

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Melrose High School
2870 Deadrick Avenue
Memphis, Tennessee 38114

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	2870 Deadrick Avenue, Memphis, Tennessee 38114
Site Developed	1972 Renovated 2018
Site Area	10.0 acres (estimated)
Parking Spaces	270 total spaces all in open lots; 7 of which are accessible
Building Area	239,875 SF
Number of Stories	2 above grade with 1 partial below-grade basement levels (mechanical mezzanines are present but not included in the count)
Outside Occupants/Leased Spaces	Classroom Space to Boys and Girls Club
Date(s) of Visit	January 8, 2024
Management Point of Contact	Shelby County Board of Education Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Theadrick Harrison
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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 High School was built in 1972 in the heart of Orange Mound. Orange Mound is the first neighborhood in America built for and by African Americans. The school is a replacement for the old Melrose School that was built in the 1930's. It has been a high school since it was built. The school added a remote stadium in 2009.

Architectural

The building is a partial two story building with a brick and concrete veneer façade. The windows are aluminum with single pane glazing or thin plexiglass panels. The caulk is in poor condition at the windows and exterior joints. The storefront windows around the courtyards leak, are single pane, and are clouded. There is staining on the interior brick finishes. There are areas in the building with spot damaged VCT flooring. The stage was refinished this year because of flooding from the air handler. There are two styles of roofing; TPO in the old greenhouse and the rest is Modified Bitumen. The Modified Bitumen roofing is blistering and cracking in areas, replacement will be required in the near future. The ceiling tiles and gird in areas that had air Handlers replaced did not all get replaced. The elevator needs replacement of finishes, controls, and mechanical functioning. The service technicians are out about once per month. The stage all back curtains have been removed. Generally, the finishes are expected for the age of the facility.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The boilers, chiller, cooling towers and some air handlers have been replaced. There are air handlers that are non-functional and left in place. Some of the built guards are missing and some had their belts off. An old steam boiler and feed system are out of service and left in place. The pipes in the boiler room appear to have been updated. The insulation on the pipes in the boiler room has the covering deteriorating. The pipes in the school will need to be replaced at some point exposed pipes had different levels of surface rust. The electrical system is the origin of construction. There have been some improvements made including the addition of an emergency generator. The interior lighting system has not been upgraded to LED. A few fixtures have been. Multiple mechanical areas did not have functioning lights. Many exterior fixtures were missing the lens covers. Based on age and changes to have the facility is used electrical renovation should be considered in the future. The plumbing has been updated with some ADA improvements, toilets, handrails, faucets. The hot water is provided by a gas boiler feeding two storage tanks. There is an out of service water heater in the SPED room. Some fixtures have been replaced; many are older. There are areas that are locked off and not available for students. The lab sinks in the Science Classrooms and Darkrooms are all disconnected. Some floor drain covers are missing. The supply piping and waste piping are all original and future replacement is likely to be required. The building has fire protection standpipes in some of the stairwells. The sprinkler heads in select areas of the building (incinerator room and woodshop finishing room). Per the POC these are all out of service. Fire protection is limited to portable fire extinguishers. The spray booth has an out of service commercial self-contained system. The building has complete fire alarm systems, card Access and security camera systems. There are AEDs for the Gymnasium and the hallway.

Site

The perimeter fence has rusty areas, bent poles and unconnected horizontal support rails. The parking lots have potholes and areas breaking up stripes are difficult to see. The retaining wall at the ADA ramp has areas with concrete spalling off, the sidewalks and stairs have cracks and spalled areas. Some areas have been patched. There are areas in the grass that need to be raised and regraded.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

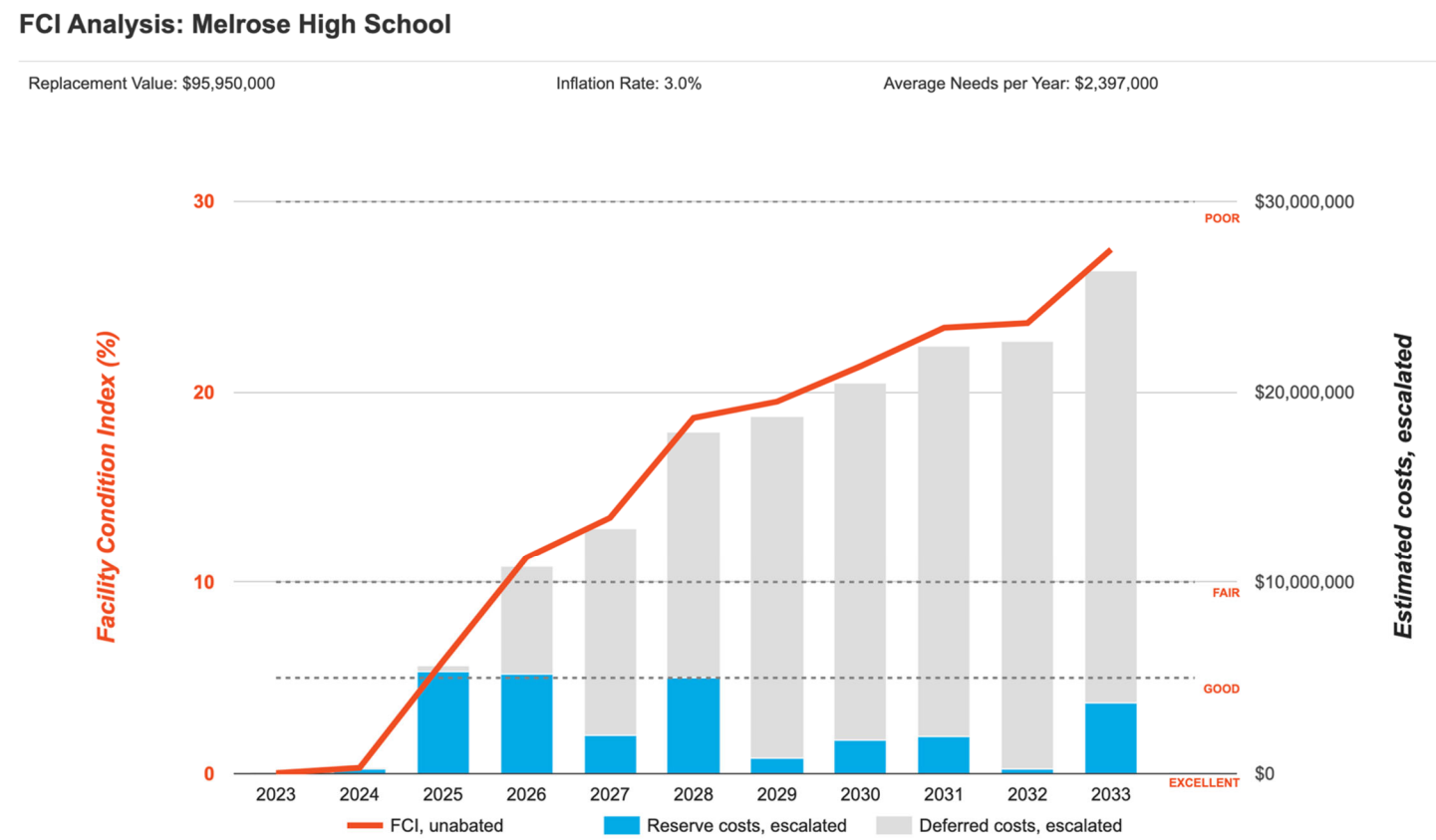
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis Melrose High School(1972)			
Replacement Value	Total SF	Cost/SF	
\$ 95,950,000	239,875	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 32,700		0.0 %
3-Year	\$ 10,847,800		11.3 %
5-Year	\$ 17,893,600		18.6 %
10-Year	\$ 26,366,400		27.5 %

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



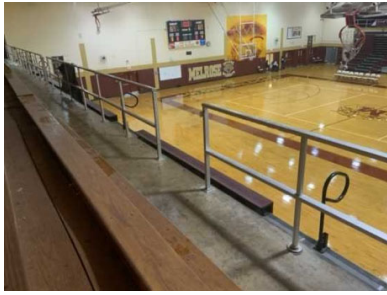
Immediate Needs

Facility/Building				Total Items		Total Cost	
Melrose High School				1		\$32,600	
Total				1		\$32,600	

Melrose High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7209799	Melrose High School	Classrooms	F1020	Paint Booth, Pre-Engineered Structure, Fully Wired and Conditioned, ~ 600 GSF, Replace	Failed	Performance/Integrity	\$32,600
Total (1 items)							\$32,600

Key Findings



Stair/Ramp Rails in Failed condition.

Metal
Melrose High School Gymnasium

Uniformat Code: B1080
Recommendation: **Repair/Install in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$8,300

\$\$\$\$

Missing gates to stop walking off, gaps too wide - AssetCALC ID: 7210012



Stair/Ramp Rails in Failed condition.

Metal
Melrose High School Stairwells

Uniformat Code: B1080
Recommendation: **Refinish in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,500

\$\$\$\$

Missing panel off mezzanine, some joints missing connectors - AssetCALC ID: 7209969



Wall Finishes in Poor condition.

Wallpaper
Melrose High School Classrooms

Uniformat Code: C2010
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$55,000

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Peeling in some rooms - AssetCALC ID: 7209926



Passenger Elevator in Poor condition.

Hydraulic, 2 Floors
Melrose High School Elevator

Uniformat Code: D1010
Recommendation: **Renovate in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,000

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Doors don't fully open Regular service calls almost weekly - AssetCALC ID: 7209932



Sidewalk in Poor condition.

Concrete, Large Areas
Melrose High School Site

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,500

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Cracked, severe spalling in areas - AssetCALC ID: 7209977



Parking Lots in Poor condition.

Pavement, Asphalt
Melrose High School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$453,600

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Potholes, not sealed, broken curbs, needs stripes - AssetCALC ID: 7209914



Sink/Lavatory

Trough Style, Solid Surface
Melrose High School Classrooms

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Top removed Out of service - AssetCALC ID: 7209935



HVAC Steam Components in Failed condition.

Pump, Condensate Water Return
Melrose High School Boiler room

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,800

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Out of service - AssetCALC ID: 7209989



Paint Booth in Failed condition.

Pre-Engineered Structure, Fully Wired and Conditioned, ~ 600 GSF
Melrose High School Classrooms

Uniformat Code: F1020
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,600

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Out of service - AssetCALC ID: 7209799



Caulking in Poor condition.

Window Edge/Trim, per 12 SF Window (or 14 LF)
Melrose High School Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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Cracked all around on inside - AssetCALC ID: 7209793



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Melrose High School Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$700,000

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Missing in areas, very dirty, poor fitting, bowing down in areas - AssetCALC ID: 7210016



Fences and Gates in Poor condition.

Fence, Chain Link 8'
Melrose High School Site

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$64,000

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Poles bent, rails not connected, rusted out - AssetCALC ID: 7210023



Caulking in Poor condition.

Cold Joints, 1/2" to 1"
Melrose High School Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,000

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Areas are falling out - AssetCALC ID: 7209838



Retaining Wall in Poor condition.

Concrete Cast-in-Place
Melrose High School Site

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$195,000

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Spalling falling off in areas - AssetCALC ID: 7209913



Exterior Fixture with Lamp in Poor condition.

any type, with LED Replacement
Melrose High School Courtyard

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,400

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Many appear non-functional, lenses missing - AssetCALC ID: 7209975



Elevator Controls in Poor condition.

Automatic, 1 Car
Melrose High School Elevator

Uniformat Code: D1010
Recommendation: **Replace in 2025**

Priority Score: **67.8**

Plan Type: Accessibility

Cost Estimate: \$5,000

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Not current to ADA - AssetCALC ID: 7209954



Exterior Walls in Poor condition.

Brick
Melrose High School Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **62.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$16,500

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Damaged in multiple areas, including roof - AssetCALC ID: 7209883



Roofing in Poor condition.

Modified Bitumen
Melrose High School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **61.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,756,700

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Blistered, cracked, dams water flow - AssetCALC ID: 7209834



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Melrose High School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **60.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$40,300

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Single plexiglass, no call, bad window caulk - AssetCALC ID: 7210011



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Melrose High School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **60.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$20,200

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Some screens loose, need caulking, - AssetCALC ID: 7209887



Storefront in Poor condition.

Glazing and Framing
Melrose High School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **60.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$346,500

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Single pane, glass cloudy, some leaks - AssetCALC ID: 7209915



Fire Suppression System in Poor condition.

Full System Install/Retrofit, Low
Density/Complexity
Melrose High School Classrooms

Uniformat Code: D4010
Recommendation: **Renovate in 2025**

Priority Score: **60.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$3,000

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In old finishing room and incinerator room. Reported out of service - AssetCALC ID: 7209833



Boiler in Failed condition.

Gas, HVAC, 501 to 750 MBH
Melrose High School Boiler room

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

Priority Score: **59.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$26,200

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Out of service - AssetCALC ID: 7209941



Elevator Cab Finishes in Poor condition.

Economy
Melrose High School Elevator

Uniformat Code: D1010
Recommendation: **Replace in 2025**

Priority Score: **58.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$3,000

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Worn, lights not fitting, control panel needs replacement - AssetCALC ID: 7210005



Supplemental Components in Poor condition.

Air Curtain, 5' Wide Non-Heated
Melrose High School Kitchen

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **58.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$3,000

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Diffuser missing, no filter - AssetCALC ID: 7209939



Water Heater in Failed condition.

Electric, Residential
Melrose High School Classrooms

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

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,600

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Out of service - AssetCALC ID: 7209952



Exhaust Fan

Industrial Dust Collection, 15 HP Motor
Melrose High School Classrooms

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

Priority Score: **54.9**

Plan Type: Aged But
Functional

Cost Estimate: \$8,600

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Out of service - AssetCALC ID: 7209844



Healthcare Equipment

Medical Waste Incinerator
Melrose High School Mechanical room

Uniformat Code: E1040
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$36,300

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Out of service - AssetCALC ID: 7209965



Fire Suppression System in Failed condition.

Commercial Kitchen, per LF of Hood
Melrose High School Classrooms

Uniformat Code: D4010
Recommendation: **Replace in 2024**

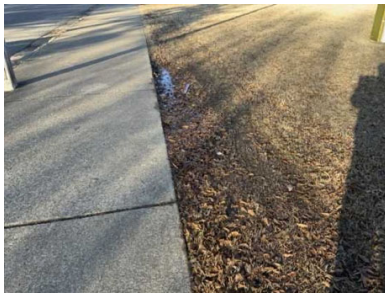
Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$400

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Out of service - AssetCALC ID: 7209888



Landscaping in Poor condition.

Sod at Eroded Areas
Melrose High School Site

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

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,000

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Multiple areas - AssetCALC ID: 7210026



Toilet Partitions in Poor condition.

Plastic/Laminate
Melrose High School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$33,800

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Some wood - AssetCALC ID: 7209817



Signage in Poor condition.

Property, Pylon Robust/Electronic
Programmable
Melrose High School Site

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

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$25,000

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Side and face damaged display color issues - AssetCALC ID: 7209866



Stairs in Poor condition.

Concrete, Exterior
Melrose High School Site

Uniformat Code: B1080
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$99,000

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Cracking - AssetCALC ID: 7209850



Sink/Lavatory

Trough Style, Solid Surface
Melrose High School Classrooms

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

Priority Score: **52.9**

Plan Type: Aged But
Functional

Cost Estimate: \$7,500

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Out of service - AssetCALC ID: 7209948



Laboratory Equipment

Lab Sink, Epoxy Resin
Melrose High School Classrooms

Uniformat Code: E1040
Recommendation: **Replace in 2024**

Priority Score: **50.9**

Plan Type: Aged But
Functional

Cost Estimate: \$132,300

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Out of service - AssetCALC ID: 7209950

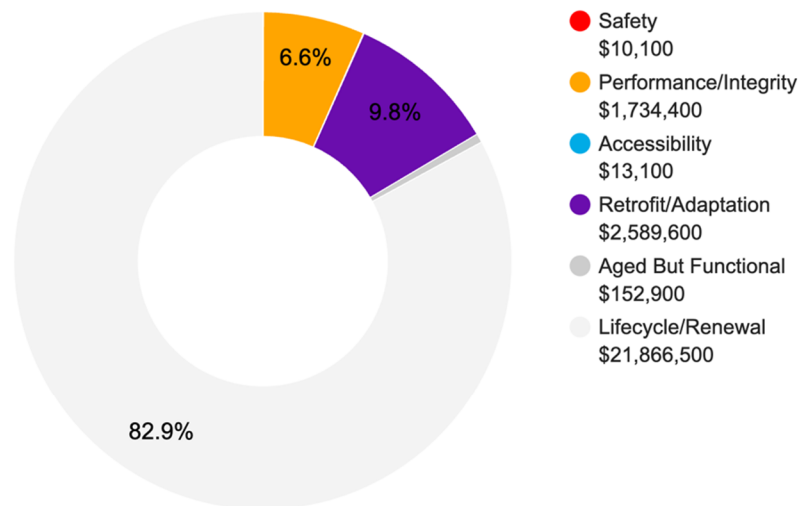
Plan Types

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: \$26,366,600

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system and grade beam foundation system	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Concrete Panels Windows: Aluminum and Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply TPO/PVC membrane	Poor
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, vinyl wallpaper Floors: VCT, ceramic tile, quarry tile, wood strip, terrazzo, sealed concrete Ceilings: Painted gypsum board, ACT and Hard Tile	Fair
Elevators	Passenger: 1 hydraulic car serving both floors Wheelchair lift	Poor
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, cooling tower feeding hydronic baseboard radiators Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters	Good
Fire Suppression	Fire extinguishers only with standpipes. Areas with sprinkler heads and self-contained system out of service	Fair

Systems Summary		
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment and Commercial laundry equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons, adjacent concrete sidewalks, curbs, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing; open dumpster enclosures Limited Park benches, and planters	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete 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: HPS	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Elevator requires replacement, railings missing panels, gates, transitions, , parking lots need replacement, roofing cracked and blistered, single pane glazing on windows and storefront, retaining wall has areas with concrete falling down, sidewalks and stairs cracked and spalling, grading in grass needs to be raised, brick has areas requiring repointing, caulking of windows and wall joints need replacement, restrooms need partitions replaced, chain link fences need replacement, lighting has not been upgraded, property signage in damaged in metal and display function	

Systems 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	-	\$115,100	-	-	\$2,100	\$117,100
Facade	-	\$476,400	\$17,900	\$225,400	\$1,644,800	\$2,364,500
Roofing	-	\$1,882,500	-	-	\$37,900	\$1,920,500
Interiors	-	\$836,800	\$2,024,700	\$1,859,000	\$2,403,500	\$7,124,000
Conveying	-	\$72,100	-	-	\$28,500	\$100,700
Plumbing	-	\$14,500	\$3,188,800	\$151,700	\$43,400	\$3,398,500
HVAC	-	\$45,000	\$3,983,600	\$35,300	\$1,011,300	\$5,075,200
Fire Protection	-	\$3,600	-	\$41,200	\$7,200	\$52,000
Electrical	-	\$1,145,200	\$1,799,900	\$249,000	-	\$3,194,100
Fire Alarm & Electronic Systems	-	-	\$471,400	\$4,568,100	\$168,700	\$5,208,200
Equipment & Furnishings	-	\$175,500	\$771,600	\$873,500	\$1,752,300	\$3,572,900
Special Construction & Demo	\$32,600	-	-	-	-	\$32,600
Site Pavement	-	\$495,500	-	\$240,700	-	\$736,300
Site Utilities	-	\$28,000	-	\$104,500	\$7,900	\$140,500
Site Development	-	\$302,300	\$2,700	\$124,200	\$108,500	\$537,700
Accessibility	-	\$7,700	-	-	-	\$7,700
TOTALS (3% inflation)	\$32,600	\$5,600,300	\$12,260,600	\$8,472,800	\$7,216,200	\$33,582,500

*Totals have been rounded to the nearest \$100.

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The facility was originally constructed in 1972. The facility has not since been substantially renovated. Some accessibility improvements appear to have been implemented.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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 Melrose High School, 2870 Deadrick Avenue, Memphis, Tennessee 38114, 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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Reviewed by:



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Program Manager
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8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site and Floor 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



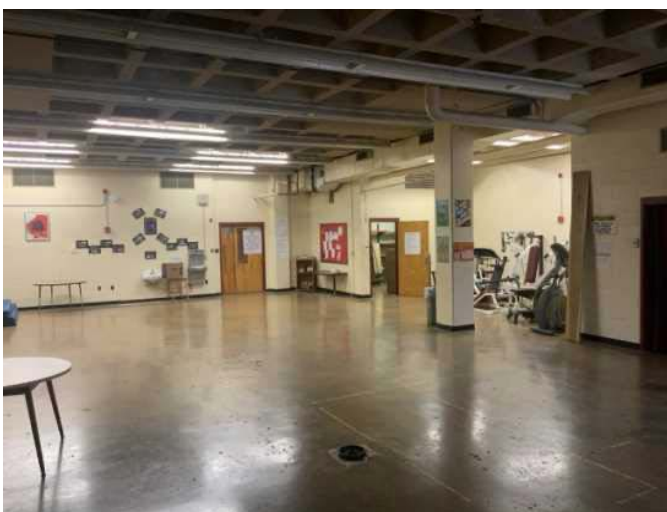
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL SYSTEM



6 - BUILDING FACADE

Photographic Overview



7 - MODIFIED BITUMEN ROOF



8 - SECONDARY TPO ROOF OVERVIEW



9 - GYMNASIUM



10 - ROTC GUN RANGE



11 - TEACHER LOUNGE



12 - BOYS AND GIRLS CLUB

Photographic Overview



13 - CAFETERIA



14 - THEATER



15 - PLUMBING SYSTEM



16 - LIBRARY



17 - BOILER



18 - CHILLER

Photographic Overview



19 - COOLING TOWER



20 - AIR HANDLER



21 - MAIN SWITCHBOARD



22 - VARIABLE FREQUENCY DRIVE



23 - X-RAY MACHINE



24 - LAUNDRY EQUIPMENT

Photographic Overview



25 - PROPERTY SIGNAGE



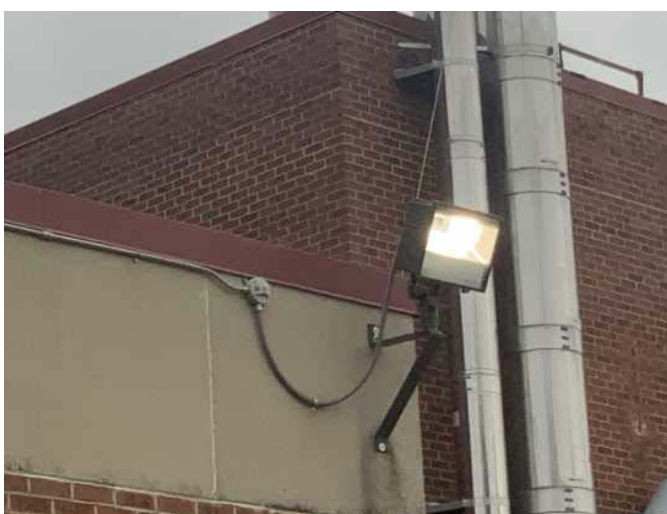
26 - PARKING LOTS



27 - SIDEWALK



28 - PARK BENCH



29 - SITE LIGHTING



30 - STAIRS

Appendix B:

Site and Floor Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-054.354

Source

Google

Project Name

Melrose High School

On-Site Date

January 8, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Melrose High School

Name of person completing form: Theadrick Harrison

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 5 years

Date Completed: 1/8/2024

Phone Number: 9014165974

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 1972	Renovated 2018	
2	Building size in SF	239,875 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).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Reinstalate pipes,repavement of parking lot,sound system for auditorium,sound system in the gymnasium,lights around the school,inside the school hallways need led lighntings		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	See 5 above		

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?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				...elaborate on what has been completed, especially if fully or partially addressed as the result of a previous dedicated study.
10	Are your elevators unreliable, with frequent service calls?	✗				
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Science halo
14	Is the electrical service outdated, undersized, or problematic?	✗				
15	Are there any problems or inadequacies with exterior lighting?	✗				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Need paving, ponde
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				✗	
18	ADA: Has an accessibility study been previously performed? If so, when?				✗	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				
20	ADA: Has building management reported any accessibility-based complaints or litigation?	✗				Elevator unreliabiliy
21	Are any areas of the property leased to outside occupants?	✗				Boys and girls culb



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Melrose High School

BV Project Number: 163745.23R000-054.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

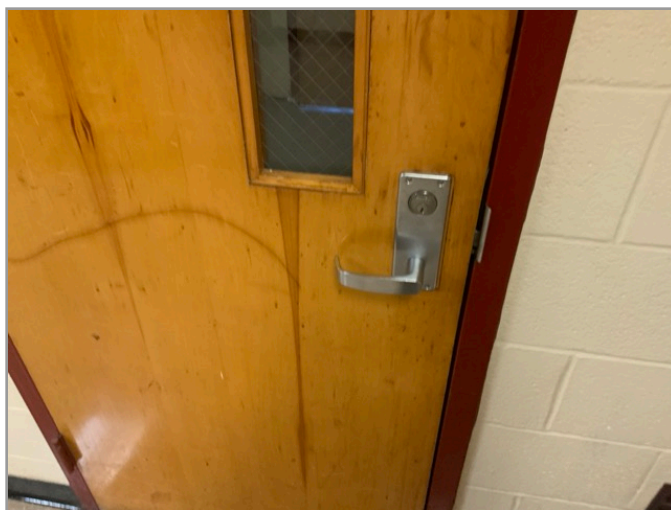
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



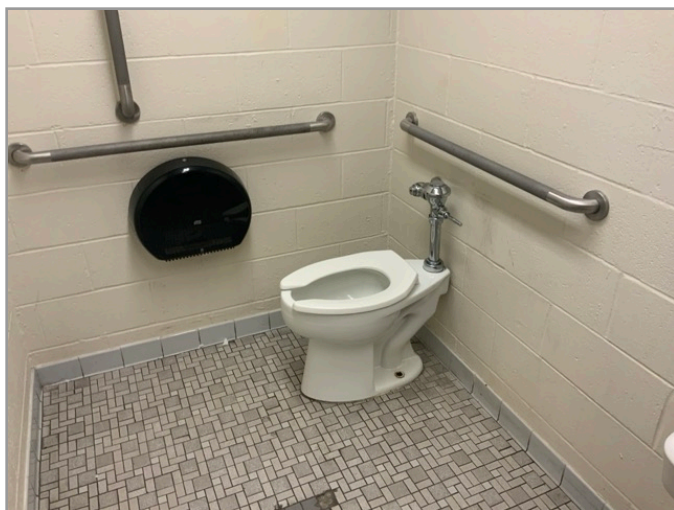
IN-CAB CONTROLS

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

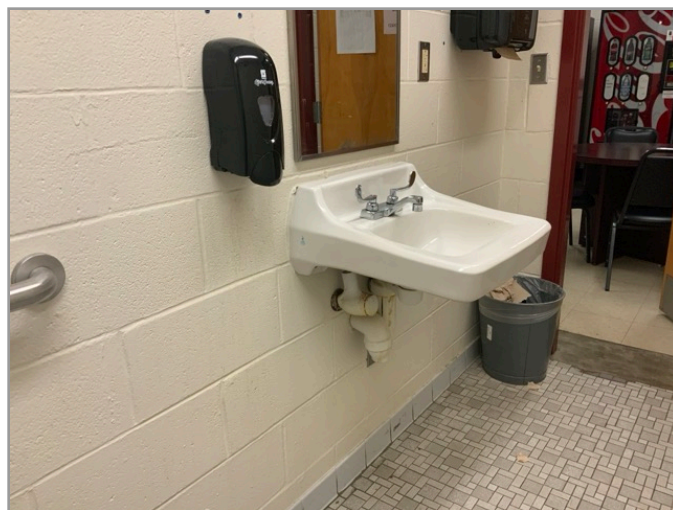
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?		×		
8	Are audible and visual floor position indicators provided in the elevator car?	×			Broken
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?		×		Nothing

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:

Component Condition Report

Component Condition Report | Melrose High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stairs, Concrete, Exterior	1,800 SF	2	7209850
B1080	Stairwells	Failed	Stair/Ramp Rails, Metal, Refinish	1,000 LF	1	7209969
B1080	Gymnasium	Failed	Stair/Ramp Rails, Metal, Repair/Install	150 LF	1	7210012
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	41,100 SF	12	7209995
B2010	Building Exterior	Poor	Caulking, Cold Joints, 1/2" to 1"	4,000 LF	2	7209838
B2010	Building Exterior	Fair	Exterior Walls, Concrete	5,000 SF	10	7209912
B2010	Building Exterior	Poor	Caulking, Window Edge/Trim, per 12 SF Window (or 14 LF)	44	1	7209793
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	500 SF	1	7209883
B2020	Building Exterior	Poor	Storefront, Glazing & Framing	6,300 SF	2	7209915
B2020	Hallway	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	4	5	7209824
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	6	3	7209832
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, up to 15 SF	31	2	7209887
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, up to 15 SF	62	2	7210011
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	5	6	7209855
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	27	17	7209959
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	6	7209911
B2080	Site	Fair	Awning, Fabric, per SF of awning	128 SF	5	7209857
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	175,672 SF	2	7209834
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	1,350 SF	17	7209804
B3080	Roof	Fair	Soffit, Metal	3,550 SF	2	7209872
Interiors						

Component Condition Report | Melrose High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	420 LF	5	7209917
C1020	Hallway	Fair	Interior Window, Fixed, 24 SF	85	11	7209797
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	369	10	7209905
C1030	Throughout building	Fair	Door Hardware, School, per Door	520	6	7209860
C1030	Throughout building	Fair	Interior Door, Steel, Standard	113	11	7209909
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	200,000 SF	2	7210016
C1070	Rotc	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,000 SF	6	7210008
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,900	5	7209978
C1090	Restrooms	Poor	Toilet Partitions, Plastic/Laminate	45	2	7209817
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	12,600 SF	11	7209822
C2010	Classrooms	Poor	Wall Finishes, Wallpaper	25,000 SF	2	7209926
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	490,000 SF	3	7209795
C2030	Hallway	Fair	Flooring, Terrazzo	9,125 SF	12	7209815
C2030	Restrooms	Fair	Flooring, Ceramic Tile	8,000 SF	11	7209966
C2030	Kitchen	Fair	Flooring, Quarry Tile	5,000 SF	11	7210022
C2030	Gymnasium	Fair	Flooring, Rubber Tile	2,500 SF	9	7209940
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	13,000 SF	4	7209928
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	189,000 SF	8	7209821
C2030	Theater	Good	Flooring, Wood, Strip, Refinish	3,000 SF	10	7209827
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	15,000 SF	3	7209826
Conveying						
D1010	Elevator	Poor	Elevator Controls, Automatic, 1 Car	1	2	7209954
D1010	Elevator	Poor	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	2	7209932
D1010	Theater	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	7209846
D1010	Elevator	Poor	Elevator Cab Finishes, Economy	1	2	7210005

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	64	3	7209805
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	3	19	7209974
D2010	Classrooms	Fair	Shower, Ceramic Tile	26	3	7209922
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	7209955
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	29	8	7209931
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	6	7209836
D2010	Office	Good	Toilet, Residential Water Closet	2	27	7209906
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	6	7209968
D2010	Boiler room	Fair	Storage Tank, Domestic Water	2	14	7209910
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	7	7209946
D2010	Classrooms	NA	Sink/Lavatory, Trough Style, Solid Surface	2	1	7209935
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	57	3	7209859
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	17	6	7209921
D2010	Boiler room	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	10	7209964
D2010	Classrooms	NA	Sink/Lavatory, Trough Style, Solid Surface	3	1	7209948
D2010	Classrooms	Failed	Water Heater, Electric, Residential	1	1	7209952
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	239,875 SF	3	7209904
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	9	6	7209999
D2010	Restrooms	Fair	Urinal, Standard	23	3	7209898
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash	6	3	7210000
D2030	Boiler room	Fair	Pump, Sump	2	4	7209997
D2060	Boiler room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	10	7209901
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	7	7210001
HVAC						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	35	7210027
D3020	Boiler room	Failed	Boiler, Gas, HVAC, 501 to 750 MBH	1	1	7209941
D3020	Boiler room	Good	Boiler Supplemental Components, Chemical Feed System	1	10	7209956
D3020	Kitchen	Fair	Unit Heater, Hydronic	6	3	7209798
D3020	Courtyard	Fair	Radiator, Hydronic, Baseboard (per LF)	600 LF	5	7209854
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-1]	1	23	7209982
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	34	7209962
D3020	Boiler room	Good	Boiler Supplemental Components, Shot Feed Tank	2	25	7209895
D3020	Classrooms	Fair	Unit Heater, Hydronic	2	4	7209986
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-2]	1	23	7209996
D3030	Boiler room	Good	Chiller, Air-Cooled [C-1]	1	20	7209937
D3030	Boiler room	Good	Chiller, Air-Cooled [C-2]	1	20	7209856
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit	2	20	7209825
D3030	Classrooms	Fair	Split System Ductless, Single Zone	2	3	7210013
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-7]	1	20	7209984
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-6]	1	19	7209806
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-13]	1	25	7209993
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-7]	1	3	7209840
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-8]	1	20	7210018
D3050	Classrooms	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-16]	1	20	7209980
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	25	7209943
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-9]	1	20	7209870
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-12]	1	25	7209903
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-1]	1	25	7209830
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Ahu 20]	1	4	7209900

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Classrooms	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-15]	1	20	7210014
D3050	Classrooms	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu 17]	1	20	7209976
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	239,875 SF	5	7209942
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	20	7209916
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-11]	1	25	7209802
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-5]	1	25	7209884
D3050	Classrooms	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-14]	1	20	7209936
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-1]	1	20	7209949
D3050	Boiler room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	20	7209907
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-9]	1	3	7209885
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	239,875 SF	5	7209988
D3050	Rotc	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7209930
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-4]	1	25	7209879
D3050	Boiler room	Good	Supplemental Components, Air Separator, HVAC	2	10	7210015
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-1A]	1	20	7209845
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-8]	1	3	7209851
D3050	Boiler room	Good	Piping & Valves, Fiberglass Insulation, HVAC Heating Water or Steam	1,000 LF	29	7209809
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	20	7209820
D3050	Boiler room	Failed	HVAC Steam Components, Pump, Condensate Water Return	1	1	7209989
D3050	Theater	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-26 & 25]	2	3	7210007
D3050	Classrooms	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	20	7209848
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-5]	1	19	7209823
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-2]	1	25	7209829
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water [P-2]	1	20	7209925
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	8	4	7209886

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	12	4	7209863
D3060	Kitchen	Poor	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	2	7209939
D3060	Classrooms	NA	Exhaust Fan, Industrial Dust Collection, 15 HP Motor	1	1	7209844
Fire Protection						
D4010	Classrooms	Poor	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	1,000 SF	2	7209833
D4010	Stairwells	Fair	Supplemental Components, Fire Riser, Wet	3	6	7209837
D4010	Classrooms	Failed	Fire Suppression System, Commercial Kitchen, per LF of Hood	1 LF	1	7209888
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	30	6	7209847
Electrical						
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS	1	8	7210009
D5010	Boiler room	Fair	Generator, Gas or Gasoline	1	7	7209963
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	3	7210024
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209812
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209816
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	24	3	7209918
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209973
D5020	Theater	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209972
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209878
D5020	Mechanical room	Good	Motor Control Center, w/ Main Breaker, 25 AMP	8	26	7209839
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	3	7209796
D5020	Boiler room	Fair	Motor Control Center, w/ Main Breaker	1	3	7209896
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209983
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7209861
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	16	3	7209994
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V	1	3	7209971

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Boiler room	Fair	Distribution Panel, 277/480 V	5	3	7209908
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	239,875 SF	4	7209924
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-9]	1	9	7209938
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	9	7209877
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2]	1	9	7209990
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-8]	1	9	7209934
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-3]	1	9	7209893
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-4]	1	9	7209803
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-7]	1	9	7209813
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1A]	1	9	7209991
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	239,875 SF	2	7209929
Fire Alarm & Electronic Systems						
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	239,875 SF	5	7209819
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	21,825 SF	10	7209933
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	10,500 SF	11	7209867
D7010	Vestibule	Fair	Entry Security, Metal Detector, Full Body Walkthrough	3	3	7209894
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	239,875 SF	7	7209927
D7010	Hallway	Good	Access Control Devices, Screening X-Ray Machine	1	10	7209853
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	239,875 SF	7	7209810
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	239,875 SF	10	7209871
D7050	Boiler room	Good	Leak Detection & Monitoring System, HVAC Refrigerants	1	5	7209897
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	12	7210020
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	239,875 SF	10	7209794
Equipment & Furnishings						
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	6	7209842

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7209902
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7209869
E1030	Locker room	Good	Laundry Equipment, Dryer, Commercial	1	10	7209951
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	7209800
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	7209868
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	6	7210025
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	7209981
E1030	Building exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	12	7209881
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	4	7210006
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7209811
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	7210002
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	15	7209891
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	7209967
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	7209953
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	7209852
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7209992
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	17	7209865
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	10	7209874
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	10	7209843
E1030	Locker room	Fair	Laundry Equipment, Washer, Commercial	1	5	7209882
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7209841
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7209889
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	6	7209961
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	7209998
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7209944

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	10	7209979
E1040	Mechanical room	NA	Healthcare Equipment, Medical Waste Incinerator	1	1	7209965
E1040	Classrooms	NA	Laboratory Equipment, Lab Sink, Epoxy Resin	54	1	7209950
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	6	7209818
E1040	Classrooms	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	4	7209947
E1040	Locker room	Fair	Sports Whirlpool, Up to 90 Gallons	1	7	7209814
E1070	Theater	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	9	7210004
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	910	11	7209828
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	1,320 LF	11	7209807
E2010	Theater	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,645	12	7209985
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	1,200	8	7209987
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	2,100 LF	4	7209899
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	435 LF	3	7209880
Special Construction & Demo						
F1020	Classrooms	Failed	Paint Booth, Pre-Engineered Structure, Fully Wired and Conditioned, ~ 600 GSF	1	0	7209799
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	129,600 SF	2	7209914
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	1,500 SF	25	7210010
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	1,500 SF	2	7209977
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	22,400 SF	6	7210003
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	6	7209835
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	12	7210019
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	7209801
Sitework						

Component Condition Report | Melrose High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Poor	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	2	7209866
G2060	Site	Fair	Flagpole, Metal	1	3	7209958
G2060	Site	Poor	Retaining Wall, Concrete Cast-in-Place	1,500 SF	2	7209913
G2060	Rotc	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	11	7210017
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	3	15	7209919
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 8'	2,560 LF	2	7210023
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	7	7209831
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7209876
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	1,500 SF	6	7209892
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	9	7209970
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	12	7210021
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	34	7	7209849
G2060	Throughout building	Fair	Fences & Gates, Fence, Chain Link 8'	250 LF	10	7209808
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	20 LF	17	7209945
G2080	Site	Poor	Landscaping, Sod at Eroded Areas, Repair	1,000 SF	1	7210026
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	100 LF	20	7209873
G4050	Courtyard	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	44	2	7209975
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	11	7	7209920
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	7	7209957
G4050	Site	Good	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	6	17	7209862
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7209890

Appendix F:

Replacement Reserves

Replacement Reserves Report																																		
Melrose High School																																		
1/26/2024																																		
Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate												
Melrose High School	\$32,614	\$268,422	\$5,331,879	\$5,214,848	\$2,018,983	\$5,026,826	\$820,075	\$1,779,737	\$1,936,005	\$235,642	\$3,701,364	\$1,544,667	\$2,719,924	\$1,170,054	\$107,394	\$33,845	\$23,910	\$307,678	\$53,371	\$135,616	\$1,119,789	\$33,582,643												
Grand Total	\$32,614	\$268,422	\$5,331,879	\$5,214,848	\$2,018,983	\$5,026,826	\$820,075	\$1,779,737	\$1,936,005	\$235,642	\$3,701,364	\$1,544,667	\$2,719,924	\$1,170,054	\$107,394	\$33,845	\$23,910	\$307,678	\$53,371	\$135,616	\$1,119,789	\$33,582,643												
Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B1080	Site	7209850	Stairs, Concrete, Exterior, Replace	50	48	2	1800	SF	\$55.00	\$99,000			\$99,000																			\$99,000		
B1080	Gymnasium	7210012	Stair/Ramp Rails, Metal, Repair/Install	0	-1	1	150	LF	\$55.00	\$8,250		\$8,250																				\$8,250		
B1080	Stairwells	7209969	Stair/Ramp Rails, Metal, Refinish	10	9	1	1000	LF	\$1.50	\$1,500		\$1,500														\$1,500						\$3,000		
B2010	Building Exterior	7209883	Exterior Walls, Brick, Repair/Repoint	0	-1	1	500	SF	\$33.00	\$16,500		\$16,500																				\$16,500		
B2010	Building Exterior	7209995	Exterior Walls, Brick Veneer, Replace	50	38	12	41100	SF	\$27.00	\$1,109,700																	\$1,109,700						\$1,109,700	
B2010	Building Exterior	7209912	Exterior Walls, Concrete, Replace	50	40	10	5000	SF	\$29.00	\$145,000																\$145,000							\$145,000	
B2010	Building Exterior	7209793	Caulking, Window Edge/Trim, per 12 SF Window (or 14 LF), Replace	0	-1	1	44	EA	\$49.00	\$2,156		\$2,156																				\$2,156		
B2010	Building Exterior	7209838	Caulking, Cold Joints, 1/2" to 1", Replace	10	8	2	4000	LF	\$6.00	\$24,000			\$24,000															\$24,000					\$48,000	
B2020	Building Exterior	7209887	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	28	2	31	EA	\$650.00	\$20,150			\$20,150																				\$20,150	
B2020	Building Exterior	7210011	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	28	2	62	EA	\$650.00	\$40,300			\$40,300																				\$40,300	
B2020	Building Exterior	7209832	Window, Steel, 16-25 SF, Replace	30	27	3	6	EA	\$1,700.00	\$10,200				\$10,200																			\$10,200	
B2020	Building Exterior	7209915	Storefront, Glazing & Framing, Replace	30	28	2	6300	SF	\$55.00	\$346,500			\$346,500																				\$346,500	
B2020	Hallway	7209824	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	4	EA	\$1,200.00	\$4,800						\$4,800																	\$4,800	
B2050	Building Exterior	7209911	Exterior Door, Steel, Standard, Replace	40	34	6	4	EA	\$2,400.00	\$9,600							\$9,600																\$9,600	
B2050	Building Exterior	7209959	Exterior Door, Steel, Standard, Replace	40	23	17	27	EA	\$600.00	\$16,200																				\$16,200			\$16,200	
B2050	Building Exterior	7209855	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	24	6	5	EA	\$3,200.00	\$16,000							\$16,000																\$16,000	
B2080	Site	7209857	Awning, Fabric, per SF of awning, Replace	10	5	5	128	SF	\$8.00	\$1,024						\$1,024												\$1,024					\$2,048	
B3010	Roof	7209834	Roofing, Modified Bitumen, Replace	20	18	2	175672	SF	\$10.00	\$1,756,720			\$1,756,720																				\$1,756,720	
B3010	Roof	7209804	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	3	17	1350	SF	\$17.00	\$22,950																			\$22,950				\$22,950	
B3080	Roof	7209872	Soffit, Metal, Replace	25	23	2	3550	SF	\$5.00	\$17,750			\$17,750																				\$17,750	
C1010	Classrooms	7209917	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	20	5	420	LF	\$29.40	\$12,348						\$12,348																	\$12,348	
C1020	Hallway	7209797	Interior Window, Fixed, 24 SF, Replace	40	29	11	85	EA	\$850.00	\$72,250																	\$72,250						\$72,250	
C1030	Throughout building	7209905	Interior Door, Wood, Solid-Core, Replace	40	30	10	369	EA	\$700.00	\$258,300																\$258,300							\$258,300	
C1030	Throughout building	7209909	Interior Door, Steel, Standard, Replace	40	29	11	113	EA	\$600.00	\$67,800																	\$67,800						\$67,800	
C1030	Throughout building	7209860	Door Hardware, School, per Door, Replace	30	24	6	520	EA	\$400.00	\$208,000							\$208,000																\$208,000	
C1070	Throughout building	7210016	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	200000	SF	\$3.50	\$700,000			\$700,000																				\$700,000	
C1070	Rotc	7210008	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	19	6	5000	SF	\$3.50	\$17,500							\$17,500																\$17,500	
C1090	Restrooms	7209817	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	45	EA	\$750.00	\$33,750			\$33,750																				\$33,750	
C1090	Hallway	7209978	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	1900	EA	\$500.00	\$950,000							\$950,000																\$950,000	
C2010	Restrooms	7209822	Wall Finishes, Ceramic Tile, Replace	40	29	11	12600	SF	\$18.00	\$226,800																	\$226,800							\$226,800
C2010	Classrooms	7209926	Wall Finishes, Wallpaper, Replace	15	13	2	25000	SF	\$2.20	\$55,000			\$55,000																\$55,000				\$110,000	
C2010	Throughout building	7209795	Wall Finishes, any surface, Prep & Paint	10	7	3	490000	SF	\$1.50	\$735,000				\$735,000															\$735,000					\$1,470,000
C2030	Restrooms	7209966	Flooring, Ceramic Tile, Replace	40	29	11	8000	SF	\$18.00	\$144,000																	\$144,000							\$144,000
C2030	Kitchen	7210022	Flooring, Quarry Tile, Replace	50	39	11	5000	SF	\$26.00	\$130,000																	\$130,000							\$130,000
C2030	Theater	7209827	Flooring, Wood, Strip, Refinish	10	0	10	3000	SF	\$4.00	\$12,000																\$12,000					\$12,000		\$24,000	
C2030	Throughout	7209821	Flooring, Vinyl Tile (VCT), Replace	15	7	8	189000	SF	\$5.00	\$945,000																\$945,000								\$945,000
C2030	Gymnasium	7209940	Flooring, Rubber Tile, Replace	15	6	9	2500	SF	\$9.00	\$22,500																\$22,500								


Replacement Reserves Report


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D2010	Classrooms	7209935	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	29	1	2	EA	\$2,500.00	\$5,000		\$5,000																			\$5,000	
D2010	Restrooms	7209805	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	64	EA	\$1,500.00	\$96,000				\$96,000																	\$96,000	
D2010	Classrooms	7209922	Shower, Ceramic Tile, Replace	30	27	3	26	EA	\$2,500.00	\$65,000				\$65,000																	\$65,000	
D2010	Utility closet	7209955	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400	
D2010	Restrooms	7209859	Toilet, Commercial Water Closet, Replace	30	27	3	57	EA	\$1,300.00	\$74,100				\$74,100																	\$74,100	
D2010	Restrooms	7209898	Urinal, Standard, Replace	30	27	3	23	EA	\$1,100.00	\$25,300				\$25,300																	\$25,300	
D2010	Classrooms	7210000	Emergency Plumbing Fixtures, Eye Wash, Replace	20	17	3	6	EA	\$1,500.00	\$9,000				\$9,000																	\$9,000	
D2010	Kitchen	7209836	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	24	6	1	EA	\$2,100.00	\$2,100							\$2,100														\$2,100	
D2010	Kitchen	7209968	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	2	EA	\$2,500.00	\$5,000							\$5,000														\$5,000	
D2010	Classrooms	7209921	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	17	EA	\$1,200.00	\$20,400							\$20,400														\$20,400	
D2010	Utility closet	7209999	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	9	EA	\$800.00	\$7,200							\$7,200														\$7,200	
D2010	Classrooms	7209946	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	12	EA	\$1,500.00	\$18,000							\$18,000														\$18,000	
D2010	Hallway	7209931	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	29	EA	\$1,200.00	\$34,800								\$34,800													\$34,800	
D2030	Boiler room	7209997	Pump, Sump, Replace	15	11	4	2	EA	\$4,270.00	\$8,540					\$8,540														\$8,540		\$17,080	
D2060	Boiler room	7210001	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	\$5,150.00	\$5,150								\$5,150													\$5,150	
D2060	Boiler room	7209901	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	10	10	1	EA	\$5,600.00	\$5,600										\$5,600											\$5,600	
D3020	Boiler room	7209941	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	29	1	1	EA	\$26,200.00	\$26,200		\$26,200																			\$26,200	
D3020	Kitchen	7209798	Unit Heater, Hydronic, Replace	20	17	3	6	EA	\$2,100.00	\$12,600				\$12,600																	\$12,600	
D3020	Classrooms	7209986	Unit Heater, Hydronic, Replace	20	16	4	2	EA	\$2,400.00	\$4,800					\$4,800																\$4,800	
D3020	Courtyard	7209854	Radiator, Hydronic, Baseboard (per LF), Replace	30	25	5	600	LF	\$150.00	\$90,000						\$90,000															\$90,000	
D3020	Boiler room	7209956	Boiler Supplemental Components, Chemical Feed System, Replace	15	5	10	1	EA	\$11,700.00	\$11,700										\$11,700											\$11,700	
D3030	Boiler room	7209937	Chiller, Air-Cooled, Replace	25	5	20	1	EA	\$120,000.00	\$120,000																			\$120,000		\$120,000	
D3030	Boiler room	7209856	Chiller, Air-Cooled, Replace	25	5	20	1	EA	\$120,000.00	\$120,000																			\$120,000		\$120,000	
D3030	Roof	7209825	Cooling Tower, (Typical) Open Circuit, Replace	25	5	20	2	EA	\$27,000.00	\$54,000																			\$54,000		\$54,000	
D3030	Classrooms	7210013	Split System Ductless, Single Zone, Replace	15	12	3	2	EA	\$4,800.00	\$9,600				\$9,600														\$9,600			\$19,200	
D3050	Throughout building	7209988	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	35	5	239875	SF	\$8.00	\$1,919,000					\$1,919,000																\$1,919,000	
D3050	Boiler room	7210015	Supplemental Components, Air Separator, HVAC, Replace	15	5	10	2	EA	\$7,300.00	\$14,600										\$14,600											\$14,600	
D3050	Boiler room	7209806	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	1	EA	\$22,000.00	\$22,000																		\$22,000		\$22,000		
D3050	Boiler room	7209823	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	1	EA	\$22,000.00	\$22,000																		\$22,000		\$22,000		
D3050	Boiler room	7209984	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$7,600.00	\$7,600																		\$7,600		\$7,600		
D3050	Boiler room	7210018	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$7,600.00	\$7,600																		\$7,600		\$7,600		
D3050	Boiler room	7209870	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$7,600.00	\$7,600																		\$7,600		\$7,600		
D3050	Boiler room	7209916	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$46,200.00	\$46,200																		\$46,200		\$46,200		
D3050	Boiler room	7209949	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$13,600.00	\$13,600																		\$13,600		\$13,600		
D3050	Boiler room	7209907	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$46,200.00	\$46,200																		\$46,200		\$46,200		
D3050	Boiler room	7209845	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$13,600.00	\$13,600																		\$13,600		\$13,600		
D3050	Boiler room	7209820	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$22,000.00	\$22,000																		\$22,000		\$22,000		
D3050	Boiler room	7209925	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$13,600.00	\$13,600																		\$13,600		\$13,600		
D3050	Boiler room	7209989	HVAC Steam Components, Pump, Condensate Water Return, Replace	15	14	1	1	EA	\$5,800.00	\$5,800		\$5,800														\$5,800				\$11,600		
D3050	Mechanical room	7209840	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$70,000.00	\$70,000				\$70,000																	\$70,000	
D3050	Mechanical room	7209885	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$70,000.00	\$70,000				\$70,000																	\$70,000	
D3050	Rotc	7209930	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$22,000.00	\$22,000				\$22,000																	\$22,000	
D3050	Mechanical room	7209851	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$31,000.00	\$31,000				\$31,000																	\$31,000	
D3050	Theater	7210007	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	2	EA	\$81,000.00	\$162,000				\$162,000																	\$162,000	
D3050	Mechanical room	7209900	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$70,000.00	\$70,000					\$70,000																\$70,000	
D3050	Throughout building	7209942	HVAC System, Ductwork, Medium Density, Replace	30	25	5	239875	SF	\$4.00	\$959,500						\$959,500															\$959,500	
D3050	Classrooms	7210014	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	5	20	1	EA	\$6,200.00	\$6,200																		\$6,200		\$6,200		
D3050	Classrooms	7209976	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	5	20	1	EA	\$6,200.00	\$6,200																		\$6,200		\$6,200		
D3050	Classrooms	7209936	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	5	20	1	EA	\$6,200.00	\$6,200																		\$6,200		\$6,200		
D3050	Classrooms	7209848	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	5	20	1	EA	\$6,200.00	\$6,200																		\$6,200		\$6,200		
D3050	Classrooms	7209980	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	5	20	1	EA	\$6,200.00	\$6,200																		\$6,200		\$6,200		
D3060	Classrooms	7209844	Exhaust Fan, Industrial Dust Collection, 15 HP Motor, Replace	25	24	1	1	EA	\$8,600.00	\$8,600		\$8,600																		\$8,600		
D3060	Roof	7209886	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	8	EA	\$3,000.00	\$24,000					\$24,000															\$24,000		
D3060	Roof	7209863	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	12	EA	\$1,400.00	\$16,800					\$16,800															\$16,800		
D3060	Kitchen	7209939	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	18	2	2	EA	\$1,500.00	\$3,000			\$3,000																	\$3,000		

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
D4010	Classrooms	7209833	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	40	38	2	1000	SF	\$3.00	\$3,000			\$3,000																			\$3,000			
D4010	Stairwells	7209837	Supplemental Components, Fire Riser, Wet, Replace	40	34	6	3	EA	\$10,000.00	\$30,000							\$30,000															\$30,000			
D4010	Classrooms	7209888	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	19	1	1	LF	\$400.00	\$400		\$400																				\$400			
D4030	Throughout building	7209847	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	30	EA	\$150.00	\$4,500							\$4,500									\$4,500						\$9,000			
D5010	Boiler room	7209963	Generator, Gas or Gasoline, Replace	25	18	7	1	EA	\$52,000.00	\$52,000								\$52,000														\$52,000			
D5010	Boiler room	7210009	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	\$8,500.00	\$8,500									\$8,500													\$8,500			
D5020	Boiler room	7210024	Switchboard, 277/480 V, Replace	40	37	3	1	EA	\$150,000.00	\$150,000				\$150,000																		\$150,000			
D5020	Utility closet	7209812	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700				\$6,700																		\$6,700			
D5020	Boiler room	7209816	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000			
D5020	Theater	7209972	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																		\$10,000			
D5020	Mechanical room	7209973	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700				\$6,700																		\$6,700			
D5020	Mechanical room	7209878	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000			
D5020	Mechanical room	7209861	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700				\$6,700																		\$6,700			
D5020	Mechanical room	7209983	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000			
D5020	Mechanical room	7209918	Distribution Panel, 120/208 V, Replace	30	27	3	24	EA	\$2,000.00	\$48,000				\$48,000																		\$48,000			
D5020	Boiler room	7209796	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000			
D5020	Boiler room	7209896	Motor Control Center, w/ Main Breaker, Replace	30	27	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000			
D5020	Mechanical room	7209994	Distribution Panel, 277/480 V, Replace	30	27	3	16	EA	\$5,300.00	\$84,800				\$84,800																		\$84,800			
D5020	Mechanical room	7209971	Distribution Panel, 120/240 V, Replace	40	37	3	1	EA	\$21,000.00	\$21,000				\$21,000																		\$21,000			
D5020	Boiler room	7209908	Distribution Panel, 277/480 V, Replace	30	27	3	5	EA	\$40,000.00	\$200,000				\$200,000																		\$200,000			
D5030	Throughout building	7209924	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	239875	SF	\$4.00	\$959,500					\$959,500																		\$959,500		
D5030	Boiler room	7209938	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$8,800.00	\$8,800										\$8,800												\$8,800			
D5030	Boiler room	7209877	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$12,400.00	\$12,400										\$12,400												\$12,400			
D5030	Boiler room	7209990	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$12,400.00	\$12,400										\$12,400												\$12,400			
D5030	Boiler room	7209934	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$8,800.00	\$8,800										\$8,800												\$8,800			
D5030	Boiler room	7209893	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000			
D5030	Boiler room	7209803	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000			
D5030	Boiler room	7209813	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$8,800.00	\$8,800										\$8,800												\$8,800			
D5030	Boiler room	7209991	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$12,400.00	\$12,400										\$12,400												\$12,400			
D5040	Throughout building	7209929	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	239875	SF	\$4.50	\$1,079,438			\$1,079,438																			\$1,079,438			
D6030	Throughout building	7209819	Sound System, Theater/Auditorium/Church, Replace	20	15	5	239875	SF	\$1.50	\$359,813						\$359,813																\$359,813			
D6030	Gymnasium	7209933	Sound System, Theater/Auditorium/Church, Replace	20	10	10	21825	SF	\$1.50	\$32,738											\$32,738											\$32,738			
D6030	Cafeteria	7209867	Sound System, Theater/Auditorium/Church, Replace	20	9	11	10500	SF	\$1.50	\$15,750												\$15,750										\$15,750			
D7010	Vestibule	7209894	Entry Security, Metal Detector, Full Body Walkthrough, Replace	101																															

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E1030	Kitchen	7209874	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	\$6,700.00	\$6,700											\$6,700											\$6,700		
E1030	Kitchen	7209843	Foodservice Equipment, Steamer, Freestanding, Replace	10	0	10	1	EA	\$10,500.00	\$10,500											\$10,500									\$10,500		\$21,000		
E1030	Kitchen	7209979	Foodservice Equipment, Convection Oven, Double, Replace	10	0	10	1	EA	\$9,500.00	\$9,500											\$9,500									\$9,500		\$19,000		
E1030	Kitchen	7209953	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	\$1,700.00	\$1,700												\$1,700										\$1,700		
E1030	Kitchen	7209800	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	\$4,600.00	\$4,600													\$4,600									\$4,600		
E1030	Building exterior	7209881	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	2	EA	\$6,300.00	\$12,600												\$12,600										\$12,600		
E1030	Kitchen	7209967	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA	\$1,700.00	\$1,700												\$1,700										\$1,700		
E1030	Kitchen	7209981	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	\$2,700.00	\$2,700													\$2,700									\$2,700		
E1030	Kitchen	7209852	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$1,700.00	\$1,700													\$1,700									\$1,700		
E1030	Kitchen	7209891	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	0	15	2	EA	\$4,600.00	\$9,200																\$9,200							\$9,200	
E1030	Kitchen	7209868	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																		\$15,000					\$15,000	
E1030	Kitchen	7209865	Foodservice Equipment, Steam Kettle, Replace	20	3	17	1	EA	\$30,000.00	\$30,000																		\$30,000					\$30,000	
E1030	Kitchen	7209998	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																		\$25,000					\$25,000	
E1040	Classrooms	7209950	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	29	1	54	EA	\$2,450.00	\$132,300		\$132,300																					\$132,300	
E1040	Classrooms	7209947	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	11	4	1	EA	\$2,800.00	\$2,800					\$2,800															\$2,800			\$5,600	
E1040	Locker room	7209814	Sports Whirlpool, Up to 90 Gallons, Replace	20	13	7	1	EA	\$10,295.00	\$10,295								\$10,295															\$10,295	
E1040	Mechanical room	7209965	Healthcare Equipment, Medical Waste Incinerator, Replace	10	9	1	1	EA	\$36,300.00	\$36,300		\$36,300										\$36,300											\$72,600	
E1040	Hallway	7209818	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	2	EA	\$1,500.00	\$3,000							\$3,000										\$3,000						\$6,000	
E1070	Theater	7210004	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	6	9	1000	SF	\$15.00	\$15,000											\$15,000												\$15,000	
E2010	Classrooms	7209880	Casework, Countertop, Plastic Laminate, Replace	15	12	3	435	LF	\$50.00	\$21,750				\$21,750															\$21,750				\$43,500	
E2010	Classrooms	7209899	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	2100	LF	\$300.00	\$630,000				\$630,000																			\$630,000	
E2010	Classrooms	7209807	Casework, Countertop, Solid Surface, Replace	40	29	11	1320	LF	\$110.00	\$145,200												\$145,200											\$145,200	
E2010	Gymnasium	7209987	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	12	8	1200	EA	\$450.00	\$540,000										\$540,000													\$540,000	
E2010	Gymnasium	7209828	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	9	11	910	EA	\$300.00	\$273,000												\$273,000											\$273,000	
E2010	Theater	7209985	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	8	12	1645	EA	\$350.00	\$575,750													\$575,750										\$575,750	
F1020	Classrooms	7209799	Paint Booth, Pre-Engineered Structure, Fully Wired and Conditioned, ~ 600 GSF, Replace	30	42	0	1	EA	\$32,614.00	\$32,614	\$32,614																							\$32,614
G2020	Site	7209914	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	129600	SF	\$3.50	\$453,600			\$453,600																					\$453,600
G2030	Site	7209977	Sidewalk, Concrete, Large Areas, Replace	50	48	2	1500	SF	\$9.00	\$13,500			\$13,500																				\$13,500	
G2030	Site	7210003	Sidewalk, Concrete, Large Areas, Replace	50	44	6	22400	SF	\$9.00	\$201,600							\$201,600																	\$201,600
G2050	Gymnasium	7209835	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	6	EA	\$9,500.00	\$57,000							\$57,000																\$57,000	
G2050	Gymnasium	7210019	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	13	12	2	EA	\$8,000.00	\$16,000													\$16,000										\$16,000	
G2050	Site	7209801	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	\$9,500.00	\$9,500																		\$9,500					\$9,500	
G2060	Site	7210023	Fences & Gates, Fence, Chain Link 8', Replace	40	38	2	2560	LF	\$25.00	\$64,000			\$64,000																					

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209954	D1010	Elevator Controls	Automatic, 1 Car		Melrose High School	Elevator	Dover			1970		
2	7209932	D1010	Passenger Elevator	Hydraulic, 2 Floors	7600 LB	Melrose High School	Elevator	Dover Elevators	No dataplate	No dataplate	1970		
3	7209846	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LB	Melrose High School	Theater	Garaventa	Genesis	No dataplate	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209910	D2010	Storage Tank	Domestic Water	200 GAL	Melrose High School	Boiler room	Rheem	ST200A	0407N0001026	2007		2
2	7209964	D2010	Boiler	Gas, Domestic, 260 to 500 MBH		Melrose High School	Boiler room				2007		
3	7209952	D2010	Water Heater	Electric, Residential	85 GAL	Melrose High School	Classrooms	Ruud	ECS85-18	671 80064			
4	7209974	D2010	Backflow Preventer	Domestic Water	1.5 IN	Melrose High School	Boiler room	Watts	909	Illegible	2012		3
5	7209997	D2030	Pump	Sump	3 HP	Melrose High School	Boiler room	Itt	D10020N1	Inaccessible	2008		2
6	7210001	D2060	Air Compressor	Tank-Style	.75 HP	Melrose High School	Boiler room	Quincy Compressor	QC00703S00143	5147868	2010		
7	7209901	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Melrose High School	Boiler room	Quincy Compressor	QIFD 0010	013/15021/18	2013		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209941	D3020	Boiler	Gas, HVAC, 501 to 750 MBH	550 MBH	Melrose High School	Boiler room	Kewaunee	M55KX	No dataplate	1972		

2	7209982	D3020	Boiler [B-1]	Gas, HVAC	6000 MBH	Melrose High School	Boiler room	Cleaver-Brooks	CFLC-700-6000-160HW	16011100010058	2016	
3	7209996	D3020	Boiler [B-2]	Gas, HVAC	6000 MBH	Melrose High School	Boiler room	Cleaver-Brooks	CFLC-700-6000-160HW	16011100010059	2016	
4	7209854	D3020	Radiator	Hydronic, Baseboard (per LF)		Melrose High School	Courtyard				1972	600
5	7209798	D3020	Unit Heater	Hydronic	60 MBH	Melrose High School	Kitchen	Trane	60S	1E-00421	1972	6
6	7209986	D3020	Unit Heater	Hydronic	100 MBH	Melrose High School	Classrooms	Trane	Illegible	Illegible	1972	2
7	7209956	D3020	Boiler Supplemental Components	Chemical Feed System		Melrose High School	Boiler room				2018	
8	7210027	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	Melrose High School	Boiler room	Bell & Gossett	B1400	379135	2018	
9	7209962	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Melrose High School	Boiler room	Bell & Gossett	B130LA	368123	2017	
10	7209937	D3030	Chiller [C-1]	Air-Cooled	87 TON	Melrose High School	Boiler room	Daikin Industries	E3012JF2	518D010000	2018	
11	7209856	D3030	Chiller [C-2]	Air-Cooled	87 TON	Melrose High School	Boiler room	Daikin Industries	53012JF2	518B000200	2018	
12	7209825	D3030	Cooling Tower	(Typical) Open Circuit	87 TON	Melrose High School	Roof	Evapco	Inaccessible	Inaccessible	2018	2
13	7210013	D3030	Split System Ductless	Single Zone	2 TON	Melrose High School	Classrooms	Carrier	Inaccessible	Inaccessible	2005	2
14	7209820	D3050	Pump	Distribution, HVAC Heating Water	50 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	Illegible	2018	
15	7209949	D3050	Pump [P-1]	Distribution, HVAC Heating Water	25 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	Illegible	2018	
16	7209845	D3050	Pump [P-1A]	Distribution, HVAC Heating Water	25 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	Illegible	2018	

17	7209925	D3050	Pump [P-2]	Distribution, HVAC Heating Water	25 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	Illegible	2018
18	7209916	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water	100 HP	Melrose High School	Boiler room	Bell & Gossett	VSX- VSC 12.25	C261428-02 E81	2018
19	7209907	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water	100 HP	Melrose High School	Boiler room	Bell & Gossett	VSX VSC 12.25	C261428-01 E81	2018
20	7209823	D3050	Pump [P-5]	Distribution, HVAC Heating Water	50 HP	Melrose High School	Boiler room	Bell & Gossett	HSC3 940 11.9	Inaccessible	2017
21	7209806	D3050	Pump [P-6]	Distribution, HVAC Heating Water	50 HP	Melrose High School	Boiler room	Bell & Gossett	HSC3 940 11.9	C260747-01 E81	2017
22	7209984	D3050	Pump [P-7]	Distribution, HVAC Chilled or Condenser Water	15 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	Illegible	2018
23	7210018	D3050	Pump [P-8]	Distribution, HVAC Chilled or Condenser Water	15 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	C260745-01D81	2018
24	7209870	D3050	Pump [P-9]	Distribution, HVAC Chilled or Condenser Water	15 HP	Melrose High School	Boiler room	Bell & Gossett	Illegible	Illegible	2018
25	7209989	D3050	HVAC Steam Components	Pump, Condensate Water Return	3 HP	Melrose High School	Boiler room	Hoffman	50H8FD B	161052	1972
26	7209930	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3900 CFM	Melrose High School	Rotc	Trane	Illegible	Illegible	1972
27	7209848	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Melrose High School	Classrooms	Daikin Industries	Inaccessible	Inaccessible	2018
28	7209976	D3050	Air Handler [Ahu 17]	Interior AHU, Easy/Moderate Access	800 CFM	Melrose High School	Classrooms	Daikin Industriesai	Inaccessible	Inaccessible	2018
29	7209900	D3050	Air Handler [Ahu 20]	Interior AHU, Easy/Moderate Access	14000 CFM	Melrose High School	Mechanical room	Trane	Inaccessible	Inaccessible	1972
30	7209830	D3050	Air Handler [Ahu-1]	Interior AHU, Easy/Moderate Access	21000 CFM	Melrose High School	Mechanical room	Daikin Industries	CAC051GBAM	FB0U180201496	2018
31	7209802	D3050	Air Handler [Ahu-11]	Interior AHU, Easy/Moderate Access	11600 CFM	Melrose High School	Mechanical room	Daikin Industries	CAC032GBAM	FB0U180201505	2018

32	7209903	D3050	Air Handler [Ahu-12]	Interior AHU, Easy/Moderate Access	16800 CFM	Melrose High School	Mechanical room	Daikin Industries	Inaccessible	FB0U180201513	2018	
33	7209993	D3050	Air Handler [Ahu-13]	Interior AHU, Easy/Moderate Access	16800 CFM	Melrose High School	Mechanical room	Daikin Industries	CAC052GBAM	FB0U180201471	2018	
34	7209936	D3050	Air Handler [Ahu-14]	Interior AHU, Easy/Moderate Access	800 CFM	Melrose High School	Classrooms	Daikin Industriesa	Inaccessible	Inaccessible	2018	
35	7210014	D3050	Air Handler [Ahu-15]	Interior AHU, Easy/Moderate Access	800 CFM	Melrose High School	Classrooms	Daikin Industries	Inaccessible	Inaccessible	2018	
36	7209980	D3050	Air Handler [Ahu-16]	Interior AHU, Easy/Moderate Access	800 CFM	Melrose High School	Classrooms	Daikin Industries	LAH007ADH	SLPD180300072	2018	
37	7209829	D3050	Air Handler [Ahu-2]	Interior AHU, Easy/Moderate Access	16800 CFM	Melrose High School	Mechanical room	Daikin Industries	Inaccessible	FB0U180201495	2018	
38	7210007	D3050	Air Handler [Ahu-26 & 25]	Interior AHU, Easy/Moderate Access	17500 CFM	Melrose High School	Theater	Trane	Inaccessible	Inaccessible	1972	2
39	7209943	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	21000 CFM	Melrose High School	Mechanical room	Daikin Industries	Inaccessible	FB0U180201497	2018	
40	7209879	D3050	Air Handler [Ahu-4]	Interior AHU, Easy/Moderate Access	11600 CFM	Melrose High School	Mechanical room	Daikin Industries	CAC036GBAM	FB0U180201504	2018	
41	7209884	D3050	Air Handler [Ahu-5]	Interior AHU, Easy/Moderate Access	21000 CFM	Melrose High School	Mechanical room	Daikin Industries	CAC049GBAM	FB0U180302049	2018	
42	7209840	D3050	Air Handler [Ahu-7]	Interior AHU, Easy/Moderate Access	14000 CFM	Melrose High School	Mechanical room	Trane	Illegible	Illegible	1972	
43	7209851	D3050	Air Handler [Ahu-8]	Interior AHU, Easy/Moderate Access	5250 CFM	Melrose High School	Mechanical room	Trane	L-6	K1P201774	1972	
44	7209885	D3050	Air Handler [Ahu-9]	Interior AHU, Easy/Moderate Access	10250 CFM	Melrose High School	Mechanical room	Trane	L-25	K1F201775	1972	
45	7209844	D3060	Exhaust Fan	Industrial Dust Collection, 15 HP Motor	8000 CFM	Melrose High School	Classrooms	Torit			1972	
46	7209863	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Melrose High School	Roof	Cook	100 ACE 100C3B	223S936913-00/0001701	2007	12

47	7209886	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Melrose High School	Roof					2005		8
48	7209939	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Melrose High School	Kitchen	Nieco	No dataplate		No dataplate	2000		2
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7209888	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Melrose High School	Classrooms					2000		
2	7209847	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Melrose High School	Throughout building					2019		30
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7209963	D5010	Generator	Gas or Gasoline	75 KW	Melrose High School	Boiler room	Olympian	G80F3		OLY00000JNFC02654	2006		
2	7210009	D5010	Automatic Transfer Switch	ATS	100 AMP	Melrose High School	Boiler room	Eaton Cutler-Hammer	ATC-300		Inaccessible	2006		
3	7209812	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Melrose High School	Utility closet	GE	9T23A3872			1972		
4	7209816	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Melrose High School	Boiler room	GE	9T23A3878		NA	1972		
5	7209973	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Melrose High School	Mechanical room	GE	Inaccessible		Inaccessible	1972		
6	7209972	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Melrose High School	Theater	Ge	9T23A3874		NA	1972		
7	7209878	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Melrose High School	Mechanical room	GE	9T23A3878		NA	1972		
8	7209983	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Melrose High School	Mechanical room	GE	9T23A3876			1972		
9	7209861	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Melrose High School	Mechanical room	GE	Inaccessible		Inaccessible	1972		

10	7210024	D5020	Switchboard	277/480 V	4000 AMP	Melrose High School	Boiler room	GE	No dataplate	No dataplate	1972	
11	7209918	D5020	Distribution Panel	120/208 V	200 AMP	Melrose High School	Mechanical room				1972	24
12	7209796	D5020	Distribution Panel	120/208 V	1600 AMP	Melrose High School	Boiler room	GE	No dataplate	No dataplate	1972	
13	7209971	D5020	Distribution Panel	120/240 V	1600 AMP	Melrose High School	Mechanical room	General Electric	No dataplate	NA	1972	
14	7209994	D5020	Distribution Panel	277/480 V	400 AMP	Melrose High School	Mechanical room	GE	NA	NA	1972	16
15	7209908	D5020	Distribution Panel	277/480 V	2000 AMP	Melrose High School	Boiler room	GE	No dataplate	No dataplate	1972	5
16	7209896	D5020	Motor Control Center	w/ Main Breaker	600 AMP	Melrose High School	Boiler room	GE	No dataplate	DJ B1A284- 750249511-	1971	
17	7209839	D5020	Motor Control Center	w/ Main Breaker, 25 AMP		Melrose High School	Mechanical room	Q-Pac	03-055-3	18D0195	2018	8
18	7209877	D5030	Variable Frequency Drive [P-1]	VFD, by HP of Motor	25 HP	Melrose High School	Boiler room	Nidec Motor Corporation	No dataplate	No dataplate	2012	
19	7209991	D5030	Variable Frequency Drive [P-1A]	VFD, by HP of Motor	25 HP	Melrose High School	Boiler room	Nidec Motor Corporation	No dataplate	No dataplate	2012	
20	7209990	D5030	Variable Frequency Drive [P-2]	VFD, by HP of Motor	25 HP	Melrose High School	Boiler room	Nidec Motor Corporation	No dataplate	No dataplate	2012	
21	7209893	D5030	Variable Frequency Drive [P-3]	VFD, by HP of Motor	100 HP	Melrose High School	Boiler room	Nidec Motor Corporation	H300-084 01550 A	8148564001	2012	
22	7209803	D5030	Variable Frequency Drive [P-4]	VFD, by HP of Motor	100 HP	Melrose High School	Boiler room	Nidec Motor Corporation	H300-084 01550 A	8148247003	2012	
23	7209813	D5030	Variable Frequency Drive [P-7]	VFD, by HP of Motor	15 HP	Melrose High School	Boiler room	Franklin	No dataplate	No dataplate	2012	
24	7209934	D5030	Variable Frequency Drive [P-8]	VFD, by HP of Motor	15 HP	Melrose High School	Boiler room	Franklin	No dataplate	No dataplate	2012	

25	7209938	D5030	Variable Frequency Drive [P-9]	VFD, by HP of Motor	15 HP	Melrose High School	Boiler room	Franklin	No dataplate	No dataplate	2012		
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209853	D7010	Access Control Devices	Screening X-Ray Machine		Melrose High School	Hallway	Line systems	BV 5030	EU23050	2023		
2	7210020	D7050	Fire Alarm Panel	Fully Addressable		Melrose High School	Office	EST	Inaccessible	Inaccessible	2020		
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7209951	E1030	Laundry Equipment	Dryer, Commercial	60 LB	Melrose High School	Locker room	Illegible	Inaccessible	Inaccessible	2018		
2	7209882	E1030	Laundry Equipment	Washer, Commercial	60 LB	Melrose High School	Locker room	Alliance Laundry Systems	UCT060QN0FXU40B000	1807012201	2018		
3	7209992	E1030	Foodservice Equipment	Convection Oven, Double		Melrose High School	Kitchen	Duke Manufacturing	No dataplate	No dataplate	2016		
4	7209979	E1030	Foodservice Equipment	Convection Oven, Double		Melrose High School	Kitchen	Duke Manufacturing	E102-EV	04233848	2023		
5	7209811	E1030	Foodservice Equipment	Dairy Cooler/Wells		Melrose High School	Kitchen	Inaccessible	Inaccessible	Inaccessible	2015		
6	7209889	E1030	Foodservice Equipment	Dairy Cooler/Wells		Melrose High School	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible	2015		
7	7210006	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Melrose High School	Kitchen	No dataplate	No dataplate	No dataplate	1972		2
8	7209902	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Melrose High School	Kitchen	FWE	UHS-12	123233003	2012		
9	7209869	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Melrose High School	Kitchen	Cres Cor	H-137-UA17	C72-5-71	1972		
10	7209967	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Melrose High School	Kitchen	LTI	SL-HLZL2B4DJB1	C13B40820L	2020		

11	7209953	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Melrose High School	Kitchen	LTI	CSDR-36	C13C40819L	2019	
12	7209852	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Melrose High School	Kitchen	FWE	UHS-12	217610404	2021	
13	7209944	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Melrose High School	Kitchen	Fwe	MTU-12	102722006	2010	
14	7209841	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Melrose High School	Kitchen	Hoshizaki	Inaccessible	Inaccessible	2014	
15	7210002	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Melrose High School	Kitchen	Salvajor Commercial	Model 200	73156	2015	
16	7209874	E1030	Foodservice Equipment	Icemaker, Freestanding	Melrose High School	Kitchen	Koolaire	KYT0420A-161	1120394473	2018	
17	7209981	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Melrose High School	Kitchen	Arctic Air	AR23E	435221	2021	
18	7209800	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Melrose High School	Kitchen	Illegible	MBF8005GR	PMBF8005GRAUS1T0320062900C40025	2020	
19	7209865	E1030	Foodservice Equipment	Steam Kettle	Melrose High School	Kitchen	Cleveland	KDL-40-T	Illegible	2020	
20	7209843	E1030	Foodservice Equipment	Steamer, Freestanding	Melrose High School	Kitchen	Cleveland	No dataplate	No dataplate	2023	
21	7209881	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Melrose High School	Building exterior	Inaccessible	Inaccessible	Inaccessible	2020	2
22	7209891	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Melrose High School	Kitchen	STANDEX	Illegible	Illegible	2023	2
23	7209998	E1030	Foodservice Equipment	Walk-In, Freezer	Melrose High School	Kitchen	STANDEX	DRF36086EE/072449/02	2003916241	2020	
24	7209868	E1030	Foodservice Equipment	Walk-In, Refrigerator	Melrose High School	Kitchen	STANDEX	DRC37086EE/072449/01	2003916241	2020	
25	7209947	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Melrose High School	Classrooms	No dataplate	No dataplate	No dataplate	1972	

