		
E1030	Kitchen	7867414	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$2,700.00	\$2,700					\$2,700															\$5,400		
E1030	Kitchen	7867557	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	2	EA	\$4,500.00	\$9,000					\$9,000													\$9,000		\$18,000		
E1030	Kitchen	7867531	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00</																							

Replacement Reserves Report



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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	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
E1030	Kitchen	7867424	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600														\$3,600		\$7,200		
E1030	Kitchen	7867493	Foodservice Equipment, Slicer, Replace	10	6	4	1	EA	\$3,200.00	\$3,200					\$3,200										\$3,200							\$6,400	
E1030	Kitchen	7867526	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600														\$3,600		\$7,200		
E1030	Kitchen	7867447	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600		\$9,200		
E1030	Kitchen	7867549	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600														\$3,600		\$7,200		
E1030	Kitchen	7867452	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00	\$21,500					\$21,500										\$21,500							\$43,000	
E1030	Kitchen	7867430	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600														\$3,600		\$7,200		
E1030	Kitchen	7867482	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700														\$1,700		\$3,400		
E1030	Kitchen	7869908	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600										\$5,600						\$11,200	
E1030	Kitchen	7869927	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	\$5,600.00	\$5,600						\$5,600											\$5,600					\$11,200	
E1030	Kitchen	7869935	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	\$5,600.00	\$5,600						\$5,600											\$5,600					\$11,200	
E1030	Kitchen	7869973	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700	
E1030	Kitchen	7869930	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	8	7	1	EA	\$3,800.00	\$3,800								\$3,800															\$3,800
E1030	Kitchen	7867495	Foodservice Equipment, Ice-maker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$6,700									\$6,700														\$6,700
E1030	Kitchen	7869974	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	\$2,500.00	\$2,500									\$2,500														\$2,500
E1030	Kitchen	7869936	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	\$2,500.00	\$2,500									\$2,500														\$2,500
E1030	Kitchen	7869914	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	22	8	1	EA	\$2,100.00	\$2,100									\$2,100														\$2,100
E1030	Kitchen	7869947	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	22	8	22	EA	\$1,600.00	\$35,200									\$35,200														\$35,200
E1030	Kitchen	7867428	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	5	10	1	EA	\$1,700.00	\$1,700										\$1,700													\$1,700
E1030	Kitchen	7867521	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	4	11	1	EA	\$3,800.00	\$3,800												\$3,800											\$3,800
E1040	102 Lab	7869960	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	22	8	7	EA	\$2,450.00	\$17,150									\$17,150														\$17,150
E1040	Throughout Building	7867542	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	2	EA	\$1,500.00	\$3,000						\$3,000											\$3,000						\$6,000
E1070	Stage	7869933	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	4	11	600	SF	\$15.00	\$9,000												\$9,000											\$9,000
E1070	Gymnasium	7869938	Basketball Backboard, Ceiling-Mounted, Fixed	30	22	8	2	EA	\$5,000.00	\$10,000									\$10,000														\$10,000
E2010	Throughout Building	7869975	Casework, Cabinetry, Standard, Replace	20	17	3	370	LF	\$300.00	\$111,000				\$111,000																			\$111,000
E2010	102 Lab	7869977	Casework, Cabinetry, High-End or Laboratory, Replace	20	17	3	185	LF	\$500.00	\$92,500				\$92,500																			\$92,500
E2010	Site	7867454	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	16	4	200	EA	\$300.00	\$60,000				\$60,000																			\$60,000
G2020	Drives and Main Parking Area	7867537	Parking Lots, Pavement, Asphalt, Cut & Patch	0	22	0	1000	SF	\$5.50	\$5,500	\$5,500																						\$5,500
G2020	Rear Gym Entrance	7867438	Parking Lots, Pavement, Concrete, Repair	0	22	0	200	SF	\$20.00	\$4,000	\$4,000																						\$4,000
G2020	Drives and parking areas	7867582	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	113400	SF	\$0.45	\$51,030		\$51,030									\$51,030						\$51,030						\$204,120
G2020	Site	7867525	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	113400	SF	\$3.50	\$396,900									\$396,900														\$396,900
G2050	Site	7867481	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	22	3	96	EA	\$120.00	\$11,520				\$11,520																			\$11,520
G2050	Site	7867592	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	1	EA	\$9,500.00	\$9,500				\$9,500																			\$9,500
G2050	Site Playground Areas	7869941	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	18	0	2300	SF	\$7.00	\$16,100	\$16,100															\$16,100							\$32,200
G2050	Playground	7867506	Playfield Surfaces, Chips Rubber, 6" Depth, Replace	15	4	11	2000	SF	\$7.00	\$14,000									\$14,000														\$14,000
G2050	Playground	7867445	Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	\$20,000.00	\$20,000																	\$20,000						\$20,000
G2050	Site Playground Areas	7869934	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	\$35,000.00	\$35,000																	\$35,000						\$35,000
G2060	Site	7867532	Park Bench, Metal Powder-Coated, Replace	20	20	0	2	EA	\$700.00	\$1,400	\$1,400																		\$1,400				\$2,800
G2060	Playground	7867538	Fences & Gates, Fence, Chain Link 4', Replace	40	34	6	240	LF	\$18.00	\$4,320						\$4,320																	\$4,320
G2060	Site	7867595	Picnic Table, Metal Powder-Coated, Replace	20	4	16	1	EA	\$700.00	\$700																	\$700						\$700
G2060	Ball Field	7867598	Park Bench, Metal Powder-Coated, Replace	20	4	16	2	EA	\$700.00	\$1,400																	\$1,400						\$1,400
G2060	Site	7867494	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	345	LF	\$18.00	\$6,210																			\$6,210				\$6,210
G2060	Site	7867476	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	900	LF	\$21.00	\$18,900																			\$18,900				\$18,900
G2060	Site General	7869886	Retaining Wall, Brick/Stone, Replace	40	22	18	7000	SF	\$140.00	\$980,000																		\$980,000					\$980,000
G2060	Site	7867485	Bollard, Concrete or Metal, Replace	30	22	8	10	EA	\$1,000.00	\$10,000								\$10,000															\$10,000
G2080	Site	7867593	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	\$1,216.00	\$1,216	\$1,216																						\$1,216
G3030	Site	7867417	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	40	40	0	1	EA	\$6,000.00	\$6,000	\$6,000																						\$6,000
G4050	Site	7867539	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	4	16	45	EA	\$4,000.00	\$180,000																	\$180,000						\$180,000
G4050	Building Exterior	7867463	Exterior																														

Appendix G: Equipment Inventory List

B20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7869919	B2050	Automatic Door Opener	Commercial Overhead/Dock Door		Dexter Elementary	Storage Room	Liftmaster	Inaccessible	Inaccessible	2020		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7867570	D2010	Pump	Circulation, Domestic Water	.5 HP	Dexter Elementary	Custodial Closets	Grundfos	59896171	No dataplate	2002		4
2	7867469	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	Dexter Elementary	200 Custodial Closet	A. O. Smith	DSE30 12	SF02-95566	2002		
3	7867547	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	Dexter Elementary	400 Custodial Closet	A. O. Smith	DSE30-12	SF02-95563	2002		
4	7867448	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	Dexter Elementary	Library Custodial	A. O. Smith	DEN-40 110	2139126278877	2021		
5	7867436	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	Dexter Elementary	100 Custodial Closet	State Industries, Inc.	PCE-30-20RTA 120	2342136136871	2023		
6	7867457	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	Dexter Elementary	300 Custodial Closet	A.O. Smith	DSE 30 6	SF02-94055	2002		
7	7867578	D2010	Water Heater	Electric, Commercial (12 kW)	10 GAL	Dexter Elementary	Kitchen	Hatco	S-45	9656511709	2020		
8	7867426	D2010	Water Heater	Electric, Commercial (36 kW)	125 GAL	Dexter Elementary	Boiler Room	Maxim	48 L 125A-MXG	F015259	2020		
9	7867579	D2010	Water Heater	Electric, Commercial (36 kW)	125 GAL	Dexter Elementary	Boiler Room	Maxim	48 L 125A-MXG	F015258	2020		
10	7867443	D2010	Backflow Preventer	Domestic Water	1.5 IN	Dexter Elementary	102 Lab	Wilkins Zurn	975 XL	No dataplate	2002		
11	7867486	D2010	Backflow Preventer	Domestic Water	1.5 IN	Dexter Elementary	102 Lab	Wilkins Zurn	975 XL	No dataplate	2002		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7869885	D3010	Storage Tank	Fuel, Interior	275 GAL	Dexter Elementary	Site Utility Areas	Illegible	Illegible	Illegible	1950		
2	7867555	D3020	Unit Heater	Electric	2 KW	Dexter Elementary	Fire Riser Room	No dataplate	No dataplate	No dataplate	2002		
3	7869970	D3020	Unit Heater	Natural Gas, 10 to 25 MBH	25 MBH	Dexter Elementary	Storage Room	Modine	Inaccessible	Inaccessible	2002		
4	7867520	D3020	Unit Heater [UH F2]	Natural Gas	106 MBH	Dexter Elementary	Boiler Room	Modine Manufacturing	PSH130AV0130	30012052901-2085	2020		
5	7869969	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	2 TON	Dexter Elementary	Roof	Liebert	PFH020A-PLN	Y20EG1A287	2020		
6	7867558	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Dexter Elementary	PE Office	GREE	No dataplate	No dataplate	2002		
7	7867583	D3030	Portable Air Conditioner	PTAC	16800 BTUH	Dexter Elementary	314	Weltem	WPC-4000P	AMP412205 179	2018		
8	7867517	D3030	Portable Air Conditioner	PTAC	16800 BTUH	Dexter Elementary	310	Weltem	WPC-4000P	AMP412205 029	2018		
9	7867559	D3030	Portable Air Conditioner	PTAC	16800 BTUH	Dexter Elementary	209	Weltem	WPC-4000P	AMP412204 059	2018	1000579	
10	7867449	D3030	Portable Air Conditioner	PTAC	16800 BTUH	Dexter Elementary	110	Denso Products	Office Pro 18	0505130	2005		
11	7867577	D3030	Portable Air Conditioner	PTAC	16800 BTUH	Dexter Elementary	312	Weltem	WPC-4000P	AMP412204 027	2018		
12	7867596	D3030	Portable Air Conditioner	PTAC	16800 BTUH	Dexter Elementary	313	Weltem	WPC-4000P	AMP412205 185	2018		
13	7869943	D3030	Split System	Fan Coil Unit, DX, 1 to 1.5 TON	1 Ton	Dexter Elementary	Data Room	Liebert	Inaccessible	Inaccessible	2020		
14	7869945	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Dexter Elementary	Roof	Carrier	38jMHRBQ12AA101--	1019V11223	2020		
15	7869913	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Dexter Elementary	Roof	CAC/BDP	38MHRBQ12AA1	1019V11341	2020		
16	7869944	D3050	Make-Up Air Unit	MUA or MAU	12000 CFM	Dexter Elementary	Roof	Econ-Air	EAS-D.750-G15	143661	2002		
17	7869981	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86686	2020		
18	7867571	D3050	Packaged Unit [01]	RTU, Pad or Roof-Mounted	10 TON	Dexter Elementary	Gym Roof	Carrier	48HCDE11E3M6A2UGM0	3620P83434	2020		
19	7869954	D3050	Packaged Unit [02]	RTU, Pad or Roof-Mounted	10 TON	Dexter Elementary	Gym Roof	Carrier	48HCDE11E3M6A2UGM0	3620P83433	2020		
20	7869905	D3050	Packaged Unit [03]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E2M6A2UGT0	3620C89779	2020		
21	7867431	D3050	Packaged Unit [04]	RTU, Pad or Roof-Mounted	10 TON	Dexter Elementary	Kitchen Roof	Carrier	48HCDE11J3M6A2UGM0	2020P96052	2020		
22	7867446	D3050	Packaged Unit [100]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86391	2020		
23	7867550	D3050	Packaged Unit [100 RR]	RTU, Pad or Roof-Mounted	3 TON	Dexter Elementary	Roof	Carrier	48GCDN04E2M6049554	1320C86587	2020		
24	7869968	D3050	Packaged Unit [101]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Roof	Carrier	48HC3307E2M6049556	1120P93295	2020		
25	7867591	D3050	Packaged Unit [102]	RTU, Pad or Roof-Mounted	7 TON	Dexter Elementary	Roof	Carrier	48HCDE08E2M6049557	1220P93633	2020		
26	7867462	D3050	Packaged Unit [103]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86690	2020		
27	7867515	D3050	Packaged Unit [104]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86395	2020		
28	7867573	D3050	Packaged Unit [105]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86480	2020		
29	7867498	D3050	Packaged Unit [106]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86479	2020		
30	7867585	D3050	Packaged Unit [107]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86384	2020		
31	7867419	D3050	Packaged Unit [108]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86394	2020		
32	7867587	D3050	Packaged Unit [109]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86380	2020		
33	7867487	D3050	Packaged Unit [110]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86387	2020		
34	7867536	D3050	Packaged Unit [111]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86382	2020		
35	7867502	D3050	Packaged Unit [112]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86392	2020		
36	7867516	D3050	Packaged Unit [113]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86385	2020		
37	7867456	D3050	Packaged Unit [114]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86381	2020		

38	7867529	D3050	Packaged Unit [115]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86388	2020
39	7867473	D3050	Packaged Unit [116]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86383	2020
40	7867519	D3050	Packaged Unit [118]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86389	2020
41	7869990	D3050	Packaged Unit [200]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	132C86591	2020
42	7869902	D3050	Packaged Unit [200 RR]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN04E2M6049554	1320C86583	2020
43	7869952	D3050	Packaged Unit [201]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Roof	Carrier	48HC3307E2M6049556	1120P93298	2020
44	7869948	D3050	Packaged Unit [202]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86590	2020
45	7869929	D3050	Packaged Unit [203]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86390	2020
46	7869983	D3050	Packaged Unit [204]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86488	2020
47	7869958	D3050	Packaged Unit [205]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86487	2020
48	7869963	D3050	Packaged Unit [206]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86592	2020
49	7869910	D3050	Packaged Unit [207]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86687	2020
50	7869940	D3050	Packaged Unit [208]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86485	2020
51	7869988	D3050	Packaged Unit [209]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86694	2020
52	7869942	D3050	Packaged Unit [210]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86692	2020
53	7869899	D3050	Packaged Unit [212]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86691	2020
54	7869946	D3050	Packaged Unit [213]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1dM6049555	1320C86481	2020
55	7869909	D3050	Packaged Unit [215]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86386	2020
56	7867432	D3050	Packaged Unit [300 RR]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN04E2M6049554	1320C86582	2020
57	7867586	D3050	Packaged Unit [301]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86599	2020
58	7867576	D3050	Packaged Unit [301]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86599	2020
59	7867564	D3050	Packaged Unit [303]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86693	2020
60	7867501	D3050	Packaged Unit [304]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86689	2020
61	7867513	D3050	Packaged Unit [305]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86697	2020
62	7867477	D3050	Packaged Unit [306]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86588	2020
63	7867568	D3050	Packaged Unit [307]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86696	2020
64	7867465	D3050	Packaged Unit [308]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86589	2020
65	7867552	D3050	Packaged Unit [309]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86478	2020
66	7867546	D3050	Packaged Unit [310]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86699	2020
67	7867543	D3050	Packaged Unit [311]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86685	2020
68	7867434	D3050	Packaged Unit [312]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86688	2020
69	7867562	D3050	Packaged Unit [313]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86593	2020
70	7867590	D3050	Packaged Unit [314]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86695	2020
71	7867560	D3050	Packaged Unit [315]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86595	2020
72	7869953	D3050	Packaged Unit [400 RR]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN04E2M6049554	1320C86585	2020
73	7869921	D3050	Packaged Unit [401]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86486	2020
74	7869956	D3050	Packaged Unit [403]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86597	2020
75	7869894	D3050	Packaged Unit [404]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86490	2020
76	7869906	D3050	Packaged Unit [405]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86594	2020
77	7869888	D3050	Packaged Unit [406]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86491	2020
78	7869893	D3050	Packaged Unit [407]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86477	2020
79	7869916	D3050	Packaged Unit [408]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86476	2020
80	7869918	D3050	Packaged Unit [409]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86484	2020
81	7869901	D3050	Packaged Unit [410]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86598	2020
82	7869984	D3050	Packaged Unit [411]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86483	2020
83	7869928	D3050	Packaged Unit [412]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86596	2020
84	7869915	D3050	Packaged Unit [413]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86489	2020
85	7869980	D3050	Packaged Unit [414]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86393	2020
86	7869931	D3050	Packaged Unit [416]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86698	2020
87	7869922	D3050	Packaged Unit [ADMIN]	RTU, Pad or Roof-Mounted	7 TON	Dexter Elementary	Roof	Carrier	48HCDE08E2M6049557	1220P93634	2020
88	7867508	D3050	Packaged Unit [CAF 1]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Cafeteria Roof	Carrier	48HCEE07E2M6049556	1120P93301	2020
89	7867569	D3050	Packaged Unit [CAF 2]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Cafeteria Roof	Carrier	48HCEE07E2M6049556	1120P93299	2020
90	7867464	D3050	Packaged Unit [CAF 3]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Cafeteria Roof	Carrier	48HCEE07E2M6049556	1120P93296	2020
91	7869966	D3050	Packaged Unit [CAF 4]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Cafeteria Roof	Carrier	48HCEE07E2M6049556	1120P93300	2020
92	7867450	D3050	Packaged Unit [CONF ROOM]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Roof	Carrier	48HCEE07E2M6049556	1120P93297	2020
93	7869917	D3050	Packaged Unit [ENTRANCE]	RTU, Pad or Roof-Mounted	8 TON	Dexter Elementary	Roof	Carrier	48HCDE09E2M6049558	1220P93636	2020
94	7867435	D3050	Packaged Unit [KIT OFF]	RTU, Pad or Roof-Mounted	3 TON	Dexter Elementary	Kitchen Roof	Carrier	48GCDN04E2M6049554	1320C86584	2020
95	7867580	D3050	Packaged Unit [LIB 1]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86482	2020
96	7867415	D3050	Packaged Unit [LIB 2]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN05E1M6049555	1320C86700	2020

97	7869889	D3050	Packaged Unit [PRINCIPAL]	RTU, Pad or Roof-Mounted	7 TON	Dexter Elementary	Roof	Carrier	48 HCDE08E2M6049777	1220P93635	2020
98	7867554	D3050	Packaged Unit [TWA-A]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Roof	Carrier	48HCEE07E2M6049556	1120P93294	2020
99	7869926	D3050	Packaged Unit [TWA-C]	RTU, Pad or Roof-Mounted	4 TON	Dexter Elementary	Roof	Carrier	48GCDN04E2M6049554	1320C86586	2020
100	7869971	D3050	Packaged Unit [TWA-D]	RTU, Pad or Roof-Mounted	6 TON	Dexter Elementary	Roof	Carrier	48HCEE07E2M6049556	1120P93302	2020
101	7869957	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Dexter Elementary	Roof	Greenheck	No dataplate	No dataplate	2020
102	7869962	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-5X-QD	16962357	2020
103	7869920	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-5X-QD	16837154	2020
104	7869951	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-5X-QD	16837152	2020
105	7867522	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-5X-QD	16962356	2016
106	7867511	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-4X-QD-	16912142	2016
107	7867535	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-5X-QD	16962358	2016
108	7867479	D3060	Exhaust Fan [Dishwasher]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Kitchen Roof	Greenheck	CUBE-131-4-X	16961266	2016
109	7867581	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-4-X	12576721 1109	2012
110	7869898	D3060	Exhaust Fan [EF-3]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-101-4-X	16961331	2020
111	7869900	D3060	Exhaust Fan [EF-3]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-101-4-X	16961332	2020
112	7869989	D3060	Exhaust Fan [EF-4]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-121-4-X	16961386	2020
113	7867451	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-121-4-X	16961387	2016
114	7869932	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper	1000 CFM	Dexter Elementary	Roof	Greenheck	G-095-G-X	16961423	2020
115	7867491	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	G-095-G-X	16961421	2016
116	7867466	D3060	Exhaust Fan [EF-5 1]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Dexter Elementary	Roof	Greenheck	G-095-G-X	17088442	2017
117	7869896	D3060	Exhaust Fan [EF-6]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-091-4-X	16961448	2020
118	7869904	D3060	Exhaust Fan [EF-6]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-091-4-X	16961447	2020
119	7869959	D3060	Exhaust Fan [EF-7]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-101-4-X	16961461	2020
120	7869972	D3060	Exhaust Fan [EF-8]	Centrifugal, 16" Damper	2000 CFM	Dexter Elementary	Roof	Greenheck	GB-141-4-X	16961486	2020
121	7869911	D3060	Exhaust Fan [KITCHEN HOOD]	Centrifugal, 24" Damper	5000 CFM	Dexter Elementary	Roof	Greenheck	CUBE-200-20-G	16961504	2020
122	7867490	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Dexter Elementary	Kitchen	Mars	36C-0	0204PF36C-L(F3)	2002

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7869924	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Dexter Elementary	Kitchen	Ansul	R-102	60991	2010		24
2	7869950	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Dexter Elementary	Throughout Building				2020		21
3	7869937	D4030	Fire Extinguisher	Wet Chemical/CO2		Dexter Elementary	Kitchen				2018		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7869890	D5010	Generator	Gas or Gasoline, 40 to 80 KW		Dexter Elementary	Site Utility Areas	Cummins	GGHE-5554119	C020349284	1999		
2	7869965	D5010	Automatic Transfer Switch	ATS, 200 AMP		Dexter Elementary	Electrical Room	Cummins	OTPCB-5554114	C020346154	2002		
3	7869897	D5010	Automatic Transfer Switch [2]	ATS, 200 AMP		Dexter Elementary	Electrical Room	Cummins	OTPCB-5554118	C020346153	2002		
4	7867584	D5020	Primary Transformer	Liquid Filled, Property-Owned		Dexter Elementary	Site General	Inaccessible	Inaccessible	Inaccessible	2002		
5	7867472	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	300 Electrical Room	Siemens	3F3Y075K13	No dataplate	2002		
6	7869986	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	Electrical Room	Siemens	36 B	No dataplate	2002		
7	7869939	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	Electrical Room	Siemens	36 K	No dataplate	2002		
8	7869891	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	Electrical Room	Siemens	36 K	No dataplate	2002		
9	7867489	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	200 Electrical Room	Siemens	3F3Y075K13	No dataplate	2002		
10	7867588	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	400 Electrical Room	Siemens	3F3Y075K13	No dataplate	2002		
11	7867461	D5020	Secondary Transformer	Dry, Stepdown		Dexter Elementary	100 Electrical Room	Siemens	3F3Y075K13	No dataplate	2002		
12	7867429	D5020	Switchboard [MSB]	277/480 V		Dexter Elementary	Main Electrical Room	Siemens	SB3 REV A	No dataplate	2002		
13	7867594	D5020	Distribution Panel [HPA]	120/208 V		Dexter Elementary	Main Electrical Room	Siemens	SEE42ML400CTS	No dataplate	2002		
14	7867471	D5020	Distribution Panel [LPA]	120/208 V		Dexter Elementary	Main Electrical Room	Siemens	S4C90JX400ERS	No dataplate	2002		
15	7867534	D5020	Distribution Panel [MPA]	277/480 V		Dexter Elementary	Main Electrical Room	Siemens	SEF42ML400CBS	No dataplate	2002		
16	7867518	D5020	Distribution Panel [MPA]	277/480 V		Dexter Elementary	Main Electrical Room	Siemens	SEF42ML400CTS	No dataplate	2002		

17	7867470	D5020	Distribution Panel [MPA2]	120/208 V	400 AMP	Dexter Elementary	Main Electrical Room	Siemens	SEF42ML400CTS	No dataplate	2002		
18	7867530	D5020	Distribution Panel [MPB]	277/480 V	400 AMP	Dexter Elementary	400 Electrical Room	Siemens	SEF42ML400CTS	No dataplate	2002		
19	7867474	D5020	Distribution Panel [MPB]	277/480 V	400 AMP	Dexter Elementary	400 Electrical Room	Siemens	SEF42ML400CBS	No dataplate	2002		
20	7867551	D5020	Distribution Panel [MPC]	277/480 V	400 AMP	Dexter Elementary	200 Electrical Room	Siemens	SEF42ML400CTS	No dataplate	2002		
21	7867488	D5020	Distribution Panel [MPC]	277/480 V	400 AMP	Dexter Elementary	200 Electrical Room	Siemens	SEF42ML400CBS	No dataplate	2002		
22	7867524	D5020	Distribution Panel [MPD]	277/480 V	400 AMP	Dexter Elementary	100 Electrical Room	Siemens	SEF42ML400CBS	No dataplate	2002		
23	7867553	D5020	Distribution Panel [MPD]	277/480 V	400 AMP	Dexter Elementary	100 Electrical Room	Siemens	SEF42ML400CTS	No dataplate	2002		
24	7867484	D5020	Distribution Panel [MPE]	277/480 V	400 AMP	Dexter Elementary	300 Electrical Room	Siemens	SEF42ML400CTS	No dataplate	2002		
25	7867420	D5020	Distribution Panel [MPE]	277/480 V	400 AMP	Dexter Elementary	300 Electrical Room	Siemens	SEF42ML400CBS	No dataplate	2002		
26	7867483	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dexter Elementary	Throughout Building				2002		28
27	7867567	D5040	Special Fixture w/ Lamp	any type Interior High Bay, w/ LED Replacement	200 W	Dexter Elementary	Gymnasium				2020		30

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7867421	D7050	Fire Alarm Panel	Fully Addressable		Dexter Elementary	Main IT ROOM				2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7869927	E1030	Foodservice Equipment	Convection Oven, Single		Dexter Elementary	Kitchen	Blodgett	BDO-100-G-ES	012020C1096Z	2020	787745	
2	7869982	E1030	Foodservice Equipment	Convection Oven, Single		Dexter Elementary	Kitchen	Blodgett	BDO-100-G-ES	072619CI025T	2002	780899	
3	7869935	E1030	Foodservice Equipment	Convection Oven, Single		Dexter Elementary	Kitchen	Blodgett	BDO-100-G-ES	012020C1095Z	2020	787746	
4	7869908	E1030	Foodservice Equipment	Convection Oven, Single		Dexter Elementary	Kitchen	Blodgett	BDO-100-G-ES	072619CI029B	2019	780900	
5	7867424	E1030	Foodservice Equipment	Dairy Cooler/Wells		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119627	
6	7867526	E1030	Foodservice Equipment	Dairy Cooler/Wells		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119628	
7	7867549	E1030	Foodservice Equipment	Dairy Cooler/Wells		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119626	
8	7867430	E1030	Foodservice Equipment	Dairy Cooler/Wells		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119625	
9	7867452	E1030	Foodservice Equipment	Dishwasher Commercial		Dexter Elementary	Kitchen	Hobart	C54A	85-1032653	2002	119643	
10	7867557	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Dexter Elementary	Kitchen	Illegible	Illegible	Illegible	2002	745664	2
11	7867531	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Dexter Elementary	Kitchen	Cozoc	HPC7011	No dataplate	2002	787752	
12	7867441	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Dexter Elementary	Kitchen	FWE	MTU-12	092544001	2009	476488	
13	7869930	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Dexter Elementary	Kitchen	Salvajor	200	34249	2016		
14	7867521	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Dexter Elementary	Kitchen	Salvajor Commercial	300	23177	2020		
15	7867495	E1030	Foodservice Equipment	Icemaker, Freestanding		Dexter Elementary	Kitchen	Manitowoc	KYT0420A-161	1120560717	2017	784259	
16	7867496	E1030	Foodservice Equipment	Mixer, Freestanding		Dexter Elementary	Kitchen	Hobart	D340	31-1264-391	2002	119621	
17	7869979	E1030	Foodservice Equipment	Range, 2-Burner		Dexter Elementary	Kitchen	Garland	M5S	020GHG0352	2002	119612	
18	7867414	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Dexter Elementary	Kitchen	Traulsen	AHT132WPUT-FHG	T283920F02	2002	119618	
19	7867428	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Dexter Elementary	Kitchen	MasterBuilt	D0MC-164-A	1911307810	2019		
20	7869973	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Dexter Elementary	Kitchen	No dataplate	AMC-58	6772 4303 1812 6403	2015		
21	7867482	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Dexter Elementary	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10742054	2002	1082079	
22	7867493	E1030	Foodservice Equipment	Slicer		Dexter Elementary	Kitchen	Hobart	2712	561-162-461	2002	119623	
23	7869949	E1030	Foodservice Equipment	Steam Kettle		Dexter Elementary	Kitchen	Cleveland	KGL-40-T	WT1157-02D-01	2002	119615	
24	7869985	E1030	Foodservice Equipment	Steamer, Freestanding		Dexter Elementary	Kitchen	AccuTemp	N61201E06000200	42528	2002		
25	7869884	E1030	Foodservice Equipment	Steamer, Freestanding		Dexter Elementary	Kitchen	AccuTemp	N6120E06000250	42538	2017	567131	
26	7869887	E1030	Foodservice Equipment	Tilting Skillet		Dexter Elementary	Kitchen	Cleveland	SGL-40-T1	WT1591-02F-01	2002	119613	
27	7867440	E1030	Foodservice Equipment [Cooler]	Walk-In, Condenser for Refrigerator/Freezer		Dexter Elementary	Kitchen Roof	Heatcraft	Illegible	Illegible	2002		
28	7867447	E1030	Foodservice Equipment [Cooler]	Walk-In, Evaporator for Refrigerator/Freezer		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002		
29	7867500	E1030	Foodservice Equipment [Cooler]	Walk-In, Refrigerator		Dexter Elementary	Kitchen	Thermo-Kool	TK 3476-WPPL	39956 FDRL	2002		
30	7867561	E1030	Foodservice Equipment [Freezer]	Walk-In, Condenser for Refrigerator/Freezer		Dexter Elementary	Kitchen Roof	Heatcraft	Illegible	Illegible	2002		
31	7867510	E1030	Foodservice Equipment [Freezer]	Walk-In, Evaporator for Refrigerator/Freezer		Dexter Elementary	Kitchen	Heatcraft	LET090BJ	D02F02142	2002		
32	7867589	E1030	Foodservice Equipment [Freezer]	Walk-In, Freezer		Dexter Elementary	Kitchen	Thermo-Kool	Illegible	39956 FDRL	2002		
33	7869947	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl		Dexter Elementary	Kitchen				2002		22
34	7869914	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119644	
35	7869974	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119645	
36	7869936	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Dexter Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2002	119646	

