FACILITY CONDITION ASSESSMENT

prepared for

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



Dexter Middle School
6998 Raleigh Lagrange Road
Cordova, TN 38018

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ON SITE DATE:
July 16, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	6998 Raleigh Lagrange Road, Cordova, TN 38018
Site Developed	2002
Site Area	13.3 acres (estimated)
Parking Spaces	180 total spaces all in open lots; six of which are accessible
Building Area	112,072 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 16, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	Alexia St. Cyr, Plant Manager (901) 502-2867
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 Middle 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 leaks in some areas. The roof finishes are budgeted and anticipated for replacement in the short term. The exterior steel doors are very worn and need refinishing to preserve integrity. Interior finishes have been maintained over the years as well, but some are reaching the end of their life cycle and anticipated for replacement. Carpeting in the library and band room is worn and frayed and is recommended for replacement. 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 packaged unit. The packaged units are all functional but will be approaching the end-of-life cycle in the near term. The electrical 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 operational. The plumbing system and restroom fixtures are observed to be adequate but with original water heaters that are aged and corroded. The kitchen equipment appears to be functional with no reported issues. 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. All MEPF assets are budgeted and anticipated for replacement based on condition and expected remaining useful life.

Site

The asphalt drives and parking lots are observed to be damaged and cracked with observed potholes. Site lighting is with pole lights and wall pack fixtures on the exterior of the building. Most of the wall packs are original with yellow and cracked lenses and are budgeted for replacement. There is damage observed along the CMU retaining wall at the main parking area. The storm drainage catch basins at the main parking area appear to be damaged in some areas as well.

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 Middle School(2002)

Replacement Value	*Total SF*	*Cost/SF*
$ 44,828,800	*112,072*	*$ 400*

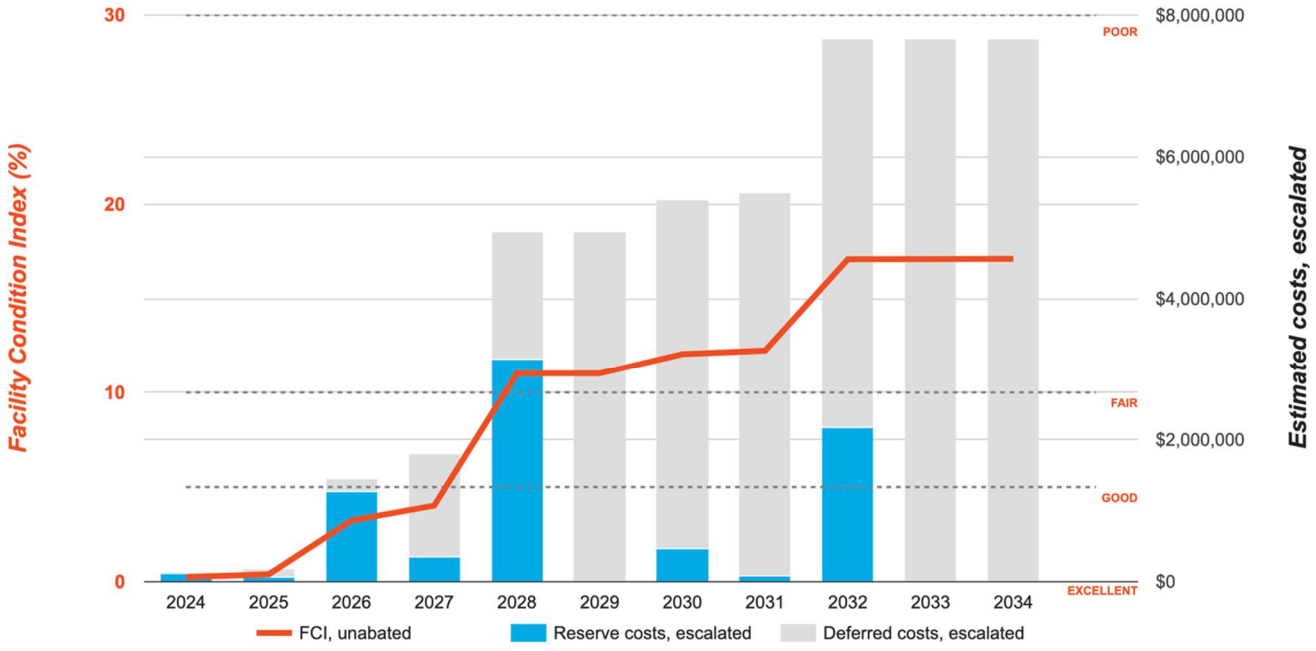
	Est Reserve Cost	FCI
Current	$ 113,500	**0.3 %**
3-Year	$ 1,803,600	4.0 %
5-Year	$ 4,936,900	11.0 %
10-Year	$ 7,668,500	17.1 %

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 Middle School

Replacement Value: $44,828,800 Inflation Rate: 3.0% Average Needs per Year: $697,200



Immediate Needs

Facility/Building	Total Items	Total Cost
Dexter Middle School	10	$113,500
Total	**10**	**$113,500**

Dexter Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7862017	Dexter Middle School	Locker Rooms	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	Poor	Performance/Integrity	$1,000
7861920	Dexter Middle School	Boiler Room	D2010	Water Heater, Gas, Commercial (125 MBH), Replace	Poor	Performance/Integrity	$12,400
7861978	Dexter Middle School	200 Custodial	D2010	Water Heater, Electric, Commercial (12 kW), Replace	Poor	Performance/Integrity	$12,400
7861889	Dexter Middle School	104 Custodial	D2010	Water Heater, Electric, Commercial (12 kW), Replace	Poor	Performance/Integrity	$12,400
7862007	Dexter Middle School	Boiler Room	D2010	Water Heater, Gas, Commercial (125 MBH), Replace	Poor	Performance/Integrity	$12,400
7861934	Dexter Middle School	Kitchen Roof	E1030	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	Failed	Performance/Integrity	$6,300
7861932	Dexter Middle School	Kitchen	E1030	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	Failed	Performance/Integrity	$4,600
7861974	Dexter Middle School	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	$11,000
7869801	Dexter Middle School	Site	G2060	Retaining Wall, Brick/Stone, Replace	Poor	Safety	$35,000
7861956	Dexter Middle School	Site	G3030	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	Poor	Safety	$6,000
Total (10 items)							**$113,500**

Key Findings



Storm Drainage Components in Poor condition.

Catch Basin, 6' Deep
Dexter Middle School Site

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

Priority Score: **95.9**

Plan Type: Safety

Cost Estimate: $6,000

**$$**$$

Catch basin is damaged along front road. - AssetCALC ID: 7861956



Retaining Wall in Poor condition.

Brick/Stone
Dexter Middle School Site

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $35,000

**$$$**$

Wall is damaged and needs replaced. - AssetCALC ID: 7869801



Exterior Steel Doors in Poor condition.

any painted surface, 1-2 Story Building
Dexter Middle School Exterior Doors

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2026**

Priority Score: **89.6**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Paint is worn and faded. - AssetCALC ID: 7869769



Roofing in Poor condition.

Modified Bitumen
Dexter Middle School Roof

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

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,120,700

$$$$

The modified bitumen roof finish is very aged, blistered, heaving and cracked overall. Recommend complete replacement in the short to near term. - AssetCALC ID: 7862028



Parking Lots in Poor condition.

Pavement, Asphalt
Dexter Middle School Site

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $11,000

$$$$

Damaged, cracked with pot holes at back drive. - AssetCALC ID: 7861974



Parking Lots in Poor condition.

Pavement, Asphalt
Dexter Middle School Drives and Parking Areas

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $68,000

$$$$

Recommend caulking cracks and sealing in the short term to prevent further damage to asphalt surface. Striping will then be needed as well. Cut and patch is included as a separate immediate cost. Milling and overlaying is recommended for the future. - AssetCALC ID: 7861965



Water Heater in Poor condition.

Electric, Commercial (12 kW)
Dexter Middle School 104 Custodial

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,400

$$$$

Very rusted - AssetCALC ID: 7861889



Water Heater in Poor condition.

Electric, Commercial (12 kW)
Dexter Middle School 200 Custodial

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,400

$$$$

Very rusted - AssetCALC ID: 7861978



Water Heater in Poor condition.

Gas, Commercial (125 MBH)
Dexter Middle School Boiler Room

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,400

**$$$**$

Rusting along base. - AssetCALC ID: 7862007



Water Heater in Poor condition.

Gas, Commercial (125 MBH)
Dexter Middle School Boiler Room

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,400

**$$$**$

Rusting along base - AssetCALC ID: 7861920



Foodservice Equipment in Failed condition.

Walk-In, Evaporator for Refigerator/Freezer
Dexter Middle School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $4,600

**$$**$$

Non-functional evaporator - AssetCALC ID: 7861932



Foodservice Equipment in Failed condition.

Walk-In, Condenser for Refigerator/Freezer
Dexter Middle School Kitchen Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $6,300

**$$**$$

Non-functional - AssetCALC ID: 7861934



Lockers in Poor condition.

Steel-Baked Enamel, 12" W x 15" D x 72" H
Dexter Middle School Locker Rooms

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Aged and damaged - AssetCALC ID: 7862017



Exterior Site Lighting in Poor condition.

Wall Pack, 50 to 105 W
Dexter Middle School Building Exterior

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $30,400

**$$$**$

Damaged with yellow lenses - AssetCALC ID: 7861933



Flooring in Poor condition.

Vinyl Tile (VCT)
Dexter Middle School 220

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $500

**$$**$$

Rust stains on VCT - AssetCALC ID: 7861880



Flooring in Poor condition.

Carpet, Commercial Standard
Dexter Middle School Library

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $16,500

**$$$**$

Frayed - AssetCALC ID: 7861980



Flooring in Poor condition.

Carpet, Commercial Standard
Dexter Middle School Band Room

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,500

**$$**$$

Aged and frayed - AssetCALC ID: 7861996



Wall Finishes in Poor condition.

any surface
Dexter Middle School Classroom Doors and Jambs

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $4,500

**$$**$$

Door paint needed. - AssetCALC ID: 7861893



Wall Finishes in Poor condition.

any surface
Dexter Middle School Cafeteria

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,200

**$$**$$

Walls are scuffed and damaged along high traffic areas. - AssetCALC ID: 7861972



Flooring in Poor condition.

any surface, w/ Paint or Sealant
Dexter Middle School Gymnasium

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2026**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$$**$$

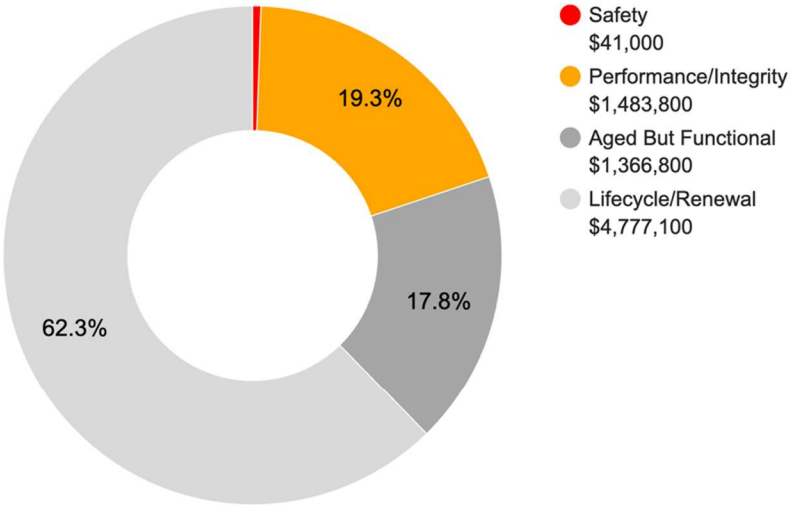
Hardwood has been repaired in places, needs staining to match. - AssetCALC ID: 7861884

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.

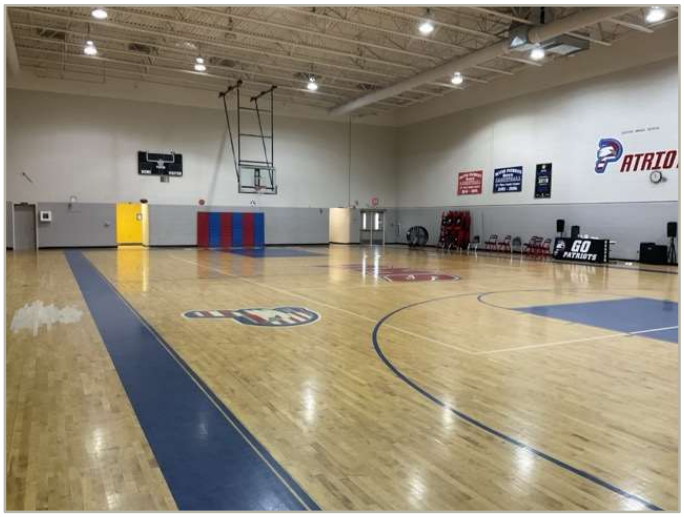
Plan Type Distribution (by Cost)



10-YEAR TOTAL: $7,668,700

2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete 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, rubber 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 units, computer room AC (CRAC) unit, portable AC units, and suspended unit heaters	Fair
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

Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
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	Significant wear and buckling of roof finishes, worn finishes on exterior doors, damaged lockers, scuffed and chipped interior walls and doors, mismatched gym floor, damaged VCT in 220, worn and frayed carpet in band room and library, aged and corroded water heaters, non-functional walk-in cooler in kitchen, alligator cracking, significant potholes, faded striping and sealing of asphalt drives and parking areas, sinking and damaged catch basin in parking area, damaged retaining wall at parking area, aged and damaged wall pack light fixtures 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	-	-	-	-	-	-
Facade	-	$2,400	$3,900	$87,300	$9,300	$102,900
Roofing	-	$1,189,000	$49,800	-	-	$1,238,800
Interiors	$1,000	$32,700	$911,000	$455,900	$1,462,500	$2,863,200
Plumbing	$49,600	-	$25,700	$236,400	$2,271,600	$2,583,200
HVAC	-	$9,500	$1,025,800	$572,300	$5,100	$1,612,800
Fire Protection	-	-	$145,100	$13,200	$21,400	$179,700
Electrical	-	-	$711,800	$217,500	$636,900	$1,566,200
Fire Alarm & Electronic Systems	-	-	-	$283,900	$560,300	$844,200
Equipment & Furnishings	$10,900	-	$361,000	$98,400	$194,400	$664,700
Site Utilities	$6,000	$31,300	$252,100	-	-	$289,400
Site Development	$35,000	-	-	$12,700	$410,600	$458,300
Site Pavement	$11,000	$72,200	-	$754,100	$209,500	$1,046,700
TOTALS (3% inflation)	**$113,500**	**$1,337,100**	**$3,486,300**	**$2,731,600**	**$5,781,500**	**$13,450,000**

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, TN 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



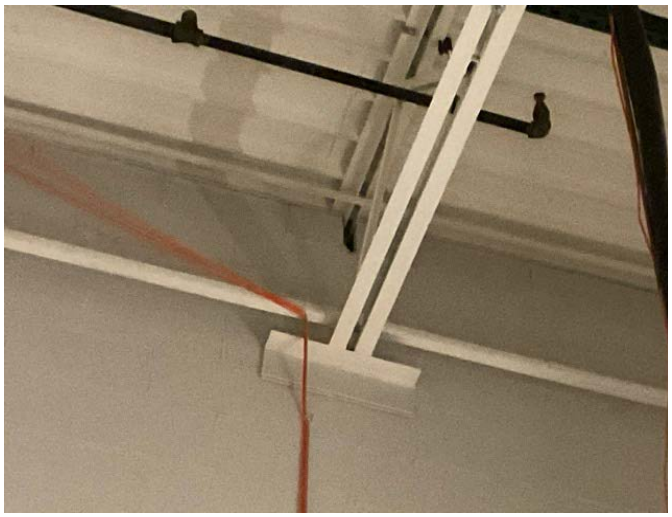
3 - REAR ELEVATION



4 - RIGHT ELEVATION

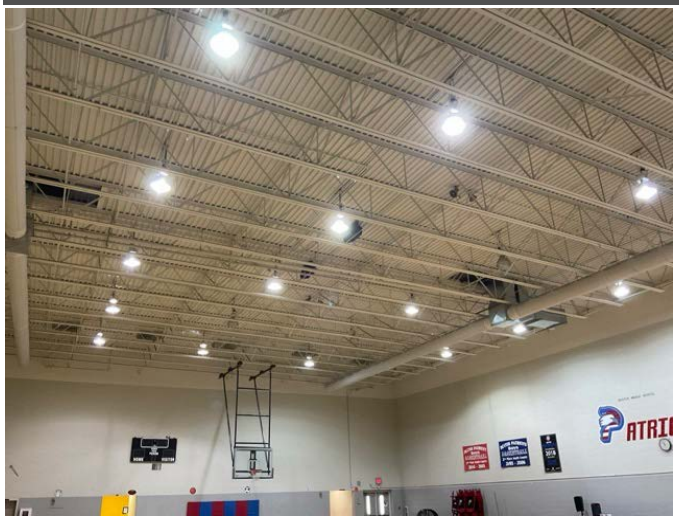


5 - STRUCTURAL OVERVIEW



6 - STRUCTURAL ELEMENTS

Photographic Overview



7 - GYM STRUCTURAL OVERVIEW



8 - EXTERIOR BRICK FACADE



9 - MODIFIED BITUMINOUS ROOF



10 – ROOF DRAINAGE



11 - MAIN ENTRANCE



12 - RECEPTION AREA

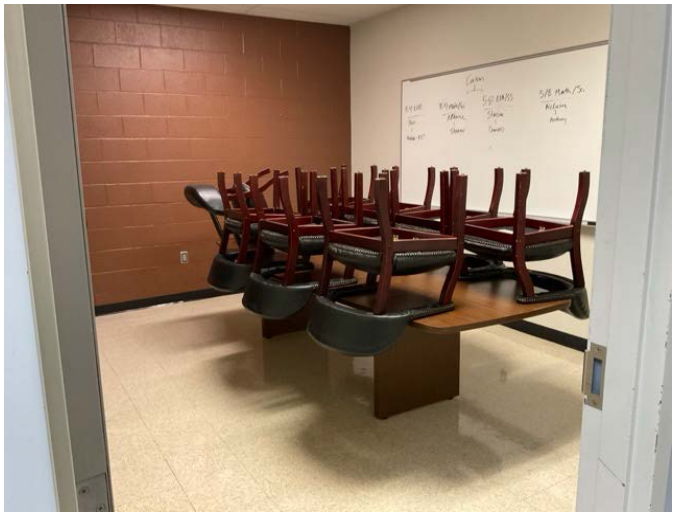
Photographic Overview



13 - HALLWAY



14 - CLASSROOM



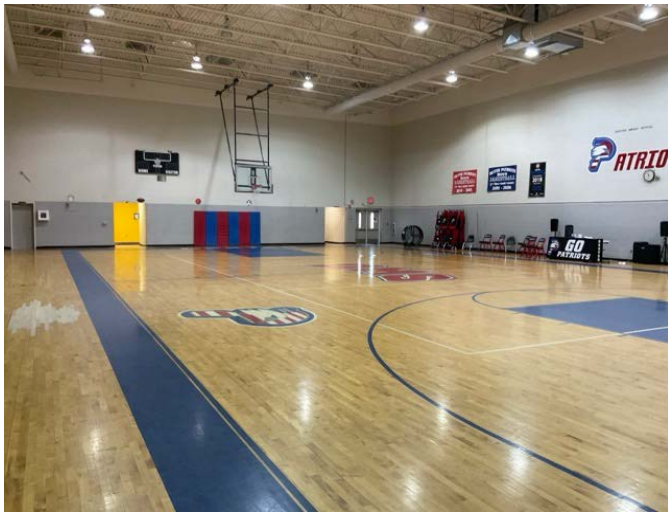
15 - CONFERENCE ROOM



16 - OFFICES



17 - LIBRARY



18 - GYMNASIUM

Photographic Overview



19 - CAFETERIA



20 - STAGE



21 - FIRE ALARM PANEL



22 - WETPIPE SPRINKLER SYSTEM



23 - DOMESTIC WATER PIPING



24 - WATER HEATER

Photographic Overview



25 - ROOFTOP MECHANICAL EQUIPMENT



26 - ELECTRICAL SYSTEM



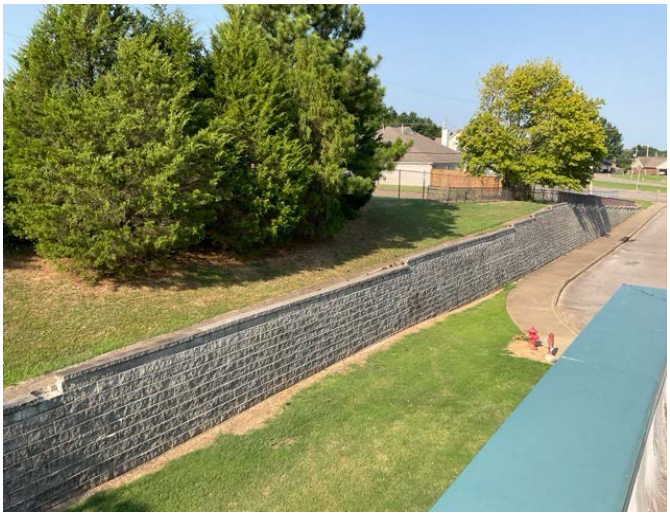
27 - EMERGENCY GENERATOR



28 - MAIN PARKING AREA



29 - PROPERTY SIGNAGE



30 - RETAINING WALL

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-091.354	Dexter Middle School
Source	**On-Site Date**
Google	July 16, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Dexter Middle School
Name of person completing form:	Alexia St Cyr
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	4 Months
Date Completed:	7/16/2024
Phone Number:	9015022867
Method of Completion:	DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2002	Renovated:	
2	Building size in SF	112,072 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	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.	None		

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				Classroom 112 roof leaks. Might be hvac condensation.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Mold in a few classrooms, has been removed.
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
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 Middle School

BV Project Number: 163745.23R000-091.354

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 Middle School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Striping is faded	
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

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

Dexter Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



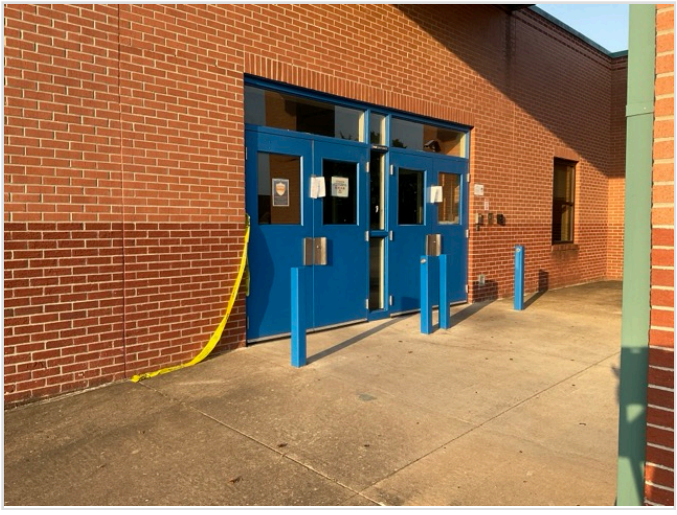
2ND AREA OF ACCESSIBLE PARKING



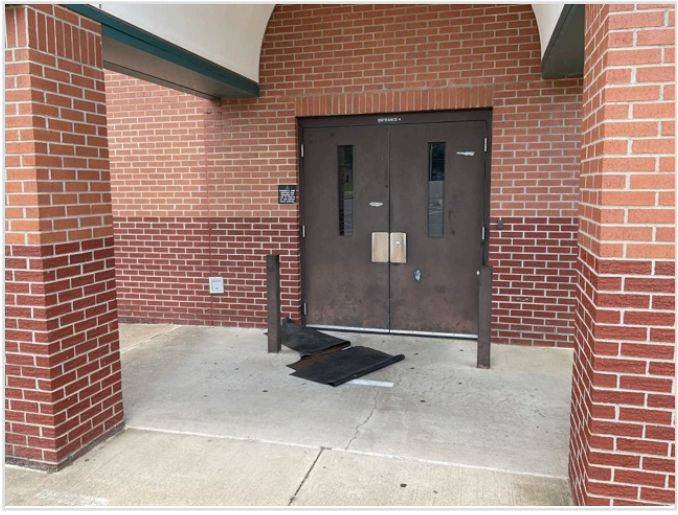
ACCESSIBLE PATH



CURB CUT

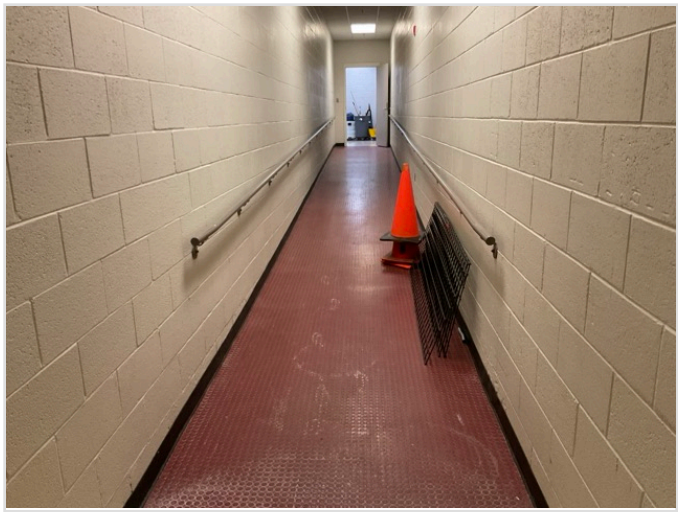


MAIN ENTRANCE



ADDITIONAL ENTRANCE

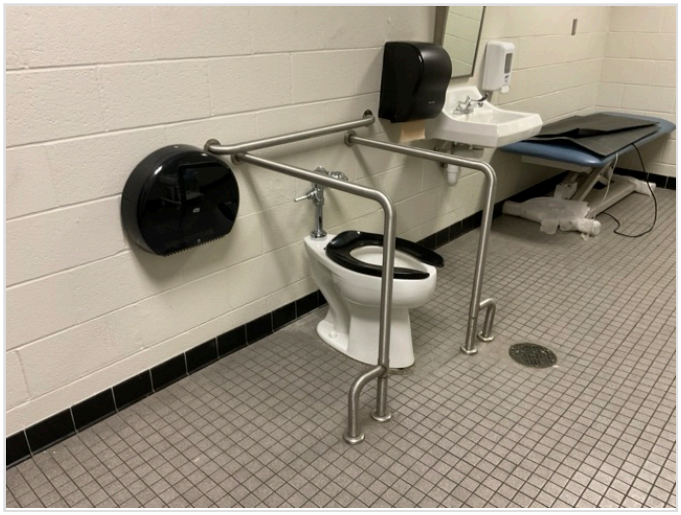
Dexter Middle School: Photographic Overview



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Dexter Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Good	Loading Dock, Concrete	120 SF	53	7861923
B1080	Site	Fair	Stairs, Concrete, Exterior	100 SF	28	7862030
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	43,400 SF	28	7861885
B2010	Exterior Doors	Poor	Exterior Steel Doors, any painted surface, 1-2 Story Building, Prep & Paint	745 SF	2	7869769
B2020	Building Exterior	Fair	Glazing, any type, by SF	900 SF	8	7861951
B2050	Fire Riser Room	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	4	7861861
B2050	Fire Riser Room	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	8	7862035
B2050	Exterior Doors	Fair	Exterior Door, Steel, Standard	25	8	7869795
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	112,072 SF	2	7862028
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	4,920 LF	4	7861859
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Brick	500 SF	28	7861886
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	109,100 SF	6	7861891
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	38 LF	4	7870385
C1090	Locker Rooms	Poor	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	2 LF	0	7862017
C1090	Restrooms	Fair	Toilet Partitions, Wood	52	3	7869798
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	152,200 SF	4	7862022
C2010	Cafeteria	Poor	Wall Finishes, any surface, Prep & Paint	800 SF	1	7861972
C2010	Classroom Doors and Jambs	Poor	Wall Finishes, any surface, Prep & Paint	3,000 SF	1	7861893
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,400 SF	18	7861919
C2010	Gymnasium	Fair	Wall Finishes, any surface, Prep & Paint	9,200 SF	4	7861872
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	18	7861910
C2030	Band Room	Poor	Flooring, Carpet, Commercial Standard	1,000 SF	1	7861996
C2030	Stage Ramp	Fair	Flooring, Rubber Tile	300 SF	4	7862027
C2030	Library	Poor	Flooring, Carpet, Commercial Standard	2,200 SF	1	7861980
C2030	220	Poor	Flooring, Vinyl Tile (VCT)	100 SF	1	7861880
C2030	Stage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	600 SF	4	7861936
C2030	Gymnasium	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	2	7861884
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,200 SF	28	7861989
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	102,700 SF	4	7861976
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	4	7861887
Plumbing						
D2010	Boiler Room	Poor	Water Heater, Gas, Commercial (125 MBH) [2]	1	0	7861920
D2010	Boiler Room	Poor	Water Heater, Gas, Commercial (125 MBH) [1]	1	0	7862007
D2010	200	Fair	Backflow Preventer, Domestic Water	2	8	7862013
D2010	Custodial Closets	Fair	Pump, Circulation, Domestic Water	4	4	7861907

Component Condition Report | Dexter Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	4	8	7861975
D2010	Restrooms	Fair	Urinal, Standard	21	8	7869780
D2010	Kitchen	Good	Water Heater, Electric, Commercial (12 kW)	1	13	7861987
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	59	8	7869766
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	8	7861903
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	112,072 SF	18	7861875
D2010	200 Custodial	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	7861978
D2010	Custodial Closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	13	7862036
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	7861998
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	8	7861991
D2010	200 Custodial 217	Good	Water Heater, Electric, Commercial (12 kW)	1	16	7862002
D2010	Restrooms	Good	Drinking Fountain, Wall-Mounted, Single-Level	10	11	7869819
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	35	8	7869784
D2010	104 Custodial	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	7861889
D2010	123 Custodial Closet	Fair	Water Heater, Electric, Commercial (12 kW)	1	4	7861866
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	8	7861969
HVAC						
D3020	Fire Riser Room	Fair	Unit Heater, Natural Gas [UHE1]	1	4	7862019
D3020	Boiler Room	Fair	Unit Heater, Natural Gas [UH E2]	1	4	7861858
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	4	7862010
D3030	106	Fair	Packaged Terminal Air Conditioner, PTAC, 12001 to 18000 BTUH	1	9	7861999
D3030	Main IT Room	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	1	3	7862004
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A17]	1	4	7862003
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A5]	1	4	7861906
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D15]	1	4	7862009
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C5]	1	4	7869776
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D9]	1	4	7869781
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C1]	1	4	7862042
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D16]	1	4	7869810
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B11]	1	2	7869793
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D2]	1	4	7861909
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B15]	1	4	7862000
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C6]	1	4	7861968
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A6]	1	3	7869764
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A2]	1	3	7869809
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A16]	1	3	7869771
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A15]	1	4	7862031
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D8]	1	4	7861938
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B2]	1	4	7869779
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A10]	1	4	7869785

Component Condition Report | Dexter Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B6]	1	4	7869787
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A7]	1	4	7861929
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C11]	1	4	7861863
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C14]	1	4	7869770
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D7]	1	4	7869816
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D14]	1	4	7869777
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A3]	1	4	7861926
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B5]	1	4	7861966
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B16]	1	4	7861930
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C4]	1	4	7869820
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C9]	1	4	7869782
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A12]	1	4	7861911
D3050	Kitchen Roof	Fair	Make-Up Air Unit, MUA or MAU [RTHU E3]	1	4	7862015
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [03]	1	4	7869818
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D10]	1	4	7862021
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C8]	1	4	7861994
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU E3]	1	4	7869790
D3050	Kitchen Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU E5]	1	4	7861982
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B4]	1	4	7869821
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C12]	1	4	7861944
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A9]	1	4	7869789
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU E4]	1	4	7869765
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A11]	1	3	7869808
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B14]	1	4	7861953
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C7]	1	3	7869788
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	112,072 SF	8	7861879
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B17]	1	4	7862026
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU E2]	1	3	7869803
D3050	Kitchen Roof	Fair	Make-Up Air Unit, MUA or MAU [RTHU E4]	1	4	7861967
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A4]	1	4	7869811
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B3]	1	4	7861874
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU E1]	1	4	7869775
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A18]	1	4	7869806
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D6]	1	4	7861870
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A1]	1	4	7861949
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B12]	1	4	7869812
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D4]	1	4	7861899
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D13]	1	4	7862018
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B13]	1	4	7861876
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A8]	1	4	7869805

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C2]	1	4	7861868
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B9]	1	4	7869772
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B1]	1	4	7869778
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D12]	1	4	7869791
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D1]	1	4	7869797
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [001]	1	4	7861947
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B8]	1	4	7861864
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B10]	1	4	7861916
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C3]	1	4	7861940
D3050	Kitchen Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU E1]	1	4	7861927
D3050	Gym Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [002]	1	4	7862041
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D11]	1	4	7861914
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU B7]	1	4	7861942
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D17]	1	4	7861941
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C13]	1	3	7869800
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A13]	1	4	7869804
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU C10]	1	4	7869792
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU D5]	1	4	7869814
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU A14]	1	4	7861895
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF C3]	1	4	7869817
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF C2]	1	4	7861986
D3060	Kitchen Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF-E2]	1	4	7869807
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF C8]	1	4	7869815
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF B2]	1	4	7869796
D3060	Kitchen Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF E5]	1	4	7861970
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-B1]	1	3	7869774
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF C7]	1	4	7862005
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF C9]	1	4	7869794
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF C5]	1	4	7869768
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF A1]	1	4	7861962
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF C6]	1	4	7869799
D3060	Kitchen Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF E1]	1	3	7869802
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF B3]	1	4	7869786
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF C4]	1	4	7861865
D3060	Kitchen Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF DEXTER 038547]	1	3	7869773
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7861957
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF B5]	1	4	7861939
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF C1]	1	4	7869767
Fire Protection						
D4010	Fire Riser Room	Fair	Backflow Preventer, Fire Suppression	1	8	7861862

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	24 LF	4	7861995
D4010	Fire Riser Room	Fair	Backflow Preventer, Fire Suppression	1	8	7861902
D4010	Fire Riser Room	Fair	Supplemental Components, Fire Riser, Wet	1	18	7862037
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	112,072 SF	3	7861935
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	18	3	7862034
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	7861990
Electrical						
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS	1	3	7861921
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS	1	3	7861894
D5010	Site	Fair	Generator, Gas or Gasoline	1	3	7861922
D5020	106 Elect Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7861881
D5020	106 Elect Room	Fair	Distribution Panel, 277/480 V [MPD]	1	8	7862016
D5020	200 Elect Room	Fair	Distribution Panel, 277/480 V [MPC]	1	8	7861950
D5020	121 Elect Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7861993
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V [MSB]	1	18	7861897
D5020	217 Elect Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7861869
D5020	200 Elect Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7862012
D5020	106 Elect Room	Fair	Distribution Panel, 277/480 V [MPD]	1	8	7861960
D5020	121 Elect Room	Fair	Distribution Panel, 277/480 V [MPE]	1	8	7861958
D5020	217 Elect Room	Fair	Distribution Panel, 277/480 V [MPB]	1	8	7861905
D5020	200 Elect Room	Fair	Distribution Panel, 277/480 V [MPC]	1	8	7861959
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V	1	8	7861943
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7861898
D5020	Site	Fair	Primary Transformer, Liquid Filled, Property-Owned	1	8	7861981
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7861948
D5020	121 Elect Room	Fair	Distribution Panel, 277/480 V [MPE]	1	8	7861983
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V [MPA]	1	8	7862029
D5020	217 Elect Room	Fair	Distribution Panel, 277/480 V [MPB]	1	8	7861985
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V [MPA]	1	8	7861955
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	112,072 SF	18	7861915
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	112,072 SF	4	7861945
D5040	Gymnasium	Fair	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	48	4	7861917
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	20	4	7861992
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	112,072 SF	8	7862011
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	112,072 SF	16	7861979
D7050	Main IT Room	Good	Fire Alarm Panel, Fully Addressable	1	11	7861946
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7861904
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7861888

Component Condition Report | Dexter Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	8	7861883
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7861964
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	4	7861977
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7861873
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	8	7861913
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7862025
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7861925
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7862020
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	7862006
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7861877
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7861997
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	7861860
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	3	7862008
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	7861867
E1030	Kitchen	Fair	Foodservice Equipment, Slicer	1	4	7861931
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	11	7861908
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7861912
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7861857
E1030	Kitchen Roof	Failed	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [Freezer]	1	0	7861934
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	4	7861971
E1030	Kitchen Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [Cooler]	1	4	7862038
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	4	7861924
E1030	Kitchen	Failed	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	0	7861932
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	8	7861900
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	4	7861952
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7861963
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	14	7862040
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	4	7861928
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7862023
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7862032
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7861871
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7862024
E1040	Labs	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	20	8	7861973
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	8	7861988
E2010	Labs	Fair	Casework, Cabinetry, Standard	240 LF	4	7861961
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	120 LF	4	7861918
Pedestrian Plazas & Walkways						
G2020	Drives and Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	151,200 SF	2	7861965
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	2,000 SF	0	7861974
G2020	Drives and Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	151,200 SF	8	7861878

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	48,400 SF	28	7861954
Sitework						
G2060	Site	Fair	Retaining Wall, Brick/Stone	800 SF	18	7869783
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,950 LF	18	7861937
G2060	Site	Fair	Bollard, Concrete or Metal	10	8	7861984
G2060	Site	Poor	Retaining Wall, Brick/Stone	250 SF	0	7869801
G2060	Site	Good	Park Bench, Metal Powder-Coated	7	13	7861892
G2060	Site	Fair	Retaining Wall, Brick/Stone	600 SF	18	7869813
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	56	4	7861901
G4050	Building Exterior	Poor	Exterior Site Lighting, Wall Pack, 50 to 105 W	38	1	7861933
Utilities						
G3030	Site	Poor	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	1	0	7861956

Appendix F:
Replacement Reserves

Replacement Reserves Report

Dexter Middle School

9/10/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Dexter Middle School	$113,500	$62,418	$1,274,666	$353,079	$3,133,286	$0	$465,979	$83,681	$2,171,664	$4,436	$5,913	$84,854	$102,334	$40,091	$480,035	$16,982	$560,229	$112,460	$3,289,308	$1,003,882	$91,389	**$13,450,186**
Grand Total	**$113,500**	**$62,418**	**$1,274,666**	**$353,079**	**$3,133,286**	**$0**	**$465,979**	**$83,681**	**$2,171,664**	**$4,436**	**$5,913**	**$84,854**	**$102,334**	**$40,091**	**$480,035**	**$16,982**	**$560,229**	**$112,460**	**$3,289,308**	**$1,003,882**	**$91,389**	**$13,450,186**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Exterior Doors	7869769	Exterior Steel Doors, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	745	SF	$3.00	$2,235			$2,235										$2,235										**$4,470**
B2020	Building Exterior	7861951	Glazing, any type, by SF, Replace	30	22	8	900	SF	$55.00	$49,500									$49,500														**$49,500**
B2050	Exterior Doors	7869795	Exterior Door, Steel, Standard, Replace	30	22	8	25	EA	$600.00	$15,000									$15,000														**$15,000**
B2050	Fire Riser Room	7862035	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	22	8	1	EA	$4,400.00	$4,400									$4,400														**$4,400**
B2050	Fire Riser Room	7861861	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500																$3,500		**$7,000**
B3010	Roof	7862028	Roofing, Modified Bitumen, Replace	20	18	2	112072	SF	$10.00	$1,120,720			$1,120,720																				**$1,120,720**
B3020	Roof	7861859	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	4920	LF	$9.00	$44,280					$44,280																		**$44,280**
C1070	Throughout Building	7861891	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	109100	SF	$3.50	$381,850							$381,850																**$381,850**
C1090	Restrooms	7869798	Toilet Partitions, Wood, Replace	20	17	3	52	EA	$500.00	$26,000				$26,000																			**$26,000**
C1090	Locker Rooms	7862017	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	22	0	2	LF	$500.00	$1,000	$1,000																				$1,000		**$2,000**
C1090	Locker Rooms	7870385	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	38	LF	$500.00	$19,000					$19,000																		**$19,000**
C2010	Restrooms	7861919	Wall Finishes, Ceramic Tile, Replace	40	22	18	2400	SF	$18.00	$43,200																				$43,200			**$43,200**
C2010	Classroom Doors and Jambs	7861893	Wall Finishes, any surface, Prep & Paint	10	9	1	3000	SF	$1.50	$4,500		$4,500										$4,500										**$9,000**
C2010	Cafeteria	7861972	Wall Finishes, any surface, Prep & Paint	10	9	1	800	SF	$1.50	$1,200		$1,200										$1,200										**$2,400**
C2010	Throughout Building	7862022	Wall Finishes, any surface, Prep & Paint	10	6	4	152200	SF	$1.50	$228,300					$228,300									$228,300								**$456,600**
C2010	Gymnasium	7861872	Wall Finishes, any surface, Prep & Paint	10	6	4	9200	SF	$1.50	$13,800					$13,800									$13,800								**$27,600**
C2030	Gymnasium	7861884	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1000	SF	$1.50	$1,500			$1,500										$1,500										**$3,000**
C2030	Stage	7861936	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	600	SF	$1.50	$900					$900									$900								**$1,800**
C2030	Restrooms	7861910	Flooring, Ceramic Tile, Replace	40	22	18	2000	SF	$18.00	$36,000																				$36,000			**$36,000**
C2030	220	7861880	Flooring, Vinyl Tile (VCT), Replace	15	14	1	100	SF	$5.00	$500		$500																$500					**$1,000**
C2030	Throughout Building	7861976	Flooring, Vinyl Tile (VCT), Replace	15	11	4	102700	SF	$5.00	$513,500					$513,500															$513,500			**$1,027,000**
C2030	Stage Ramp	7862027	Flooring, Rubber Tile, Replace	15	11	4	300	SF	$9.00	$2,700					$2,700															$2,700			**$5,400**
C2030	Library	7861980	Flooring, Carpet, Commercial Standard, Replace	10	9	1	2200	SF	$7.50	$16,500		$16,500										$16,500											**$33,000**
C2030	Band Room	7861996	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1000	SF	$7.50	$7,500		$7,500										$7,500											**$15,000**
C2050	Throughout Building	7861887	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3000	SF	$2.00	$6,000					$6,000										$6,000								**$12,000**
D2010	Boiler Room	7861920	Water Heater, Gas, Commercial (125 MBH), Replace	20	20	0	1	EA	$12,400.00	$12,400	$12,400																				$12,400		**$24,800**
D2010	200 Custodial	7861978	Water Heater, Electric, Commercial (12 kW), Replace	20	20	0	1	EA	$12,400.00	$12,400	$12,400																				$12,400		**$24,800**
D2010	104 Custodial	7861889	Water Heater, Electric, Commercial (12 kW), Replace	20	20	0	1	EA	$12,400.00	$12,400	$12,400																				$12,400		**$24,800**
D2010	Boiler Room	7862007	Water Heater, Gas, Commercial (125 MBH), Replace	20	20	0	1	EA	$12,400.00	$12,400	$12,400																				$12,400		**$24,800**
D2010	Custodial Closets	7861907	Pump, Circulation, Domestic Water, Replace	15	11	4	4	EA	$2,600.00	$10,400					$10,400															$10,400			**$20,800**
D2010	123 Custodial Closet	7861866	Water Heater, Electric, Commercial (12 kW), Replace	20	16	4	1	EA	$12,400.00	$12,400					$12,400																		**$12,400**
D2010	Kitchen	7861987	Water Heater, Electric, Commercial (12 kW), Replace	20	7	13	1	EA	$12,400.00	$12,400													$12,400										**$12,400**
D2010	200 Custodial 217	7862002	Water Heater, Electric, Commercial (12 kW), Replace	20	4	16	1	EA	$12,400.00	$12,400																$12,400							**$12,400**
D2010	200	7862013	Backflow Preventer, Domestic Water, Replace	30	22	8	2	EA	$3,200.00	$6,400									$6,400														**$6,400**
D2010	Throughout Building	7861875	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	112072	SF	$11.00	$1,232,792																				$1,232,792			**$1,232,792**
D2010	Throughout Building	7861903	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	12	EA	$1,200.00	$14,400									$14,400														**$14,400**
D2010	Locker Rooms	7861975	Shower, Valve & Showerhead, Replace	30	22	8	4	EA	$800.00	$3,200									$3,200														**$3,200**
D2010	Kitchen	7861991	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	6	EA	$1,500.00	$9,000									$9,000														**$9,000**
D2010	Kitchen	7861969	Toilet, Commercial Water Closet, Replace	30	22	8	1	EA	$1,300.00	$1,300									$1,300														**$1,300**
D2010	Restrooms	7869780	Urinal, Standard, Replace	30	22	8	21	EA	$1,100.00	$23,100									$23,100														**$23,100**
D2010	Restrooms	7869784	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	35	EA	$1,500.00	$52,500									$52,500														**$52,500**
D2010	Restrooms	7869766	Toilet, Commercial Water Closet, Replace	30	22	8	59	EA	$1,300.00	$76,700									$76,700														**$76,700**
D2010	Restrooms	7869819	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	10	EA	$1,200.00	$12,000												$12,000											**$12,000**
D2010	Custodial Closets	7862036	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	4	EA	$1,400.00	$5,600													$5,600										**$5,600**
D2010	Kitchen	7861998	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	$1,400.00	$1,400													$1,400										**$1,400**
D3020	Fire Riser Room	7862019	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$4,700.00	$4,700					$4,700																		**$4,700**
D3020	Boiler Room	7861858	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$4,700.00	$4,700					$4,700																		**$4,700**
D3030	Main IT Room	7862004	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$3,000.00	$3,000				$3,000																$3,000			**$6,000**
D3030	Roof	7862010	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	16	4	1	EA	$2,600.00	$2,600					$2,600																		**$2,600**
D3030	106	7861999	Packaged Terminal Air Conditioner, PTAC, 12001 to 18000 BTUH, Replace	15	6	9	1	EA	$3,400.00	$3,400										$3,400													**$3,400**
D3050	Roof	7869793	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$9,000.00	$9,000			$9,000																				**$9,000**
D3050	Roof	7869764	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$9,000.00	$9,000				$9,000																			**$9,000**
D3050	Roof	7869771	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$9,000.00	$9,000				$9,000																			**$9,000**
D3050	Roof	7869808	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$9,000.00	$9,000				$9,000																			**$9,000**

Replacement Reserves Report

Dexter Middle School

9/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Gym Roof	7869803	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Roof	7869800	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$9,000.00	$9,000				$9,000																		**$9,000**
D3050	Roof	7869809	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Roof	7869788	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$11,000				$11,000																		**$11,000**
D3050	Roof	7862003	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861906	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7862009	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7862042	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$7,500					$7,500																	**$7,500**
D3050	Roof	7861909	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7862000	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7861968	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$7,500					$7,500																	**$7,500**
D3050	Roof	7862031	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861938	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861929	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861863	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861926	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861966	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861930	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$11,000.00	$11,000					$11,000																	**$11,000**
D3050	Roof	7861911	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Kitchen Roof	7862015	Make-Up Air Unit, MUA or MAU, Replace	20	16	4	1	EA	$35,000.00	$35,000					$35,000																	**$35,000**
D3050	Roof	7862021	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861994	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Kitchen Roof	7861982	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861944	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Gym Roof	7861953	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7862026	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Kitchen Roof	7861967	Make-Up Air Unit, MUA or MAU, Replace	20	16	4	1	EA	$35,000.00	$35,000					$35,000																	**$35,000**
D3050	Roof	7861874	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861870	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861949	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861899	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7862018	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861876	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$11,000.00	$11,000					$11,000																	**$11,000**
D3050	Roof	7861868	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Gym Roof	7861947	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D3050	Roof	7861864	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861916	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861940	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D3050	Kitchen Roof	7861927	Make-Up Air Unit, MUA or MAU, Replace	20	16	4	1	EA	$35,000.00	$35,000					$35,000																	**$35,000**
D3050	Gym Roof	7862041	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D3050	Roof	7861914	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861942	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861941	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7861895	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869804	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869792	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869814	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869772	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869791	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869776	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869781	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869810	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7869779	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869785	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869787	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869770	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$11,000.00	$11,000					$11,000																	**$11,000**
D3050	Roof	7869816	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**

Replacement Reserves Report

Dexter Middle School

9/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof	7869777	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869820	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7869782	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869818	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Gym Roof	7869765	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7869811	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Gym Roof	7869775	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7869806	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Gym Roof	7869812	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D3050	Roof	7869805	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869797	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Gym Roof	7869790	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Roof	7869821	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Roof	7869789	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$9,000.00	$9,000					$9,000																	**$9,000**
D3050	Throughout Building	7861879	HVAC System, Ductwork, Medium Density, Replace	30	22	8	112072	SF	$4.00	$448,288									$448,288													**$448,288**
D3060	Roof	7869774	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Kitchen Roof	7869802	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Kitchen Roof	7869773	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Roof	7861986	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Kitchen Roof	7861970	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7862005	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	7861962	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7861865	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	7861939	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Kitchen Roof	7869807	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	7869767	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7869817	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	7869815	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	7869796	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	7869768	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	7869799	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	7869786	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	7869794	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Kitchen	7861957	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	$1,500.00	$1,500					$1,500																	**$1,500**
D4010	Throughout Building	7861935	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	112072	SF	$1.07	$119,917			$119,917																			**$119,917**
D4010	Fire Riser Room	7861862	Backflow Preventer, Fire Suppression, Replace	30	22	8	1	EA	$5,200.00	$5,200									$5,200													**$5,200**
D4010	Fire Riser Room	7861902	Backflow Preventer, Fire Suppression, Replace	30	22	8	1	EA	$5,200.00	$5,200									$5,200													**$5,200**
D4010	Fire Riser Room	7862037	Supplemental Components, Fire Riser, Wet, Replace	40	22	18	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D4010	Kitchen	7861995	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	24	LF	$400.00	$9,600					$9,600																	**$9,600**
D4030	Kitchen	7861990	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	$300.00	$300				$300										$300								**$600**
D4030	Throughout Building	7862034	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	18	EA	$150.00	$2,700				$2,700										$2,700								**$5,400**
D5010	Site	7861922	Generator, Gas or Gasoline, Replace	25	22	3	1	EA	$52,000.00	$52,000				$52,000																		**$52,000**
D5010	Main Electrical Room	7861921	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	$12,000.00	$12,000				$12,000																		**$12,000**
D5010	Main Electrical Room	7861894	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	$12,000.00	$12,000				$12,000																		**$12,000**
D5020	106 Elect Room	7861881	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
D5020	121 Elect Room	7861993	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
D5020	217 Elect Room	7861869	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
D5020	200 Elect Room	7862012	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
D5020	Main Electrical Room	7861898	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$6,700.00	$6,700									$6,700													**$6,700**
D5020	Main Electrical Room	7861948	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$16,000.00	$16,000									$16,000													**$16,000**
D5020	Site	7861981	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	7861897	Switchboard, 277/480 V, Replace	40	22	18	1	EA	$90,000.00	$90,000																		$90,000				**$90,000**
D5020	Main Electrical Room	7861943	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	$6,000.00	$6,000									$6,000													**$6,000**
D5020	200 Elect Room	7861950	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	200 Elect Room	7861959	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	217 Elect Room	7861905	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	217 Elect Room	7861985	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	121 Elect Room	7861983	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**

Replacement Reserves Report

Dexter Middle School

9/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	121 Elect Room	7861958	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	106 Elect Room	7862016	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	106 Elect Room	7861960	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	Main Electrical Room	7861955	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5020	Main Electrical Room	7862029	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	$5,300.00	$5,300									$5,300													**$5,300**
D5030	Throughout Building	7861915	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	112072	SF	$2.50	$280,180																		$280,180				**$280,180**
D5040	Gymnasium	7861917	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	16	4	48	EA	$1,040.00	$49,920					$49,920																	**$49,920**
D5040	Throughout Building	7861992	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	20	EA	$220.00	$4,400					$4,400										$4,400							**$8,800**
D5040	Throughout Building	7861945	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	112072	SF	$4.50	$504,324					$504,324																	**$504,324**
D7030	Throughout Building	7862011	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	112072	SF	$2.00	$224,144									$224,144													**$224,144**
D7050	Main IT Room	7861946	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D7050	Throughout Building	7861979	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	4	16	112072	SF	$3.00	$336,216																	$336,216					**$336,216**
E1030	Kitchen Roof	7861934	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	15	0	1	EA	$6,300.00	$6,300	$6,300															$6,300						**$12,600**
E1030	Kitchen	7861932	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	15	0	1	EA	$4,600.00	$4,600	$4,600															$4,600						**$9,200**
E1030	Kitchen	7862008	Foodservice Equipment, Mixer, Freestanding, Replace	25	22	3	1	EA	$14,000.00	$14,000				$14,000																		**$14,000**
E1030	Kitchen	7862025	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500							**$21,000**
E1030	Kitchen	7861888	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500							**$21,000**
E1030	Kitchen	7862023	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7862024	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7861928	Foodservice Equipment, Tilting Skillet, Replace	20	16	4	1	EA	$24,500.00	$24,500					$24,500																	**$24,500**
E1030	Kitchen	7861952	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	$3,800.00	$3,800					$3,800															$3,800		**$7,600**
E1030	Kitchen	7861963	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7861912	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7861857	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7861971	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$30,000					$30,000																	**$30,000**
E1030	Kitchen Roof	7862038	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300		**$12,600**
E1030	Kitchen	7861924	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	$3,800.00	$3,800					$3,800															$3,800		**$7,600**
E1030	Kitchen	7861860	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7861867	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
E1030	Kitchen	7861931	Foodservice Equipment, Slicer, Replace	10	6	4	1	EA	$3,200.00	$3,200					$3,200										$3,200							**$6,400**
E1030	Kitchen	7862020	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	7862006	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	$25,000.00	$25,000					$25,000																	**$25,000**
E1030	Kitchen	7861873	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	7861977	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	7861964	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7861904	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	7861925	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	$21,500.00	$21,500					$21,500										$21,500							**$43,000**
E1030	Kitchen	7861871	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	7861877	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$6,700							$6,700															**$6,700**
E1030	Kitchen	7861900	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	$2,500.00	$2,500									$2,500													**$2,500**
E1030	Kitchen	7861913	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	22	8	1	EA	$2,100.00	$2,100									$2,100													**$2,100**
E1030	Kitchen	7861883	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	$2,500.00	$2,500									$2,500													**$2,500**
E1030	Kitchen	7861997	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	7862032	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7861908	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E1030	Kitchen	7862040	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	1	14	1	EA	$1,700.00	$1,700															$1,700							**$1,700**
E1040	Labs	7861973	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	22	8	20	EA	$2,450.00	$49,000									$49,000													**$49,000**
E1070	Stage	7861988	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	600	SF	$15.00	$9,000									$9,000													**$9,000**
E2010	Throughout Building	7861918	Casework, Cabinetry, Standard, Replace	20	16	4	120	LF	$300.00	$36,000					$36,000																	**$36,000**
E2010	Labs	7861961	Casework, Cabinetry, Standard, Replace	20	16	4	240	LF	$300.00	$72,000					$72,000																	**$72,000**
G2020	Site	7861974	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	2000	SF	$5.50	$11,000	$11,000																					**$11,000**
G2020	Drives and Parking Areas	7861965	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	151200	SF	$0.45	$68,040			$68,040					$68,040					$68,040					$68,040				**$272,160**
G2020	Drives and Parking Areas	7861878	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	151200	SF	$3.50	$529,200									$529,200													**$529,200**
G2060	Site	7861892	Park Bench, Metal Powder-Coated, Replace	20	7	13	7	EA	$700.00	$4,900														$4,900								**$4,900**
G2060	Site	7861937	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	1950	LF	$21.00	$40,950																			$40,950			**$40,950**
G2060	Site	7869801	Retaining Wall, Brick/Stone, Replace	40	40	0	250	SF	$140.00	$35,000	$35,000																					**$35,000**
G2060	Site	7869813	Retaining Wall, Brick/Stone, Replace	40	22	18	600	SF	$140.00	$84,000																			$84,000			**$84,000**
G2060	Site	7869783	Retaining Wall, Brick/Stone, Replace	40	22	18	800	SF	$140.00	$112,000																			$112,000			**$112,000**

Replacement Reserves Report

Dexter Middle School

9/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2060	Site	7861984	Bollard, Concrete or Metal, Replace	30	22	8	10	EA	$1,000.00	$10,000									$10,000													**$10,000**
G3030	Site	7861956	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	7861901	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	56	EA	$4,000.00	$224,000					$224,000																	**$224,000**
G4050	Building Exterior	7861933	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	19	1	38	EA	$800.00	$30,400		$30,400																				**$30,400**
Totals, Unescalated											**$113,500**	**$60,600**	**$1,201,495**	**$323,117**	**$2,783,884**	**$0**	**$390,250**	**$68,040**	**$1,714,332**	**$3,400**	**$4,400**	**$61,300**	**$71,775**	**$27,300**	**$317,360**	**$10,900**	**$349,116**	**$68,040**	**$1,932,122**	**$572,500**	**$50,600**	**$10,124,031**
Totals, Escalated (3.0% inflation, compounded annually)											**$113,500**	**$62,418**	**$1,274,666**	**$353,079**	**$3,133,286**	**$0**	**$465,979**	**$83,681**	**$2,171,664**	**$4,436**	**$5,913**	**$84,854**	**$102,334**	**$40,091**	**$480,035**	**$16,982**	**$560,229**	**$112,460**	**$3,289,308**	**$1,003,882**	**$91,389**	**$13,450,186**

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	7861861	B2050	**Automatic Door Opener**	Commercial Overhead/Dock Door		Dexter Middle School	Fire Riser Room	LiftMaster	Inaccessible	Inaccessible	2002		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7861907	D2010	**Pump**	Circulation, Domestic Water	.5 HP	Dexter Middle School	Custodial Closets	Grundfos	59896171	No dataplate	2002		4
2	7861987	D2010	**Water Heater**	Electric, Commercial (12 kW)	10 GAL	Dexter Middle School	Kitchen	Hatco	S-45	2879382303	2017		
3	7861978	D2010	**Water Heater**	Electric, Commercial (12 kW)	40 GAL	Dexter Middle School	200 Custodial	A. O. Smith	DSE40 18	SF02-96035	2002		
4	7862002	D2010	**Water Heater**	Electric, Commercial (12 kW)	30 GAL	Dexter Middle School	200 Custodial 217	A. O. Smith	DSE-30A 200	2004117879686	2020		
5	7861889	D2010	**Water Heater**	Electric, Commercial (12 kW)	40 GAL	Dexter Middle School	104 Custodial	A. O. Smith	DSE40 12	SF02-95652	2002		
6	7861866	D2010	**Water Heater**	Electric, Commercial (12 kW)	30 GAL	Dexter Middle School	123 Custodial Closet	A. O. Smith	DSE30-6	SF02-92695	2002		
7	7862007	D2010	**Water Heater** [1]	Gas, Commercial (125 MBH)	90 GAL	Dexter Middle School	Boiler Room	PVI	54 P 90A-MXG	0602107637	2002		
8	7861920	D2010	**Water Heater** [2]	Gas, Commercial (125 MBH)	90 GAL	Dexter Middle School	Boiler Room	Maxim	54 P 90A-MXG	0602107638	2002		
9	7862013	D2010	**Backflow Preventer**	Domestic Water	1.5 IN	Dexter Middle School	200	Inaccessible	Inaccessible	Inaccessible	2002		2

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7861858	D3020	**Unit Heater** [UH E2]	Natural Gas	40 MBH	Dexter Middle School	Boiler Room	Modine Manufacturing	Inaccessible	Inaccessible	2002		
2	7862019	D3020	**Unit Heater** [UHE1]	Natural Gas	40 MBH	Dexter Middle School	Fire Riser Room	Modine Manufacturing	Inaccessible	Inaccessible	2002		
3	7862010	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser	2 TON	Dexter Middle School	Roof	Liebert	No dataplate	No dataplate	2002		
4	7861999	D3030	**Packaged Terminal Air Conditioner**	PTAC, 12001 to 18000 BTUH	16,800 BTUH	Dexter Middle School	106	Weltem Co	WPC-4000P	AMP412205 173	2018		
5	7862004	D3030	**Split System**	Fan Coil Unit, DX, 2 to 2.5 TON	2 TON	Dexter Middle School	Main IT Room	Liebert	Inaccessible	Inaccessible	2002		
6	7861927	D3050	**Make-Up Air Unit** [MAU E1]	MUA or MAU	3000 CFM	Dexter Middle School	Kitchen Roof	No dataplate	No dataplate	No dataplate	2002		
7	7862015	D3050	**Make-Up Air Unit** [RTHU E3]	MUA or MAU	4000 CFM	Dexter Middle School	Kitchen Roof	No dataplate	No dataplate	No dataplate	2002		
8	7861967	D3050	**Make-Up Air Unit** [RTHU E4]	MUA or MAU	4000 CFM	Dexter Middle School	Kitchen Roof	No dataplate	No dataplate	No dataplate	2002		
9	7861947	D3050	**Packaged Unit** [001]	RTU, Pad or Roof-Mounted	10 TON	Dexter Middle School	Gym Roof	Unitary Products Group	ZU-12N18AWBZZ50001A	N1N0540500	2002		
10	7862041	D3050	**Packaged Unit** [002]	RTU, Pad or Roof-Mounted	10 TON	Dexter Middle School	Gym Roof	Unitary Products Group	ZU-12N18AWBZZ50001A	N1N0540507	2002		
11	7869818	D3050	**Packaged Unit** [03]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TCDA05A2A6A0A0A0	4213C83231	2002		
12	7861949	D3050	**Packaged Unit** [RTU A1]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4001G25182	2002		
13	7869785	D3050	**Packaged Unit** [RTU A10]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4301G24205	2002		
14	7869808	D3050	**Packaged Unit** [RTU A11]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4301G24204	2002		
15	7861911	D3050	**Packaged Unit** [RTU A12]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601640206	2002		
16	7869804	D3050	**Packaged Unit** [RTU A13]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFDE005---601GA	4301G24263	2002		
17	7861895	D3050	**Packaged Unit** [RTU A14]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TF D005---601GA	4601G40199	2002		
18	7862031	D3050	**Packaged Unit** [RTU A15]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601648186	2002		
19	7869771	D3050	**Packaged Unit** [RTU A16]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---001GA	4401G02349	2002		
20	7862003	D3050	**Packaged Unit** [RTU A17]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TFD005---601GA	4601G40190	2002		
21	7869806	D3050	**Packaged Unit** [RTU A18]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901G24321	2002		
22	7869809	D3050	**Packaged Unit** [RTU A2]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40191	2002		
23	7861926	D3050	**Packaged Unit** [RTU A3]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4001G25177	2002		
24	7869811	D3050	**Packaged Unit** [RTU A4]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005-601GA	4401602340	2002		
25	7861906	D3050	**Packaged Unit** [RTU A5]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601640197	2002		
26	7869764	D3050	**Packaged Unit** [RTU A6]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02347	2002		
27	7861929	D3050	**Packaged Unit** [RTU A7]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 D005	4601G40205	2002		
28	7869805	D3050	**Packaged Unit** [RTU A8]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02348	2002		
29	7869789	D3050	**Packaged Unit** [RTU A9]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFE004-601GA	4201G23120	2002		
30	7869778	D3050	**Packaged Unit** [RTU B1]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02350	2002		
31	7861916	D3050	**Packaged Unit** [RTU B10]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901624322	2002		
32	7869793	D3050	**Packaged Unit** [RTU B11]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFE007---601--	4501G20182	2006		
33	7869812	D3050	**Packaged Unit** [RTU B12]	RTU, Pad or Roof-Mounted	8 TON	Dexter Middle School	Gym Roof	Carrier	48TFD008---601--	4301G34187	2002		
34	7861876	D3050	**Packaged Unit** [RTU B13]	RTU, Pad or Roof-Mounted	5 TON	Dexter Middle School	Roof	Carrier	48 TFD006---601GA	4501G20277	2002		
35	7861953	D3050	**Packaged Unit** [RTU B14]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Gym Roof	Carrier	48 TFE007---601-	4501G20177	2002		
36	7862000	D3050	**Packaged Unit** [RTU B15]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Roof	Carrier	48TFE007---601-	4401G21381	2002		
37	7861930	D3050	**Packaged Unit** [RTU B16]	RTU, Pad or Roof-Mounted	5 TON	Dexter Middle School	Roof	Carrier	48 TFD006---601GA	4501G20276	2002		
38	7862026	D3050	**Packaged Unit** [RTU B17]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901G24314	2002		
39	7869779	D3050	**Packaged Unit** [RTU B2]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4001G25183	2002		

40	7861874	D3050	**Packaged Unit** [RTU B3]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40187	2002
41	7869821	D3050	**Packaged Unit** [RTU B4]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40202	2002
42	7861966	D3050	**Packaged Unit** [RTU B5]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601640196	2002
43	7869787	D3050	**Packaged Unit** [RTU B6]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40185	2002
44	7861942	D3050	**Packaged Unit** [RTU B7]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4601640203	2002
45	7861864	D3050	**Packaged Unit** [RTU B8]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901624320	2002
46	7869772	D3050	**Packaged Unit** [RTU B9]	RTU, Pad or Roof-Mounted	3 TON	Dexter Middle School	Roof	Carrier	48TFE004---601GA	4201G23118	2002
47	7862042	D3050	**Packaged Unit** [RTU C1]	RTU, Pad or Roof-Mounted	3 TON	Dexter Middle School	Roof	Carrier	48TFE004---601GA	4201G23116	2002
48	7869792	D3050	**Packaged Unit** [RTU C10]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901G24329	2002
49	7861863	D3050	**Packaged Unit** [RTU C11]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TFD005---601GA	4601G40188	2002
50	7861944	D3050	**Packaged Unit** [RTU C12]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901G24312	2002
51	7869800	D3050	**Packaged Unit** [RTU C13]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40200	2002
52	7869770	D3050	**Packaged Unit** [RTU C14]	RTU, Pad or Roof-Mounted	5 TON	Dexter Middle School	Roof	Carrier	48TFD006---601GA	4401G02334	2002
53	7861868	D3050	**Packaged Unit** [RTU C2]	RTU, Pad or Roof-Mounted	7 TON	Dexter Middle School	Roof	Carrier	48 TFD008---601--	4301G34188	2002
54	7861940	D3050	**Packaged Unit** [RTU C3]	RTU, Pad or Roof-Mounted	8 TON	Dexter Middle School	Roof	Carrier	48 TFD009---601--	4601630378	2002
55	7869820	D3050	**Packaged Unit** [RTU C4]	RTU, Pad or Roof-Mounted	7 TON	Dexter Middle School	Roof	Carrier	48TFD008---601--	4301G34189	2002
56	7869776	D3050	**Packaged Unit** [RTU C5]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	3901G24316	2002
57	7861968	D3050	**Packaged Unit** [RTU C6]	RTU, Pad or Roof-Mounted	3 TON	Dexter Middle School	Roof	Carrier	48TFE004---601GA	4201G23117	2002
58	7869788	D3050	**Packaged Unit** [RTU C7]	RTU, Pad or Roof-Mounted	5 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02331	2002
59	7861994	D3050	**Packaged Unit** [RTU C8]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TFD005---601GA	3901G24326	2002
60	7869782	D3050	**Packaged Unit** [RTU C9]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40189	2002
61	7869797	D3050	**Packaged Unit** [RTU D1]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02346	2002
62	7862021	D3050	**Packaged Unit** [RTU D10]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TFD005---601GA	4601640193	2002
63	7861914	D3050	**Packaged Unit** [RTU D11]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40198	2002
64	7869791	D3050	**Packaged Unit** [RTU D12]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4101G24208	2002
65	7862018	D3050	**Packaged Unit** [RTU D13]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4261623253	2002
66	7869777	D3050	**Packaged Unit** [RTU D14]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02339	2002
67	7862009	D3050	**Packaged Unit** [RTU D15]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TFD005---601GA	4601640201	2002
68	7869810	D3050	**Packaged Unit** [RTU D16]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Roof	Carrier	48FTE007---601--	4501G20181	2002
69	7861941	D3050	**Packaged Unit** [RTU D17]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601648194	2002
70	7861909	D3050	**Packaged Unit** [RTU D2]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TF D005---601GA	4401662343	2002
71	7861899	D3050	**Packaged Unit** [RTU D4]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02351	2002
72	7869814	D3050	**Packaged Unit** [RTU D5]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02345	2002
73	7861870	D3050	**Packaged Unit** [RTU D6]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48 TFD005---601GA	4601G40204	2002
74	7869816	D3050	**Packaged Unit** [RTU D7]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFD005---601GA	4401G02344	2002
75	7861938	D3050	**Packaged Unit** [RTU D8]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	Illegible	4601G40192	2002
76	7869781	D3050	**Packaged Unit** [RTU D9]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Roof	Carrier	48TFE004---601GA	4201G23121	2002
77	7869775	D3050	**Packaged Unit** [RTU E1]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Gym Roof	Carrier	48TFE007---601--	4401G21382	2002
78	7869803	D3050	**Packaged Unit** [RTU E2]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Gym Roof	Carrier	48TFE007---601--	4501G20180	2002
79	7869790	D3050	**Packaged Unit** [RTU E3]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Gym Roof	Carrier	48TFE007---601--	4501G20178	2002
80	7869765	D3050	**Packaged Unit** [RTU E4]	RTU, Pad or Roof-Mounted	6 TON	Dexter Middle School	Gym Roof	Carrier	48TFE007---601--	4501G20179	2002
81	7861982	D3050	**Packaged Unit** [RTU E5]	RTU, Pad or Roof-Mounted	4 TON	Dexter Middle School	Kitchen Roof	Carrier	48TFE004--601GA	4201623123	2002
82	7861962	D3060	**Exhaust Fan** [EF A1]	Roof or Wall-Mounted, 16" Damper	1650 CFM	Dexter Middle School	Roof	Loren Cook Company	165C5B	No dataplate	2002
83	7869796	D3060	**Exhaust Fan** [EF B2]	Centrifugal, 12" Damper	100 - 1000 CFM	Dexter Middle School	Roof	Loren Cook	80C3B	22356706050000028011201	2002
84	7869786	D3060	**Exhaust Fan** [EF B3]	Centrifugal, 24" Damper	2000 CFM	Dexter Middle School	Roof	Loren Cook	165C5B	22356706050000007021201	2002
85	7861939	D3060	**Exhaust Fan** [EF B5]	Roof or Wall-Mounted, 12" Damper	1200 CFM	Dexter Middle School	Roof	Loren Cook Company	120R3B	No dataplate	2002
86	7869767	D3060	**Exhaust Fan** [EF C1]	Centrifugal, 16" Damper	2000 CFM	Dexter Middle School	Roof	Loren Cook	16505B	223S670605000007041201	2002
87	7861986	D3060	**Exhaust Fan** [EF C2]	Roof or Wall-Mounted, 16" Damper	1650 CFM	Dexter Middle School	Roof	Loren Cook Company	165C5B	No dataplate	2002
88	7869817	D3060	**Exhaust Fan** [EF C3]	Centrifugal, 12" Damper	1000 CFM	Dexter Middle School	Roof	Loren Cook	80C3B	223S67060500000028021201	2002
89	7861865	D3060	**Exhaust Fan** [EF C4]	Roof or Wall-Mounted, 12" Damper	800 CFM	Dexter Middle School	Roof	Loren Cook Company	80C3B	No dataplate	2002
90	7869768	D3060	**Exhaust Fan** [EF C5]	Centrifugal, 16" Damper	1001 - 2000 CFM	Dexter Middle School	Roof	Loren Cook	120R3B	223S681585000007010302	2002
91	7869799	D3060	**Exhaust Fan** [EF C6]	Centrifugal, 12" Damper	1000 CFM	Dexter Middle School	Roof	Loren Cook	100R3B	223S67060500000039021201	2002
92	7862005	D3060	**Exhaust Fan** [EF C7]	Roof or Wall-Mounted, 12" Damper	700 CFM	Dexter Middle School	Roof	Loren Cook Company	70C3B	No dataplate	2002
93	7869815	D3060	**Exhaust Fan** [EF C8]	Centrifugal, 12" Damper	1000 CFM	Dexter Middle School	Roof	Loren Cook	70C3B	223S67060500000059011201	2002
94	7869794	D3060	**Exhaust Fan** [EF C9]	Centrifugal, 16" Damper	1001 - 2000 CFM	Dexter Middle School	Roof	Loren Cook	120C3B	223S67060500000049011201	2002
95	7869773	D3060	**Exhaust Fan** [EF DEXTER 038547]	Centrifugal, 12" Damper	220 CFM	Dexter Middle School	Kitchen Roof	Loren Cook	70 ACE 70C3B	223S808322-00/0000701	2002
96	7869802	D3060	**Exhaust Fan** [EF E1]	Centrifugal, 12" Damper	1000 CFM	Dexter Middle School	Kitchen Roof	Loren Cook	100R3B	223S67060500000110011201	2002

97	7861970	D3060	**Exhaust Fan** [EF E5]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Dexter Middle School	Kitchen Roof	Loren Cook Company	150C5B	No dataplate	2002		
98	7869774	D3060	**Exhaust Fan** [EF-B1]	Centrifugal, 12" Damper	1000 CFM	Dexter Middle School	Roof	Loren Cook	7003B	223S6706050000018011201	2002		
99	7869807	D3060	**Exhaust Fan** [EF-E2]	Centrifugal, 28" Damper	5000 CFM	Dexter Middle School	Kitchen Roof	Loren Cook	180V9B	223S6706050000120011201	2002		
100	7861957	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Dexter Middle School	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	7861862	D4010	**Backflow Preventer**	Fire Suppression	3 IN	Dexter Middle School	Fire Riser Room	Zurn Wilkins	375	L05751	2002		
2	7861902	D4010	**Backflow Preventer**	Fire Suppression	3 IN	Dexter Middle School	Fire Riser Room	Zurn Wilkins	375	L05749	2002		
3	7861995	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Dexter Middle School	Kitchen	Ansul	R-102	61016	2002		24
4	7862034	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Dexter Middle School	Throughout Building				2017		18
5	7861990	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Dexter Middle School	Kitchen				2017		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7861922	D5010	**Generator**	Gas or Gasoline	60 KW	Dexter Middle School	Site	Cummins	GGHE-5554131	C020349286	2002		
2	7861921	D5010	**Automatic Transfer Switch**	ATS	150 AMP	Dexter Middle School	Main Electrical Room	Cummins	0TPCB-5554130	C020346155	2002		
3	7861894	D5010	**Automatic Transfer Switch**	ATS	150 AMP	Dexter Middle School	Main Electrical Room	Cummins	0TPCB-5554129	C020346156	2002		
4	7861981	D5020	**Primary Transformer**	Liquid Filled, Property-Owned	750 KVA	Dexter Middle School	Site	Howard Industries	9189-435281-605	H11037840102	2002		
5	7861881	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Dexter Middle School	106 Elect Room	Siemens	3F3Y075K13	No dataplate	2002		
6	7861993	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Dexter Middle School	121 Elect Room	Siemens	3F3Y075K13	No dataplate	2002		
7	7861869	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Dexter Middle School	217 Elect Room	Siemens	3F3Y075K13	No dataplate	2002		
8	7862012	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Dexter Middle School	200 Elect Room	Siemens	3F3Y075K13	No dataplate	2002		
9	7861898	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Dexter Middle School	Main Electrical Room	Siemens	3F3Y030K13	No dataplate	2002		
10	7861948	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Dexter Middle School	Main Electrical Room	Siemens	3F3Y112	No dataplate	2002		
11	7861897	D5020	**Switchboard** [MSB]	277/480 V	2000 AMP	Dexter Middle School	Main Electrical Room	Siemens	SB3 REV.A	No dataplate	2002		
12	7861943	D5020	**Distribution Panel**	120/208 V	400 AMP	Dexter Middle School	Main Electrical Room	Siemens	S4C90JX400EBS	No dataplate	2002		
13	7862029	D5020	**Distribution Panel** [MPA]	277/480 V	400 AMP	Dexter Middle School	Main Electrical Room	Siemens	SE	No dataplate	2002		
14	7861955	D5020	**Distribution Panel** [MPA]	277/480 V	400 AMP	Dexter Middle School	Main Electrical Room	Siemens	SEF42ML400CBS	No dataplate	2002		
15	7861905	D5020	**Distribution Panel** [MPB]	277/480 V	400 AMP	Dexter Middle School	217 Elect Room	Siemens	SEF42ML400CTS	No dataplate	2002		
16	7861985	D5020	**Distribution Panel** [MPB]	277/480 V	400 AMP	Dexter Middle School	217 Elect Room	Siemens	SEF42ML400CBS	No dataplate	2002		
17	7861950	D5020	**Distribution Panel** [MPC]	277/480 V	400 AMP	Dexter Middle School	200 Elect Room	Siemens	SEF42ML400CTS	No dataplate	2002		
18	7861959	D5020	**Distribution Panel** [MPC]	277/480 V	400 AMP	Dexter Middle School	200 Elect Room	Siemens	SEF42ML400CBS	No dataplate	2002		
19	7862016	D5020	**Distribution Panel** [MPD]	277/480 V	400 AMP	Dexter Middle School	106 Elect Room	Siemens	SEF42ML400CTS	No dataplate	2002		
20	7861960	D5020	**Distribution Panel** [MPD]	277/480 V	400 AMP	Dexter Middle School	106 Elect Room	Siemens	SEF42ML400CBS	No dataplate	2002		
21	7861958	D5020	**Distribution Panel** [MPE]	277/480 V	400 AMP	Dexter Middle School	121 Elect Room	Siemens	SEF42ML400CTS	No dataplate	2002		
22	7861983	D5020	**Distribution Panel** [MPE]	277/480 V	400 AMP	Dexter Middle School	121 Elect Room	Siemens	SFF42ML400CBS	No dataplate	2002		
23	7861992	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Dexter Middle School	Throughout Building				2002		20
24	7861917	D5040	**Special Fixture w/ Lamp**	any type Interior High Bay, w/ LED Replacement	200 W	Dexter Middle School	Gymnasium				2002		48

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7861946	D7050	**Fire Alarm Panel**	Fully Addressable		Dexter Middle School	Main IT Room				2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7861873	E1030	**Foodservice Equipment**	Convection Oven, Double		Dexter Middle School	Kitchen	Blodgett	No dataplate	No dataplate	2012	119685	
2	7862020	E1030	**Foodservice Equipment**	Convection Oven, Double		Dexter Middle School	Kitchen	Blodgett	BD0-100-G-ES	120618C1004B	2012	759485	
3	7861904	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Dexter Middle School	Kitchen	Vollrath	M3704	No dataplate	2002	119697	
4	7861912	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Dexter Middle School	Kitchen	Vollrath	M37050-D417-CNB	No dataplate	2002	119696	
5	7862023	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Dexter Middle School	Kitchen	Vollrath	M37043-D417-DNN	No dataplate	2002	119698	
6	7862024	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Dexter Middle School	Kitchen	Vollrath	M37050	No dataplate	2002	119695	
7	7861925	E1030	**Foodservice Equipment**	Dishwasher Commercial		Dexter Middle School	Kitchen	Hobart	C544	85-1032652	2002	119716	
8	7861857	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Dexter Middle School	Kitchen	Econ-AIR	Illegible	Illegible	2002		
9	7861963	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Dexter Middle School	Kitchen	ECON-AIR	Illegible	Illegible	2002		
10	7861964	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Dexter Middle School	Kitchen	FwE	MTU-12D	02043472	2002	119687	
11	7862032	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Dexter Middle School	Kitchen	Food Warming Equipment	MTU-12	102721909	2019	163914	
12	7861871	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Dexter Middle School	Kitchen	Carter-Hoffmann	HL5-18 NS	578499-08 2015	2015	624611	

13	7861924	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP	3 HP	Dexter Middle School	Kitchen	Salvajor Commercial	No dataplate	No dataplate	2002		
14	7861952	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP		Dexter Middle School	Kitchen	Salvajor Commercial	200	34248	2002		
15	7861877	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Dexter Middle School	Kitchen	Ice-O-Matic	ICE0320HA5	15061280012254	2015	608619	
16	7862008	E1030	**Foodservice Equipment**	Mixer, Freestanding		Dexter Middle School	Kitchen	Hobart	D340	31-1264-877	2002	119689	
17	7861860	E1030	**Foodservice Equipment**	Range, 2-Burner		Dexter Middle School	Kitchen	Garland	M5S	0206HG0353	2002	119680	
18	7861997	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Dexter Middle School	Kitchen	STANDEX	MPR242SSS/0X	1904 292802	2019	768554	
19	7861977	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 2-Door		Dexter Middle School	Kitchen	Illegible	Illegible	Illegible	2002	815497	
20	7862040	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 2-Door		Dexter Middle School	Kitchen	Atosa	AMC-5801	AMC-5801AUS1 C00023061000C40021	2023		
21	7861931	E1030	**Foodservice Equipment**	Slicer		Dexter Middle School	Kitchen	Hobart	2712	561-162-462	2002	119691	
22	7861971	E1030	**Foodservice Equipment**	Steam Kettle		Dexter Middle School	Kitchen	Cleveland	KGL-40-T	WT1184-02D-02	2002	119683	
23	7861888	E1030	**Foodservice Equipment**	Steamer, Freestanding		Dexter Middle School	Kitchen	Cleveland	22CGT6.1	180423052345	2018	740207	
24	7862025	E1030	**Foodservice Equipment**	Steamer, Freestanding		Dexter Middle School	Kitchen	Cleveland	22CGT6.1	180423052177	2018	740208	
25	7861928	E1030	**Foodservice Equipment**	Tilting Skillet		Dexter Middle School	Kitchen	Cleveland	SGL-40-TI	WT1590-02F-02	2002	119681	
26	7861908	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Dexter Middle School	Kitchen	Keep	TPLP209MAS1BR2	209102030	2020		
27	7861932	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Dexter Middle School	Kitchen	Heatcraft	LET090BJ	D02F02143	2002		
28	7862006	E1030	**Foodservice Equipment**	Walk-In, Freezer		Dexter Middle School	Kitchen	Thermo-Kool	No dataplate	39957 FDRL	2002		
29	7861867	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Dexter Middle School	Kitchen	Thermo-Kool	Illegible	39957 FDRL	2002		
30	7862038	E1030	**Foodservice Equipment** [Cooler]	Walk-In, Condenser for Refigerator/Freezer		Dexter Middle School	Kitchen Roof	No dataplate	No dataplate	No dataplate	2002		
31	7861934	E1030	**Foodservice Equipment** [Freezer]	Walk-In, Condenser for Refigerator/Freezer		Dexter Middle School	Kitchen Roof	Heatcraft	No dataplate	No dataplate	2002		
32	7861913	E1030	**Sink/Lavatory**	Commercial Kitchen, 2-Bowl		Dexter Middle School	Kitchen				2002	119717	
33	7861883	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		Dexter Middle School	Kitchen				2002	119719	
34	7861900	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		Dexter Middle School	Kitchen				2002	119718	