

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Alexandria City Public Schools
2000 North Beauregard Street
Alexandria, Virginia 22311
John Finnigan



George Washington Middle School
1005 Mount Vernon Avenue
Alexandria, Virginia 22302

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Tom Bart
Program Manager
800.733.0660 x7540
Tom.Bart@bureauveritas.com*

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Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary 1

Property Overview and Assessment Details 1

Significant/Systemic Findings and Deficiencies 2

Facility Condition Index (FCI) 3

Immediate Needs..... 5

Key Findings 6

2. Building and Site Information 9

3. Property Space Use and Observed Areas 12

4. Purpose and Scope 13

5. Opinions of Probable Costs 15

Methodology 15

Definitions 15

6. Certification..... 17

7. Appendices 18



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	1005 Mount Vernon Avenue, Alexandria, Virginia 22302
Site Developed	YOC 1935 Building A (Original High School) 2003 Building B (Interconnection) 1940 Building C (Annex) 1961 Building D (Gymnasium) Additions: 1976 Gymnasium/multi-purpose addition 2014 Modular classroom addition 2015 Kitchen addition
Site Area	27.3 acres (estimated)
Parking Spaces	274 total spaces all in open lots; 7 of which are accessible
Building Area	237,332 SF
Number of Stories	3 above grade with 1 below-grade basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	16-18 August 2021
Management Point of Contact	John Finnigan 703.517.1807 John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Steven Letsu
Assessment and Report Prepared By	David Harrell, PE
Reviewed By	Anthony W Conner, MACM, BBA Technical Report Reviewer for: Thomas Bart 800.733.0660 x7540 Thomas.Bart@BureauVeritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

George Washington Middle School is a 2- and 3-story, 237,332-SF masonry building comprised of several older structures and additions. The school was built in 1935 and operated as a high school at that point in time. The school was reorganized in 1971 to serve grades 9 and 10. The school was finally converted to a middle school in 1993.

Architectural

The building is split into four separate sections: A, B, C and D. Section A was part of the original construction and houses classrooms, courtyards, the cafeteria, and auditorium. The building's envelope in Section A is comprised of brick on concrete block with a mixture of plaster and furred gypsum interior faces of wall. Newer additions have been constructed in Section A for the expansion of the cafeteria and were of like materials. The roof is a single-ply TPO membrane roof replaced in 2014. Section B, the library and entry, was part of the comprehensive building additions that interconnected older structures in 2003. This is a mixture of masonry veneer on concrete block backup with interior gypsum finishes, and aluminum framed curtain walls and commercial grade aluminum windows. This area has a new single-ply TPO membrane roof. Section C was also part of the interconnecting additions. It is a two-story classroom addition linked to older one-story pavilion structures. The older structures were 1930s era brick and block masonry exterior walls and concrete structural frame. The new building is a steel framed structure with a mixture of CMU and brick cavity wall construction and curtain walls. All the interior areas were modernized in 2003. Section D is composed of the 2003 link and interior modernization and the renovated 1961 gymnasium building. This section houses the gym, locker rooms, exercise rooms, dance room, and weight room.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school has several means of cooling and conditioning the individual structures. The A building is primarily conditioned by two water cooled chillers and five pulse boilers. Classrooms, hallways, and offices are primarily conditioned by unit ventilators or fan coil units. The cafeteria utilizes ductless split units. The C Building has an air handler and classroom fan coil units as well as newer packaged roof top units for the older annex part of the structure. The Gym has dedicated packaged rooftop units.

The electrical distribution system appears to be in fair condition and mostly upgraded around circa 2000. Lighting appears to be a mixture of T-8, T-5 and upgraded LED fixtures.

There are four water heaters supplying hot water to the restrooms, kitchen and locker rooms. Most of the restrooms appear to have newer fixtures installed.

Fire protection includes an integrated fire alarm system which includes horn strobes, pull stations and smoke detectors, as well as addressable fire alarm control panel. Fire suppression coverage is available throughout the building.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot.

Recommended Additional Studies

Note that there is water intrusion issue in basement mechanical room (coming in through wall behind electrical equipment), requires an engineering study to resolve.

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

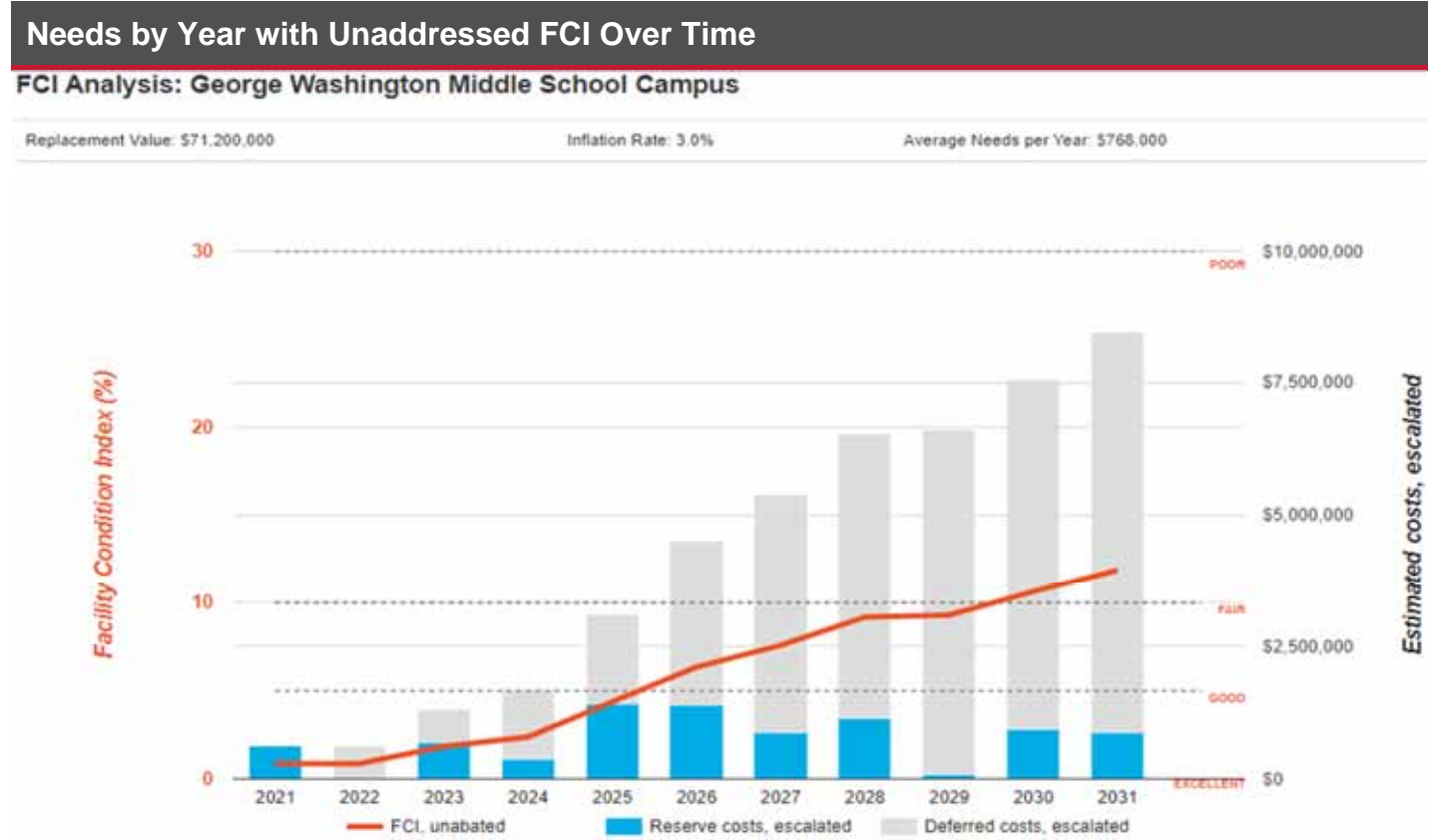
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

<i>Replacement Value</i> \$ 71,199,600	<i>Total SF</i> 237,332	<i>Cost/SF</i> \$ 300	
	Est Reserve Cost		FCI
Current	\$ 623,100		0.9 %
3-Year	\$ 1,686,100		2.4 %
5-Year	\$ 4,511,000		6.3 %
10-Year	\$ 8,447,700		11.9 %

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



Immediate Needs

Facility/Building	Total Items	Total Cost
George Washington Middle School Campus	8	\$623,000
Total	8	\$623,000

George Washington Middle School Campus

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3482992	George Washington Middle School Campus		P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	\$7,000
3259822	George Washington Middle School Campus	Roof	D3050	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	Poor	Performance/Integrity	\$84,000
3260085	George Washington Middle School Campus	Roof	D3050	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	Poor	Performance/Integrity	\$84,000
3260086	George Washington Middle School Campus	Roof	D3050	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	Poor	Performance/Integrity	\$84,000
3272281	George Washington Middle School Campus	Boiler room A001	D2030	Pump, Sump, 3 HP, Replace	Failed	Performance/Integrity	\$8,500
3276164	George Washington Middle School Campus	Gymnasium	C2030	Flooring, Wood, Sports, Replace	Failed	Performance/Integrity	\$150,400
3275918	George Washington Middle School Campus	Room C126	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Environmental	\$5,100
3483060	George Washington Middle School Campus		A2010	Basement Wall, any type, Waterproofing of Exterior Face, Replace	NA	Performance/Integrity	\$200,000
Total (8 items)							\$623,000

Key Findings

Image not available.

Basement Wall

Priority Score: **86.9**

any type, Waterproofing of Exterior Face
George Washington Middle School Campus

Plan Type:
Performance/Integrity

Uniformat Code: A2019
Recommendation: **Replace in 2021**

Cost Estimate: \$200,000

\$\$\$\$

- AssetCALC ID: 3483060



Pump in Failed condition.

Priority Score: **85.9**

Sump, 3 HP
George Washington Middle School Campus
Boiler room A001

Plan Type:
Performance/Integrity

Cost Estimate: \$8,500

Uniformat Code: D2031
Recommendation: **Replace in 2021**

\$\$\$\$

The sump pumps were in a failed state at the time of the site visit. The mechanical room was flooded as a result. Replacement is advised. - AssetCALC ID: 3272281

Image not available.

Recommended Follow-up Study: Civil, Site Drainage

Priority Score: **81.9**

Civil, Site Drainage
George Washington Middle School Campus

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

\$\$\$\$

- AssetCALC ID: 3482992



Flooring in Failed condition.

Priority Score: **81.9**

Wood, Sports
George Washington Middle School Campus
Gymnasium

Plan Type:
Performance/Integrity

Cost Estimate: \$150,400

Uniformat Code: C2038
Recommendation: **Replace in 2021**

\$\$\$\$

Floor has buckled and heaved due to water intrusion. Replacement is recommended. - AssetCALC ID: 3276164



Air Handler in Poor condition.

Exterior AHU, 10001 to 15000 CFM
George Washington Middle School Campus
Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$84,000

\$\$\$\$

POC informed unit will be replaced - AssetCALC ID: 3260086



Air Handler in Poor condition.

Exterior AHU, 10001 to 15000 CFM
George Washington Middle School Campus
Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$84,000

\$\$\$\$

POC informed unit will be replaced - AssetCALC ID: 3260085



Air Handler in Poor condition.

Exterior AHU, 10001 to 15000 CFM
George Washington Middle School Campus
Roof

Uniformat Code: D3055
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$84,000

\$\$\$\$

POC informed unit will be replaced - AssetCALC ID: 3259822



Flooring in Poor condition.

Carpet, Commercial Standard
George Washington Middle School Campus
Room C126

Uniformat Code: C2037
Recommendation: **Replace in 2021**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,100

\$\$\$\$

Carpet was saturated and smelled of mildew during site visit. Replacement is recommended. - AssetCALC ID: 3275918

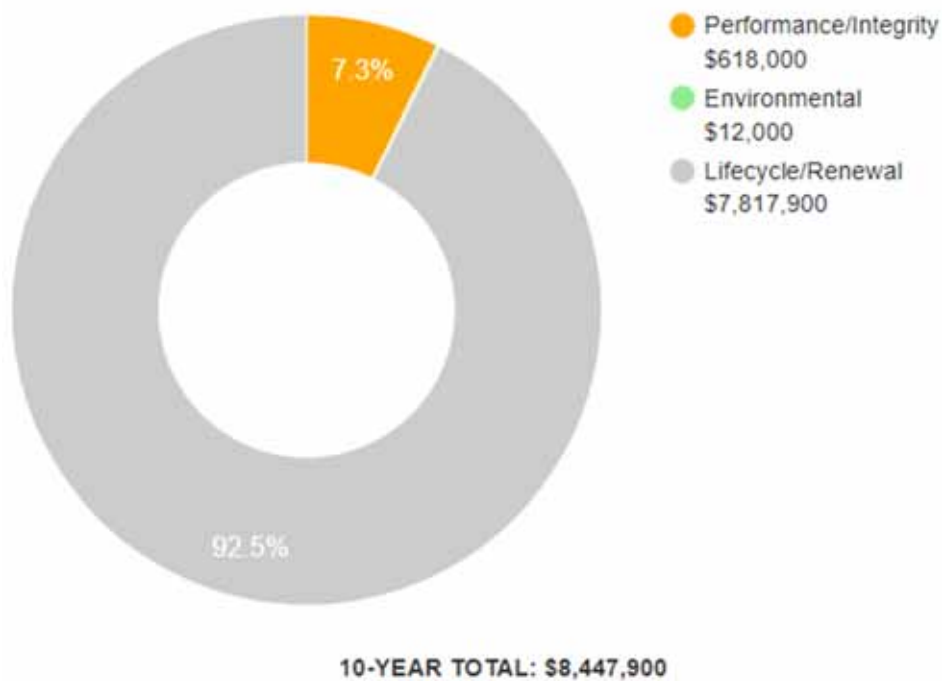
Plan Types

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)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete footing foundation system	Good
Façade	Primary Wall Finish: Brick and Concrete integral to superstructure Secondary Wall Finish: Brick and Curtain wall Windows: Aluminum	Fair
Roof	Primary: Flat construction single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile, wood strip, Unfinished Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors and 1 hydraulic car serving 2 floors Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks and tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil, unit ventilator and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good

Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel 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, Commercial laundry equipment	Good
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Sports fields and courts with bleachers Limited park benches, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED, metal halide Pedestrian walkway accent lighting	Fair
Ancillary Structures	None	--
Key Issues and Findings	The sump pump in the south boiler room had failed during the time of the site visit causing a flood in the equipment room. Gym flooring has buckled due to water intrusion. Note that there is water intrusion issue in basement mechanical room (coming in through wall behind electrical equipment). The Energy Recovery Units have reached end of useful life and require replacement. The carpeting in Room C126 was saturated and smelling of mildew. The parking lot will require sealing and minor repairs in spots.	

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	\$200,000	-	-	-	-	\$200,000
Facade	-	-	-	-	\$521,262	\$521,262
Roofing	-	-	-	-	\$3,468,599	\$3,468,599
Interiors	\$155,476	-	\$1,069,624	\$216,410	\$3,343,703	\$4,785,213
Conveying	-	-	-	\$64,506	\$225,212	\$289,718
Plumbing	\$8,540	-	\$74,192	\$55,395	\$4,844,001	\$4,982,128
HVAC	\$252,000	\$658,818	\$1,484,367	\$418,186	\$3,591,694	\$6,405,065
Fire Protection	-	-	\$10,433	\$437,832	\$43,589	\$491,854
Electrical	-	\$12,730	\$398,175	\$111,554	\$10,978,069	\$11,500,528
Fire Alarm & Electronic Systems	-	\$15,913	\$16,390	\$1,624,321	\$727,085	\$2,383,709
Equipment & Furnishings	-	-	\$11,644	\$103,156	\$404,940	\$519,740
Site Development	-	-	-	\$10,751	\$145,854	\$156,605
Site Pavement	-	-	\$135,618	\$730,255	\$197,585	\$1,063,458
Site Utilities	-	-	-	\$164,401	-	\$164,401
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
TOTALS	\$623,100	\$687,500	\$3,200,500	\$3,936,800	\$28,491,600	\$36,939,500

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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:

- Include a comprehensive assessment of all sites, buildings, building systems, and infrastructure.
- Follow ASTM E2018-15 Standard Guide for Property Condition Assessments, as applicable.
- Determine the present condition and estimated life expectancy of various building systems and components.
- Identify and document present condition of all physical assets including grounds, facilities, and infrastructure.
- Recommend corrections for all deficiencies and provide cost estimates for corrections.
- Prioritize and categorize deficient conditions, associated corrective actions, and information concerning building systems and deficiency categories.
- Establish anticipated renewal and replacement costs for the various systems and components.
- Result in strategic plan for capital repairs, lifecycle component replacement, and building modernization.
- Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility.
- Collect Equipment Inventory data for Client properties.
- Establish a protocol for facility condition data to migrate/transfer to a CMMS/IWMS system.

5. 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.

6. Certification

Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of George Washington Middle School, 1005 Mount Vernon Avenue, Alexandria VA 22302, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

Prepared by: David Harrell, PE
Project Manager

Reviewed by:



Anthony W Conner, MACM, BBA
Technical Report Reviewer for:
Thomas Bart
800.733.0660 x7540
Thomas.Bart@BureauVeritas.com

7. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plans
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - CURTAIN WALL



6 - EXTERIOR DOOR

Photographic Overview



7 - ROOFING



8 - AUDITORIUM



9 - DANCE



10 - WEIGHT ROOM



11 - MINI GYM



12 - GYMNASIUM

Photographic Overview



13 - CORRIDOR



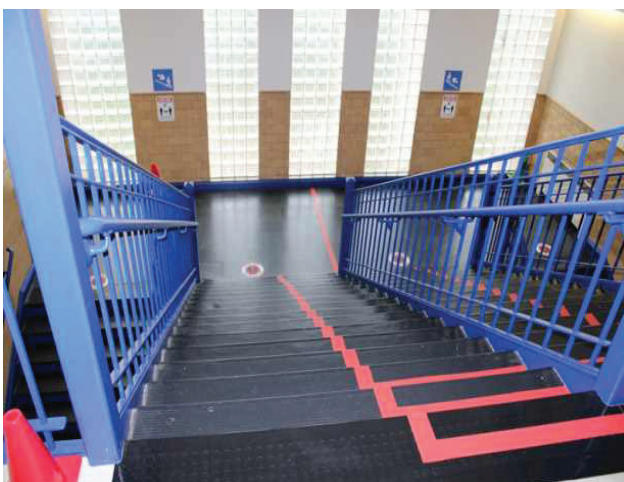
14 - CLASSROOM



15 - MEDIA CENTER



16 - BAND



17 - STAIRWELL



18 - PASSENGER ELEVATOR

Photographic Overview



19 - VERTICAL LIFT



20 - WATER HEATER



21 - BOOSTER PUMP



22 - URINAL



23 - SINK/LAVATORY



24 - TOILET

Photographic Overview



25 - DRINKING FOUNTAIN



26 - BOILER



27 - CHILLER



28 - SPLIT SYSTEM DUCTLESS



29 - UNIT VENTILATOR



30 - HEAT PUMP

Photographic Overview



31 - PACKAGED UNIT



32 - FIRE EXTINGUISHER



33 - AUTOMATIC TRANSFER SWITCH



34 - SWITCHBOARD



35 - SECONDARY TRANSFORMER



36 - MOTOR

Photographic Overview



37 - FIRE ALARM PANEL



38 - FOODSERVICE EQUIPMENT



39 - PARKING LOTS



40 - SIDEWALK



41 - SIGNAGE



42 - POLE LIGHT FIXTURE W/ LAMPS

Appendix B:

Site Plans

Site Plan



**BUREAU
VERITAS**

Project Number

148303.21R000-014.354

Source

Google

Project Name

George Washington Middle School

On-Site Date

August 16, 2021

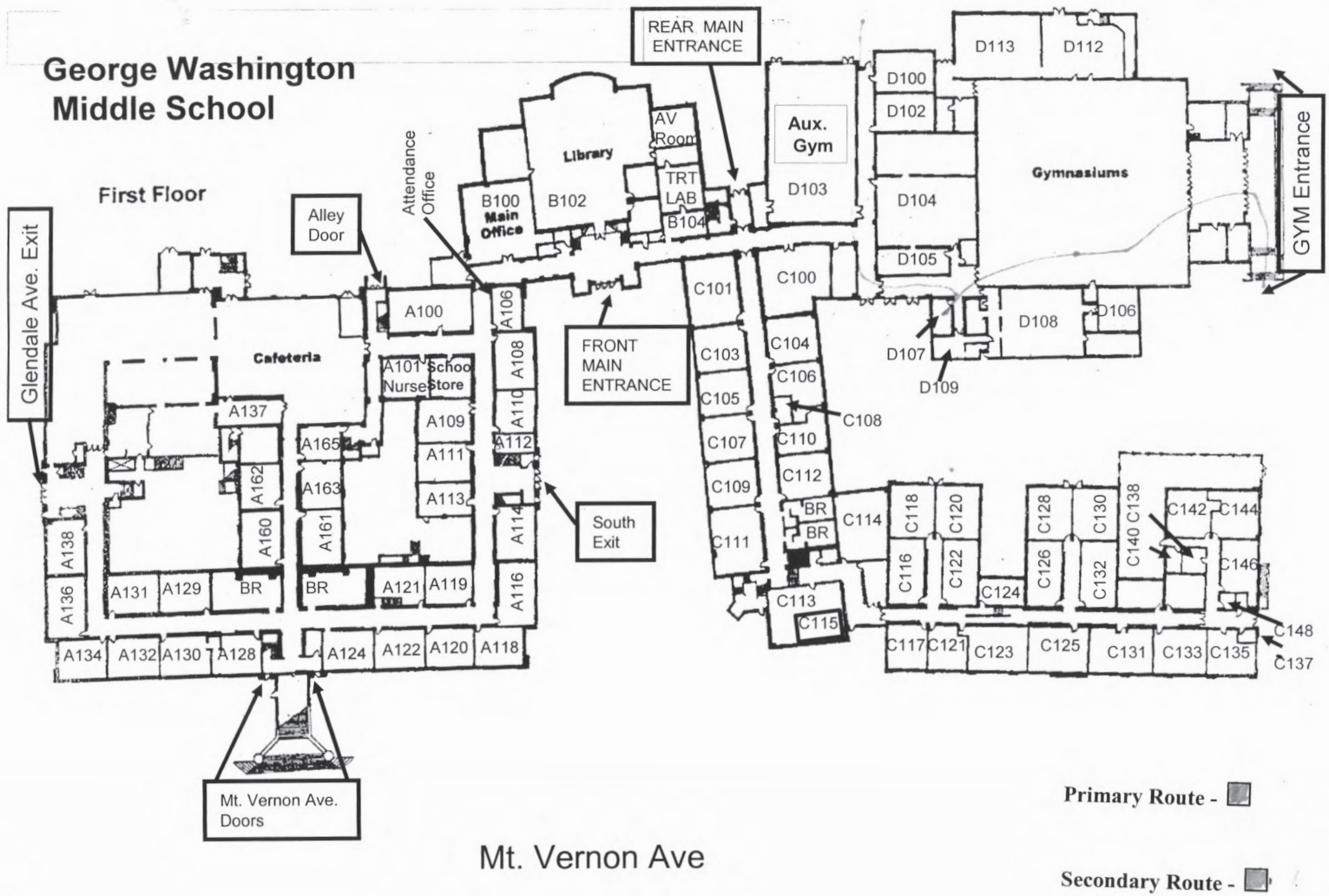


FIRE EVACUATION ROUTE

↑ Faculty Parking Lot ↑

$$\frac{112}{26 \text{ mark}} = 4.3$$

George Washington Middle School



Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: George Washington Middle School
Name of person completing form: Steven Letsu
Title / Association with property: Building Engineer
Length of time associated w/ property: 3 year
Date Completed: 16 Aug 21
Phone Number: 571-867-6535
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 / renovated	1935		
2	Building size in SF	237,332		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		Replaced
		Interiors		RR floors, counter tops, corridors
		HVAC		RTU's
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Cooling Tower, HVAC		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Appendix D:

Component Condition Report

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010		NA	Basement Wall, any type, Waterproofing of Exterior Face	1 SF	0	3483060
Facade						
B2010	Exterior Wall	Good	Curtain Wall, Aluminum-Framed System	4,800 SF	32	3279722
B2020	Exterior Wall	Fair	Window, Aluminum Double-Glazed, 28-40 SF	147	12	3279384
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	12	3279389
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	29	12	3279388
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	59	12	3279385
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	12	3279386
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	12	3279387
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	28	12	3279215
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	19	3279214
B2050	Building Exterior	Fair	Exterior Door, Fiberglass	18	12	3278596
Roofing						
B3010	Roof Auditorium	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,500 SF	13	3276949
B3010	Roof B&C	Good	Roofing, Single-Ply Membrane, TPO/PVC	37,000 SF	18	3276948
B3010	Roof C	Good	Roofing, Single-Ply Membrane, TPO/PVC	18,000 SF	15	3276947
B3010	Roof A	Fair	Roofing, Single-Ply Membrane, TPO/PVC	37,500 SF	13	3276951
B3010	Roof Gymnasium	Good	Roofing, Single-Ply Membrane, TPO/PVC	32,000 SF	15	3276950
Interiors						
C1070	Interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	153,234 SF	20	3276542
C1090	Restroom	Good	Toilet Partitions, Plastic/Laminate	30	17	3276263
C2010	Restroom	Excellent	Wall Finishes, Ceramic Tile	7,582 SF	37	3276712
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	350,000 SF	5	3280066
C2030	Restroom	Excellent	Flooring, Ceramic Tile	4,668 SF	37	3276709
C2030	Interior	Good	Flooring, Luxury Vinyl Tile (LVT)	38,893 SF	12	3276657
C2030	Interior	Good	Flooring, Carpet, Commercial Standard	18,320 SF	7	3276707
C2030	Stage	Fair	Flooring, Wood, Parquetry	944 SF	20	3271561
C2030	Commercial kitchen	Excellent	Flooring, Quarry Tile	2,135 SF	48	3271805
C2030	Room D112	Fair	Flooring, Rubber Tile	1,624 SF	5	3276168
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	73,974 SF	5	3276541
C2030	Room D103	Good	Flooring, Vinyl Sheeting	4,314 SF	10	3276083
C2030	Room D113	Good	Flooring, Laminate Faux Wood	1,699 SF	12	3276170
C2030	Band	Fair	Flooring, Wood, Strip	2,352 SF	15	3271563
C2030	Gymnasium	Failed	Flooring, Wood, Sports	12,532 SF	0	3276164
C2030	Stage	Fair	Flooring, Wood, Parquetry, Refinish	944 SF	5	3271560
C2030	Cafeteria	Good	Flooring, Linoleum	11,421 SF	12	3276713

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Room C126	Poor	Flooring, Carpet, Commercial Standard	679 SF	0	3275918
C2030	Band	Fair	Flooring, Wood, Strip, Refinish	2,352 SF	5	3271562
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate [Elevator 1]	1	15	3272470
D1010	Elevator	Good	Elevator Cab Finishes, Standard [Elevator 2]	1	10	3275476
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [Elevator 1]	1	10	3272469
D1010	Elevator	Fair	Elevator Cab Finishes, Standard [Elevator 1]	1	10	3272468
D1010	Band	Fair	Vertical Lift, Wheelchair, 5' Rise, Install [Elevator 3]	1	10	3271594
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [Elevator 2]	1	15	3275477
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate [Elevator 2]	1	20	3275478
Plumbing						
D2010	Restroom	Good	Urinal, Standard	20	27	3276338
D2010	Mechanical room A001	Fair	Backflow Preventer, Domestic Water, 4 IN	1	15	3272282
D2010	Mechanical room A000A	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	11	3272488
D2010	Mechanical room A001	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	6	3272317
D2010	Mechanical room A000A	Fair	Backflow Preventer, Domestic Water, 1 IN	1	15	3273333
D2010	Mechanical room A000A	Fair	Backflow Preventer, Domestic Water, 2 IN	1	15	3273334
D2010	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	237,332 SF	20	3279723
D2010		Fair	Drinking Fountain, Wall-Mounted, Single-Level	16	10	3265059
D2010	Mechanical room D wing	Fair	Water Heater, Gas, Commercial (600 MBH), 200 to 300 GAL	1	5	3276247
D2010	Laundry room	Excellent	Sink/Lavatory, Service Sink, Floor	1	32	3271953
D2010	Mechanical room A001	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	10	3272289
D2010	Corridors	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	12	3271703
D2010	Restroom	Fair	Water Heater, Electric, Instant Hot	1	12	3265066
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	36	15	3268445
D2010	Commercial kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	27	3271947
D2010	Restroom	Good	Toilet, Commercial Water Closet	76	27	3276262
D2010	Restroom	Good	Sink/Lavatory, Drop-In Style, Vitreous China	73	27	3276264
D2010	Mechanical room D wing	Fair	Water Heater, Gas, Commercial (600 MBH), 200 to 300 GAL	1	5	3276248
D2010	Restroom	Fair	Water Heater, Electric, Instant Hot	1	12	3271662
D2030	Boiler room A001	Failed	Pump, Sump, 3 HP	2	0	3272281
HVAC						
D3020	Corridors	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	4	10	3265058
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 1]	1	7	3272310
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 2]	1	7	3272311
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 5]	1	7	3272315
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 4]	1	7	3272314
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 3]	1	7	3272313

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classroom	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	62	4	3276655
D3030	Building C Roof	Fair	Split System, Condensing Unit/Heat Pump, 51 to 75 TON	1	2	3278627
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON	1	11	3260860
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON	1	3	3271797
D3030	Mechanical room A000A	Fair	Chiller, Water-Cooled, 201 to 250 TON [Chiller 2]	1	2	3272791
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	2	3271798
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	3	3260082
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	3	3260083
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	3	3260081
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON	1	12	3260858
D3030	Cafeteria	Good	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	11	12	3276714
D3030	Elevator	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	10	3272471
D3030	Mechanical room A000A	Fair	Chiller, Water-Cooled, 201 to 250 TON [Chiller 1]	1	2	3273005
D3030	Roof	Good	Split System Ductless, Single Zone, 2.5 to 3 TON	1	11	3271713
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 31 to 50 TON	1	7	3271796
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	4	3264208
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON	1	12	3260786
D3030	Cooling Tower Enclosure Area	Fair	Cooling Tower, (Typical) Open Circuit , 301 to 500 TON	1	3	3276251
D3030	Building	Fair	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	2	7	3268442
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	10	3271715
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU B2]	1	18	3271794
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU C2]	1	18	3264203
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU A1]	1	18	3260994
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU D2]	1	18	3271739
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU C9]	1	18	3264191
D3050	Building	Fair	HVAC System, Ductwork, Medium Density	237,332 SF	15	3279724
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU 4]	1	16	3271736
D3050	Roof	Poor	Air Handler, Exterior AHU, 10001 to 15000 CFM [ERV 2]	1	0	3259822
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU C7]	1	18	3264189
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU D1]	1	18	3271738
D3050	Building C Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM	1	4	3276952
D3050	Mechanical room B200	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM [AHU 3]	1	11	3275548
D3050	Roof	Poor	Air Handler, Exterior AHU, 10001 to 15000 CFM [ERV 1]	1	0	3260085
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU A2]	1	18	3260993
D3050	Roof	Poor	Air Handler, Exterior AHU, 10001 to 15000 CFM [ERV 3]	1	0	3260086
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU A3]	1	18	3260894
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU 5]	1	16	3271710
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU 3]	1	16	3271730

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU 6]	1	16	3271718
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU C4]	1	18	3264190
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [DOAS 1]	1	18	3260995
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU C8]	1	18	3264199
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	12	3271793
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU C1]	1	17	3264206
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU C5]	1	18	3264187
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU C6]	1	18	3264204
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 1]	1	16	3260084
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU B1]	1	18	3271795
D3050	Mechanical room B200	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM [AHU 2]	1	11	3275547
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU A4]	1	18	3260861
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	12	3271792
D3050	Mechanical room B200	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM [AHU 1]	1	11	3275546
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU 2]	1	16	3260078
D3050	Classroom	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	112	4	3276656
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [RTU C3]	1	18	3264200
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271733
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271708
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271725
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271712
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 8]	1	5	3264198
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [No tag/plate found]	1	5	3264202
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271735
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271721
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271737
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271716
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV 02]	1	10	3260079
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 12]	1	5	3260996
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271709
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 9]	1	5	3271723
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271726
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271731
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271711
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271722
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV 01]	1	10	3259789
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 7]	1	5	3264201
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271729

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	3271727
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 6]	1	5	3264207
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271714
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271720
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [Illegible]	1	5	3271732
Fire Protection						
D4010	Mechanical room A000A	Good	Pump, Fire Suppression, 50 HP	1	21	3273199
D4010	Commercial kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	17	3271889
D4010	Mechanical room A000A	Good	Supplemental Components, Fire Pump Controller	1	14	3273016
D4010	Mechanical room A000A	Good	Backflow Preventer, Fire Suppression, 6 IN	1	26	3273241
D4010	Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	237,332 SF	7	3278575
D4030	Corridors	Fair	Fire Extinguisher, Type ABC, up to 20 LB	60	5	3265060
Electrical						
D5010	Electrical room C124	Fair	Automatic Transfer Switch, ATS, 600 AMP	1	13	3275758
D5010	Cooling Tower Enclosure Area	Fair	Generator, Diesel, 130 to 300 KW	1	3	3276249
D5010	Electrical room A000A	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	2	3273244
D5020	Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	237,332 SF	17	3279725
D5020	Electrical room D134	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	27	3276174
D5020	Electrical room A001	Fair	Switchboard, 120/208 V, 2000 AMP	1	17	3272279
D5020	Electrical room A001	Fair	Distribution Panel, 120/208 V, 600 AMP [Panel BSMDP]	1	7	3272280
D5020	Room B104	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	25	3275475
D5020	Electrical room A000A	Fair	Switchboard, 277/480 V, 2000 AMP	1	17	3273242
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	27	3271804
D5020	Electrical room D134	Fair	Distribution Panel, 120/208 V, 1200 AMP [Panelboard MDP]	1	4	3276171
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	7	3265033
D5020	Electrical room A000A	Fair	Distribution Panel, 277/480 V, 400 AMP [Panel HVAC 1]	1	7	3273318
D5020	Electrical room C124	Fair	Switchboard, 277/480 V, 2000 AMP	1	21	3275755
D5020	Electrical room D134	Fair	Distribution Panel, 120/208 V, 600 AMP [Panelboard DP1]	1	4	3276173
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	11	3275917
D5020	Electrical room C124	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	11	3275757
D5020	Room C113	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	25	3275549
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP [Panel HP21]	1	7	3271955
D5020	Electrical room A000A	Fair	Distribution Panel, 120/208 V, 600 AMP [Panel BNMDP]	1	7	3272788
D5020	Electrical room A001	Fair	Distribution Panel, 277/480 V, 800 AMP [Panel DP1]	1	7	3272327
D5020	Electrical room A000A	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	19	3273319
D5020	Electrical room D134	Fair	Distribution Panel, 120/208 V, 600 AMP [Panelboard DP2]	1	4	3276172
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 10 HP [SCHWP3]	1	3	3272722
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 20 HP [CHWS 1]	1	3	3273011

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room A000A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [SCHWP 1]	1	3	3272490
D5030	Mechanical room A001	Good	Motor, AHU or Pump, 15 HP [SHWP 1]	1	3	3272287
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 20 HP [ANNEX PUMP 4]	1	3	3272493
D5030	Mechanical room A001	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [SHWP 1]	1	5	3272288
D5030	Mechanical room A001	Excellent	Motor, AHU or Pump, 7.5 HP [HWP2B]	1	17	3272324
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 10 HP [SCHWP4]	1	3	3272724
D5030	Mechanical room A001	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [SHWP 2]	1	5	3272286
D5030	Mechanical room A000A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP [VFD 4]	1	10	3272542
D5030	Mechanical room A001	Good	Motor, AHU or Pump, 3 HP [HWP2D]	1	13	3272329
D5030	Mechanical room A000A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP [SCHWP 2]	1	3	3272492
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 15 HP [SCHWP2]	1	9	3272491
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 20 HP [CHWS 2]	1	3	3273012
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 25 HP [CWP 1]	1	6	3273006
D5030	Mechanical room A001	Fair	Motor, AHU or Pump, 10 HP [PHWP 1]	1	3	3272284
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 25 HP [CWP 2]	1	6	3273007
D5030	Mechanical room A001	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP [VFD 2B]	1	15	3272322
D5030	Mechanical room A000A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP [SCHWP 3]	1	3	3272723
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 20 HP [ANNEX PUMP 3]	1	3	3272543
D5030	Mechanical room A001	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [VFD 2D]	1	15	3272321
D5030	Mechanical room A000A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP [SCHWP 4]	1	3	3272725
D5030	Mechanical room A001	Excellent	Motor, AHU or Pump, 7.5 HP [HWP2A]	1	17	3272325
D5030	Mechanical room A001	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [VFD 2C]	1	15	3272320
D5030	Mechanical room A001	Good	Motor, AHU or Pump, 3 HP [HWP2C]	1	13	3272328
D5030	Mechanical room A001	Good	Motor, AHU or Pump, 15 HP [SHWP 2]	1	15	3272285
D5030	Mechanical room A000A	Good	Variable Frequency Drive, VFD, by HP of Motor, 60 HP	1	18	3273330
D5030	Mechanical room A001	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP [VFD 2A]	1	15	3272323
D5030	Mechanical room A000A	Fair	Motor, AHU or Pump, 15 HP [SCHWP1]	1	9	3272489
D5030	Mechanical room A000A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP [VFD 3]	1	10	3272545
D5030	Mechanical room A001	Fair	Motor, AHU or Pump, 10 HP [PHWP 2]	1	3	3272283
D5040	Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	237,332 SF	17	3279892
D5040	Building	Fair	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	237,332 SF	5	3279894
Fire Alarm & Electronic Systems						
D7030	Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	237,332 SF	12	3279893
D7050	Room B104	Fair	Fire Alarm Panel, Fully Addressable	1	3	3275474
D7050	Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	237,332 SF	6	3279896
D7050	Mechanical room A000A	Fair	Fire Alarm Panel, Fully Addressable	1	2	3273321
D8010	Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	237,332 SF	9	3279897
Equipment & Furnishings						

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	12	12	3271952
E1030	Commercial kitchen	Good	Foodservice Equipment, Steam Kettle	1	17	3271946
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	3271887
E1030	Commercial kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	3271886
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	3271806
E1030	Commercial kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3271950
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	3271890
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3271888
E1030	Commercial kitchen	Good	Foodservice Equipment, Range, 2-Burner	1	12	3271945
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3271884
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3271811
E1030	Commercial kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	3271948
E1030	Locker Room	Fair	Laundry Equipment, Dryer, Commercial, 30 to 50 LB	1	7	3276085
E1030	Commercial kitchen	Good	Foodservice Equipment, Conveyor Toaster	1	17	3271810
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	3271807
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	3271885
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	3271891
E1030	Commercial kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	3271949
E1030	Commercial kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	3271894
E1030	Commercial kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	3271881
E1030	Commercial kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	12	3271893
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3271809
E1030	Commercial kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	12	3271951
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	3271808
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3271882
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	3271883
E1030	Commercial kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1	7	3271892
E1040	Room C203	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	12	3271801
E1040		Good	Ceramics Equipment, Kiln	1	17	3271803
E1040	Room C205	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	12	3271802
E1040	Room C201	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	12	3271799
E1040	Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	3265064
E1060	Room A212	Fair	Residential Appliances, Dishwasher	1	5	3271556
E1060	Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3275916
E1060	Room A212	Fair	Residential Appliances, Range, Electric	1	7	3271557
E1060	Room A212	Fair	Residential Appliances, Range, Electric	1	7	3271553
E1060	Room A214	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	7	3271559
E1060	Room A226	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3271702

Component Condition Report | George Washington Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1060	Room A212	Fair	Residential Appliances, Range, Electric	1	7	3271558
E1060	Room A212	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3271467
E1060	Laundry room	Good	Residential Appliances, Washer/Dryer Combo Unit	1	13	3271954
E1060	Room A212	Fair	Residential Appliances, Range, Electric	1	7	3271552
E1060	Room A212	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3271555
E1060	Room A212	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3271554
E1060	Room C148	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	3275919
E1060	Locker Room	Fair	Residential Appliances, Washer	1	5	3276163
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3275550
E1060	Room A212	Fair	Residential Appliances, Dishwasher	1	5	3271551
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3265061
E1060	Room C135	Good	Residential Appliances, Washer/Dryer Combo Unit	1	13	3276082
E1060	Room C201	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	3271800
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Asphalt, Seal & Stripe	138,470 SF	3	3278601
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	2,000 LF	4	3278600
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	138,470 SF	10	3278602
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	3,000 SF	32	3278599
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Sports Apparatus, Football, Goal Post	2	20	3278605
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	15	3276165
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	3276166
G2050	Room D103	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	20	3276084
Sitework						
G2060	Site	Good	Signage, Property, Monument	1	15	3278604
G4050	Driveways and Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W	30	9	3278597
Follow-up Studies						
P2030		NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	3482992

Appendix E:

Replacement Reserves

Replacement Reserves Report

12/14/2021

Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate
George Washington Middle School Campus	\$623,017	\$0	\$687,463	\$375,583	\$1,426,132	\$1,398,764	\$880,370	\$1,142,280	\$78,934	\$949,523	\$885,689	\$347,581	\$2,057,983	\$1,210,236	\$26,924	\$4,308,711	\$152,447	\$11,298,423	\$2,015,019	\$36,999	\$7,037,360	\$36,939,438
George Washington Middle School Campus / George Washington Middle School 2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total	\$623,017	\$0	\$687,463	\$375,583	\$1,426,132	\$1,398,764	\$880,370	\$1,142,280	\$78,934	\$949,523	\$885,689	\$347,581	\$2,057,983	\$1,210,236	\$26,924	\$4,308,711	\$152,447	\$11,298,423	\$2,015,019	\$36,999	\$7,037,360	\$36,939,438

Uniformat CodeID		Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
A2010	3483060	Basement Wall, any type, Waterproofing of Exterior Face, Replace	0	0	0	SF	\$200,000.00	\$200,000	\$200,000																				\$200,000
B2020	3279384	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	18	12	147	EA	\$1,250.00	\$183,750											\$183,750									\$183,750
B2020	3279389	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	1	EA	\$950.00	\$950											\$950									\$950
B2020	3279388	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	18	12	29	EA	\$650.00	\$18,850											\$18,850									\$18,850
B2020	3279385	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	18	12	59	EA	\$1,250.00	\$73,750											\$73,750									\$73,750
B2020	3279386	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	12	EA	\$950.00	\$11,400											\$11,400									\$11,400
B2020	3279387	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	16	EA	\$950.00	\$15,200											\$15,200									\$15,200
B2050	3279215	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	28	EA	\$1,300.00	\$36,400											\$36,400									\$36,400
B2050	3278596	Exterior Door, Fiberglass, Replace	30	18	12	18	EA	\$750.00	\$13,500											\$13,500									\$13,500
B2050	3279214	Exterior Door, Steel, Standard, Replace	40	21	19	16	EA	\$600.00	\$9,600																	\$9,600			\$9,600
B3010	3276949	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	5500	SF	\$17.00	\$93,500												\$93,500								\$93,500
B3010	3276951	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	37500	SF	\$17.00	\$637,500												\$637,500								\$637,500
B3010	3276947	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	18000	SF	\$17.00	\$306,000														\$306,000						\$306,000
B3010	3276950	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	32000	SF	\$17.00	\$544,000														\$544,000						\$544,000
B3010	3276948	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	37000	SF	\$17.00	\$629,000																\$629,000				\$629,000
C1070	3276542	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	153234	SF	\$3.50	\$536,319																		\$536,319		\$536,319
C1090	3276263	Toilet Partitions, Plastic/Laminate, Replace	20	3	17	30	EA	\$750.00	\$22,500															\$22,500					\$22,500
C2010	3280066	Wall Finishes, any surface, Prep & Paint	10	5	5	350000	SF	\$1.50	\$525,000				\$525,000									\$525,000							\$1,050,000
C2030	3271560	Flooring, Wood, Parquetry, Refinish	10	5	5	944	SF	\$4.00	\$3,776				\$3,776									\$3,776							\$7,552
C2030	3271562	Flooring, Wood, Strip, Refinish	10	5	5	2352	SF	\$4.00	\$9,408				\$9,408									\$9,408							\$18,816
C2030	3271563	Flooring, Wood, Strip, Replace	30	15	15	2352	SF	\$15.00	\$35,280														\$35,280						\$35,280
C2030	3271561	Flooring, Wood, Parquetry, Replace	30	10	20	944	SF	\$14.00	\$13,216																		\$13,216		\$13,216
C2030	3276168	Flooring, Rubber Tile, Replace	15	10	5	1624	SF	\$9.00	\$14,616				\$14,616														\$14,616		\$29,232
C2030	3276541	Flooring, Vinyl Tile (VCT), Replace	15	10	5	73974	SF	\$5.00	\$369,870				\$369,870														\$369,870		\$739,740
C2030	3276083	Flooring, Vinyl Sheetting, Replace	15	5	10	4314	SF	\$7.00	\$30,198									\$30,198											\$30,198
C2030	3276657	Flooring, Luxury Vinyl Tile (LVT), Replace	15	3	12	38893	SF	\$7.50	\$291,698											\$291,698									\$291,698
C2030	3276170	Flooring, Laminated Faux Wood, Replace	15	3	12	1699	SF	\$7.00	\$11,893											\$11,893									\$11,893
C2030	3276713	Flooring, Linoleum, Replace	15	3	12	11421	SF	\$3.50	\$39,974											\$39,974									\$39,974
C2030	3275918	Flooring, Carpet, Commercial Standard, Replace	10	10	0	679	SF	\$7.50	\$5,093	\$5,093									\$5,093								\$5,093		\$15,278
C2030	3276707	Flooring, Carpet, Commercial Standard, Replace	10	3	7	18320	SF	\$7.50	\$137,400						\$137,400									\$137,400					\$274,800
C2030	3276164	Flooring, Wood, Sports, Replace	30	30	0	12532	SF	\$12.00	\$150,384	\$150,384																			\$150,384
D1010	3275476	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	\$9,000.00	\$9,000									\$9,000											\$9,000
D1010	3272469	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,000.00	\$5,000									\$5,000											\$5,000
D1010	3272468	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	\$9,000.00	\$9,000									\$9,000											\$9,000
D1010	3272470	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	15	15	1	EA	\$70,000.00	\$70,000													\$70,000							\$70,000
D1010	3275477	Elevator Controls, Automatic, 1 Car, Replace	20	5	15	1	EA	\$5,000.00	\$5,000													\$5,000							\$5,000
D1010	3275478	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	30	10	20	1	EA	\$60,000.00	\$60,000																	\$60,000			\$60,000
D1010	3271594	Vertical Lift, Wheelchair, 5' Rise, Install	25	15	10	1	EA	\$25,000.00	\$25,000									\$25,000											\$25,000
D2010	3276247	Water Heater, Gas, Commercial (600 MBH), 200 to 300 GAL, Replace	20	15	5	1	EA	\$32,000.00	\$32,000				\$32,000																\$32,000
D2010	3276248	Water Heater, Gas, Commercial (600 MBH), 200 to 300 GAL, Replace	20	15	5	1	EA	\$32,000.00	\$32,000				\$32,000																\$32,000
D2010	3272317	Pump, Circulation/Booster, Domestic Water, 5 HP, Replace	25	19	6	1	EA	\$6,100.00	\$6,100					\$6,100															\$6,100
D2010	3272289	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	10	10	1	EA	\$16,600.00	\$16,600									\$16,600											\$16,600
D2010	3272488	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	9	11	1	EA	\$16,600.00	\$16,600										\$16,600										\$16,600
D2010	3265066	Water Heater, Electric, Instant Hot, Replace	15	3	12	1	EA	\$500.00	\$500											\$500									\$500
D2010	3271662	Water Heater, Electric, Instant Hot, Replace	15	3	12	1	EA	\$500.00	\$500											\$500									\$500
D2010	3272282	Backflow Preventer, Domestic Water, 4 IN, Replace	30	15	15	1	EA	\$6,600.00	\$6,600													\$6,600							\$6,600
D2010	3273333	Backflow Preventer, Domestic Water, 1 IN, Replace	30	15	15	1	EA	\$1,400.00	\$1,400													\$1,400							\$1,400
D2010	3273334	Backflow Preventer, Domestic Water, 2 IN, Replace	30	15	15	1	EA	\$3,200.00	\$3,200													\$3,200							\$3,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D2010	3279723	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	237332	SF	\$11.00	\$2,610,652																					\$2,610,652	\$2,610,652
D2010	3265059	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	16	EA	\$1,200.00	\$19,200											\$19,200											\$19,200
D2010	3271703	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	3	EA	\$1,500.00	\$4,500													\$4,500									\$4,500
D2010	3268445	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	36	EA	\$1,200.00	\$43,200																\$43,200						\$43,200
D2030	3272281	Pump, Sump, 3 HP, Replace	15	15	0	2	EA	\$4,270.00	\$8,540	\$8,540															\$8,540						\$8,540
D3020	3272310	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	23	7	1	EA	\$50,800.00	\$50,800								\$50,800														\$50,800
D3020	3272311	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	23	7	1	EA	\$50,800.00	\$50,800								\$50,800														\$50,800
D3020	3272315	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	23	7	1	EA	\$50,800.00	\$50,800								\$50,800														\$50,800
D3020	3272314	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	23	7	1	EA	\$50,800.00	\$50,800								\$50,800														\$50,800
D3020	3272313	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	23	7	1	EA	\$50,800.00	\$50,800								\$50,800														\$50,800
D3020	3265058	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	20	10	4	EA	\$800.00	\$3,200											\$3,200											\$3,200
D3030	3272791	Chiller, Water-Cooled, 201 to 250 TON, Replace	25	23	2	1	EA	\$250,000.00	\$250,000			\$250,000																			\$250,000
D3030	3273005	Chiller, Water-Cooled, 201 to 250 TON, Replace	25	23	2	1	EA	\$250,000.00	\$250,000			\$250,000																			\$250,000
D3030	3276251	Cooling Tower, (Typical) Open Circuit , 301 to 500 TON, Replace	25	22	3	1	EA	\$87,300.00	\$87,300				\$87,300																		\$87,300
D3030	3278627	Split System, Condensing Unit/Heat Pump, 51 to 75 TON, Replace	15	13	2	1	EA	\$117,000.00	\$117,000			\$117,000															\$117,000				\$234,000
D3030	3271798	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	13	2	1	EA	\$4,000.00	\$4,000			\$4,000																\$4,000			\$8,000
D3030	3271797	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, Replace	15	12	3	1	EA	\$12,800.00	\$12,800				\$12,800																\$12,800		\$25,600
D3030	3260082	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																\$3,500		\$7,000
D3030	3260083	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																\$3,500		\$7,000
D3030	3260081	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																\$3,500		\$7,000
D3030	3276655	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	16	4	62	EA	\$9,000.00	\$558,000					\$558,000																	\$558,000
D3030	3264208	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	11	4	1	EA	\$4,800.00	\$4,800				\$4,800																\$4,800		\$9,600
D3030	3271796	Split System, Condensing Unit/Heat Pump, 31 to 50 TON, Replace	15	8	7	1	EA	\$60,000.00	\$60,000								\$60,000														\$60,000
D3030	3268442	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	8	7	2	EA	\$4,000.00	\$8,000								\$8,000														\$8,000
D3030	3272471	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	5	10	1	EA	\$4,800.00	\$4,800											\$4,800											\$4,800
D3030	3271715	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	5	10	1	EA	\$6,100.00	\$6,100											\$6,100											\$6,100
D3030	3260860	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	4	11	1	EA	\$52,800.00	\$52,800												\$52,800										\$52,800
D3030	3271713	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	4	11	1	EA	\$6,100.00	\$6,100												\$6,100										\$6,100
D3030	3260858	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	3	12	1	EA	\$55,000.00	\$55,000													\$55,000									\$55,000
D3030	3276714	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	3	12	11	EA	\$4,000.00	\$44,000													\$44,000									\$44,000
D3030	3260786	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	3	12	1	EA	\$39,000.00	\$39,000													\$39,000									\$39,000
D3050	3276656	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	16	4	112	EA	\$4,400.00	\$492,800				\$492,800																		\$492,800
D3050	3259822	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	23	0	1	EA	\$84,000.00	\$84,000	\$84,000																			\$84,000		\$168,000
D3050	3260085	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	23	0	1	EA	\$84,000.00	\$84,000	\$84,000																			\$84,000		\$168,000
D3050	3260086	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	23	0	1	EA	\$84,000.00	\$84,000	\$84,000																			\$84,000		\$168,000
D3050	3276952	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	16	4	1	EA	\$126,000.00	\$126,000				\$126,000																		\$126,000
D3050	3275548	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	19	11	1	EA	\$31,000.00	\$31,000												\$31,000										\$31,000
D3050	3275547	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	19	11	1	EA	\$31,000.00	\$31,000												\$31,000										\$31,000
D3050	3275546	Air Handler, Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM, Replace	30	19	11	1	EA	\$81,000.00	\$81,000												\$81,000										\$81,000
D3050	3271793	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	8	12	1	EA	\$9,000.00	\$9,000													\$9,000									\$9,000
D3050	3271792	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	8	12	1	EA	\$9,000.00	\$9,000													\$9,000									\$9,000
D3050	3279724	HVAC System, Ductwork, Medium Density, Replace	30	15	15	237332	SF	\$4.00	\$949,328																\$949,328						\$949,328
D3050	3271736	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	4	16	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000
D3050	3271710	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	4	16	1	EA	\$7,500.00	\$7,500																		\$7,500				\$7,500
D3050	3271730	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	4	16	1	EA	\$15,000.00	\$15,000																		\$15,000				\$15,000
D3050	3271718	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	4	16	1	EA	\$7,500.00	\$7,500																		\$7,500				\$7,500
D3050	3260084	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	4	16	1	EA	\$25,000.00	\$25,000																		\$25,000				\$25,000
D3050	3260078	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	4	16	1	EA	\$25,000.00	\$25,000																		\$25,000				\$25,000
D3050	3264206	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																			\$15,000			\$15,000
D3050	3271794	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	2	18	1	EA	\$20,000.00	\$20,000																				\$20,000		\$20,000
D3050	3264203	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	2	18	1	EA	\$15,000.00	\$15,000																				\$15,000		\$15,000
D3050	3260994	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																				\$40,000		\$40,000
D3050	3271739	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																				\$40,000		\$40,000
D3050	3264191	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	2	18	1	EA	\$15,000.00	\$15,000																				\$15,000		\$15,000
D3050	3264189	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	2	18	1	EA	\$25,000.00	\$25,000																				\$25,000		\$25,000
D3050	3271738	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	2	18	1	EA	\$15,000.00	\$15,000																				\$15,000		\$15,000
D3050	3260993	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	2	18	1	EA	\$30,000.00	\$30,000																				\$30,000		\$30,000
D3050	3260894	Packaged Unit, RTU, Pad or Roof-Mounted,																													

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
D3050	3264190	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	2	18	1	EA	\$20,000.00	\$20,000																			\$20,000			\$20,000	
D3050	3260995	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																			\$40,000			\$40,000	
D3050	3264199	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	2	18	1	EA	\$9,000.00	\$9,000																			\$9,000			\$9,000	
D3050	3264187	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	2	18	1	EA	\$20,000.00	\$20,000																			\$20,000			\$20,000	
D3050	3264204	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	2	18	1	EA	\$25,000.00	\$25,000																			\$25,000			\$25,000	
D3050	3271795	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	2	18	1	EA	\$20,000.00	\$20,000																			\$20,000			\$20,000	
D3050	3260861	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																			\$40,000			\$40,000	
D3050	3264200	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	2	18	1	EA	\$25,000.00	\$25,000																			\$25,000			\$25,000	
D3060	3271733	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271708	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271725	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271712	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3264198	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3264202	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271735	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271721	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271737	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271716	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3260996	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271709	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271723	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271726	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271731	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271711	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271722	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3264201	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271729	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271727	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3264207	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	3271714	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271720	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3271732	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	3260079	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	10	10	1	EA	\$1,200.00	\$1,200											\$1,200											\$1,200	
D3060	3259789	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	10	10	1	EA	\$1,200.00	\$1,200											\$1,200											\$1,200	
D4010	3278575	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	237332	SF	\$1.50	\$355,998								\$355,998														\$355,998	
D4010	3273016	Supplemental Components, Fire Pump Controller, Replace	20	6	14	1	EA	\$17,800.00	\$17,800														\$17,800								\$17,800	
D4010	3271889	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	3	17	4	LF	\$400.00	\$1,600																		\$1,600				\$1,600	
D4030	3265060	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	60	EA	\$150.00	\$9,000						\$9,000										\$9,000						\$18,000	
D5010	3276249	Generator, Diesel, 130 to 300 KW, Replace	25	22	3	1	EA	\$86,000.00	\$86,000				\$86,000																		\$86,000	
D5010	3273244	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	23	2	1	EA	\$12,000.00	\$12,000			\$12,000																			\$12,000	
D5010	3275758	Automatic Transfer Switch, ATS, 600 AMP, Replace	25	12	13	1	EA	\$25,000.00	\$25,000														\$25,000								\$25,000	
D5020	3265033	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	23	7	1	EA	\$6,700.00	\$6,700								\$6,700														\$6,700	
D5020	3275917	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	19	11	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600	
D5020	3275757	Secondary Transformer, Dry, Stepdown, 225 KVA, Replace	30	19	11	1	EA	\$25,000.00	\$25,000											\$25,000											\$25,000	
D5020	3272279	Switchboard, 120/208 V, 2000 AMP, Replace	40	23	17	1	EA	\$120,000.00	\$120,000																		\$120,000				\$120,000	
D5020	3273242	Switchboard, 277/480 V, 2000 AMP, Replace	40	23	17	1	EA	\$90,000.00	\$90,000																			\$90,000				\$90,000
D5020	3273319	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	11	19	1	EA	\$6,700.00	\$6,700																				\$6,700			\$6,700
D5020	3276171	Distribution Panel, 120/208 V, 1200 AMP, Replace	30	26	4	1	EA	\$11,500.00	\$11,500					\$11,500																	\$11,500	
D5020	3276173	Distribution Panel, 120/208 V, 600 AMP, Replace	30	26	4	1	EA	\$7,000.00	\$7,000					\$7,000																	\$7,000	
D5020	3276172	Distribution Panel, 120/208 V, 600 AMP, Replace	30	26	4	1	EA	\$7,000.00	\$7,000					\$7,000																	\$7,000	
D5020	3272280	Distribution Panel, 120/208 V, 600 AMP, Replace	30	23	7	1	EA	\$7,000.00	\$7,000								\$7,000														\$7,000	
D5020	3273318	Distribution Panel, 277/480 V, 400 AMP, Replace	30	23	7	1	EA	\$5,300.00	\$5,300								\$5,300														\$5,300	
D5020	3271955	Distribution Panel, 277/480 V, 400 AMP, Replace	30	23	7	1	EA	\$5,300.00	\$5,300								\$5,300														\$5,300	
D5020	3272788	Distribution Panel, 120/208 V, 600 AMP, Replace	30	23	7	1	EA	\$7,000.00	\$7,000								\$7,000														\$7,000	
D5020	3272327	Distribution Panel, 277/480 V, 800 AMP, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000														\$10,000	
D5020	3279725	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	23	17	237332	SF	\$18.00	\$4,271,976																		\$4,271,976				\$4,271,976	
D5030	3272722	Motor, AHU or Pump, 10 HP, Replace	18	15	3	1	EA	\$3,200.00	\$3,200				\$3,200																		\$3,200	
D5030	3273011	Motor, AHU or Pump, 20 HP, Replace	18	15	3																											

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate	
D5030	3272490	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	17	3	1	EA		\$8,800.00	\$8,800				\$8,800																		\$8,800	
D5030	3272287	Motor, AHU or Pump, 15 HP, Replace	18	15	3	1	EA		\$4,200.00	\$4,200				\$4,200																		\$4,200	
D5030	3272493	Motor, AHU or Pump, 20 HP, Replace	18	15	3	1	EA		\$5,300.00	\$5,300				\$5,300																		\$5,300	
D5030	3272724	Motor, AHU or Pump, 10 HP, Replace	18	15	3	1	EA		\$3,200.00	\$3,200				\$3,200																		\$3,200	
D5030	3272492	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	17	3	1	EA		\$8,800.00	\$8,800				\$8,800																		\$8,800	
D5030	3273012	Motor, AHU or Pump, 20 HP, Replace	18	15	3	1	EA		\$5,300.00	\$5,300				\$5,300																		\$5,300	
D5030	3272284	Motor, AHU or Pump, 10 HP, Replace	18	15	3	1	EA		\$3,200.00	\$3,200				\$3,200																		\$3,200	
D5030	3272723	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace	20	17	3	1	EA		\$7,000.00	\$7,000				\$7,000																		\$7,000	
D5030	3272543	Motor, AHU or Pump, 20 HP, Replace	18	15	3	1	EA		\$5,300.00	\$5,300				\$5,300																		\$5,300	
D5030	3272725	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace	20	17	3	1	EA		\$7,000.00	\$7,000				\$7,000																		\$7,000	
D5030	3272283	Motor, AHU or Pump, 10 HP, Replace	18	15	3	1	EA		\$3,200.00	\$3,200				\$3,200																			\$3,200
D5030	3272288	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	15	5	1	EA		\$8,800.00	\$8,800						\$8,800																	\$8,800
D5030	3272286	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	15	5	1	EA		\$8,800.00	\$8,800						\$8,800																	\$8,800
D5030	3273006	Motor, AHU or Pump, 25 HP, Replace	18	12	6	1	EA		\$9,600.00	\$9,600							\$9,600																\$9,600
D5030	3273007	Motor, AHU or Pump, 25 HP, Replace	18	12	6	1	EA		\$9,600.00	\$9,600							\$9,600																\$9,600
D5030	3272491	Motor, AHU or Pump, 15 HP, Replace	18	9	9	1	EA		\$4,200.00	\$4,200										\$4,200													\$4,200
D5030	3272489	Motor, AHU or Pump, 15 HP, Replace	18	9	9	1	EA		\$4,200.00	\$4,200										\$4,200													\$4,200
D5030	3272542	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace	20	10	10	1	EA		\$10,000.00	\$10,000											\$10,000												\$10,000
D5030	3272545	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace	20	10	10	1	EA		\$10,000.00	\$10,000											\$10,000												\$10,000
D5030	3272329	Motor, AHU or Pump, 3 HP, Replace	18	5	13	1	EA		\$1,500.00	\$1,500														\$1,500									\$1,500
D5030	3272328	Motor, AHU or Pump, 3 HP, Replace	18	5	13	1	EA		\$1,500.00	\$1,500														\$1,500									\$1,500
D5030	3272322	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	5	15	1	EA		\$6,200.00	\$6,200																\$6,200							\$6,200
D5030	3272321	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	5	15	1	EA		\$5,300.00	\$5,300																\$5,300							\$5,300
D5030	3272320	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	5	15	1	EA		\$5,300.00	\$5,300																\$5,300							\$5,300
D5030	3272285	Motor, AHU or Pump, 15 HP, Replace	18	3	15	1	EA		\$4,200.00	\$4,200																\$4,200							\$4,200
D5030	3272323	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	5	15	1	EA		\$6,200.00	\$6,200																\$6,200							\$6,200
D5030	3272324	Motor, AHU or Pump, 7.5 HP, Replace	18	1	17	1	EA		\$2,600.00	\$2,600																		\$2,600					\$2,600
D5030	3272325	Motor, AHU or Pump, 7.5 HP, Replace	18	1	17	1	EA		\$2,600.00	\$2,600																		\$2,600					\$2,600
D5030	3273330	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace	20	2	18	1	EA		\$25,000.00	\$25,000																				\$25,000			\$25,000
D5040	3279894	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	10	5	5	237332	SF		\$0.65	\$154,266					\$154,266										\$154,266								\$308,532
D5040	3279892	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	237332	SF		\$8.00	\$1,898,656																		\$1,898,656					\$1,898,656
D7030	3279893	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	237332	SF		\$2.00	\$474,664												\$474,664											\$474,664
D7050	3273321	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA		\$15,000.00	\$15,000			\$15,000															\$15,000					\$30,000
D7050	3275474	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA		\$15,000.00	\$15,000				\$15,000																\$15,000			\$30,000
D7050	3279896	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	14	6	237332	SF		\$3.00	\$711,996						\$711,996																	\$711,996
D8010	3279897	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	6	9	237332	SF		\$2.50	\$593,330										\$593,330													\$593,330
E1030	3276085	Laundry Equipment, Dryer, Commercial, 30 to 50 LB, Replace	15	8	7	1	EA		\$4,000.00	\$4,000									\$4,000														\$4,000
E1030	3271950	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA		\$9,500.00	\$9,500																		\$9,500					\$19,000
E1030	3271811	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA		\$1,700.00	\$1,700																							\$1,700
E1030	3271948	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA		\$10,500.00	\$10,500																		\$10,500					\$21,000
E1030	3271949	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA		\$10,500.00	\$10,500																		\$10,500					\$21,000
E1030	3271894	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA		\$10,500.00	\$10,500																		\$10,500					\$21,000
E1030	3271892	Foodservice Equipment, Dishwasher Commercial, Replace	10	3	7	1	EA		\$21,500.00	\$21,500																		\$21,500					\$43,000
E1030	3271806	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA		\$3,600.00	\$3,600											\$3,600												\$3,600
E1030	3271807	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA		\$3,600.00	\$3,600												\$3,600											\$3,600
E1030	3271808	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA		\$3,600.00	\$3,600													\$3,600										\$3,600
E1030	3271952	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	3	12	12	EA		\$4,500.00	\$54,000													\$54,000										\$54,000
E1030	3271887	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA		\$1,700.00	\$1,700													\$1,700										\$1,700
E1030	3271886	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA		\$2,700.00	\$2,700													\$2,700										\$2,700
E1030	3271888	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA		\$5,700.00	\$5,700													\$5,700										\$5,700
E1030	3271945	Foodservice Equipment, Range, 2-Burner, Replace	15	3	12	1	EA		\$1,700.00	\$1,700													\$1,700										\$1,700
E1030	3271884	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA		\$5,700.00	\$5,700													\$5,700										\$5,700
E1030	3271885	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA		\$1,700.00	\$1,700													\$1,700										\$1,700
E1030	3271881	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA		\$4,600.00	\$4,600													\$4,600										\$4,600
E1030	3271893	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	3	12	1	EA		\$3,300.00	\$3,300													\$3,300										\$3,300
E1030	3271809	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA		\$5,700.00	\$5,700													\$5,700										\$5,700
E1030	3271951	Foodservice Equipment, Icemaker, Freestanding, Replace	15	3	12	1	EA		\$6,700.00	\$6,700													\$6,700										\$6,700
E1030	3271882	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA		\$5,700.00	\$5,700													\$5,700										\$5,7

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate		
E1030	3271883	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA	\$1,700.00	\$1,700													\$1,700									\$1,700		
E1030	3271946	Foodservice Equipment, Steam Kettle, Replace	20	3	17	1	EA	\$30,000.00	\$30,000																		\$30,000					\$30,000	
E1030	3271890	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																		\$15,000					\$15,000	
E1030	3271810	Foodservice Equipment, Conveyor Toaster, Replace	20	3	17	1	EA	\$1,700.00	\$1,700																		\$1,700					\$1,700	
E1030	3271891	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																		\$25,000					\$25,000	
E1040	3271801	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	3	12	1	EA	\$2,800.00	\$2,800													\$2,800										\$2,800	
E1040	3271802	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	3	12	1	EA	\$2,800.00	\$2,800													\$2,800										\$2,800	
E1040	3271799	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	3	12	1	EA	\$2,800.00	\$2,800													\$2,800										\$2,800	
E1040	3271803	Ceramics Equipment, Kiln, Replace	20	3	17	1	EA	\$3,200.00	\$3,200																		\$3,200					\$3,200	
E1040	3265064	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000						\$3,000										\$3,000							\$6,000	
E1060	3271556	Residential Appliances, Dishwasher, Replace	10	5	5	1	EA	\$700.00	\$700						\$700										\$700							\$1,400	
E1060	3275916	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271702	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271467	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271555	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271554	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3276163	Residential Appliances, Washer, Replace	15	10	5	1	EA	\$850.00	\$850						\$850															\$850		\$1,700	
E1060	3275550	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271551	Residential Appliances, Dishwasher, Replace	10	5	5	1	EA	\$700.00	\$700						\$700										\$700							\$1,400	
E1060	3265061	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271800	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600		\$1,200	
E1060	3271557	Residential Appliances, Range, Electric, Replace	15	8	7	1	EA	\$620.00	\$620								\$620															\$620	
E1060	3271553	Residential Appliances, Range, Electric, Replace	15	8	7	1	EA	\$620.00	\$620								\$620															\$620	
E1060	3271559	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	8	7	1	EA	\$1,400.00	\$1,400								\$1,400															\$1,400	
E1060	3271558	Residential Appliances, Range, Electric, Replace	15	8	7	1	EA	\$620.00	\$620								\$620															\$620	
E1060	3271552	Residential Appliances, Range, Electric, Replace	15	8	7	1	EA	\$620.00	\$620								\$620															\$620	
E1060	3275919	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	\$600.00	\$600													\$600										\$600	
E1060	3271954	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	2	13	1	EA	\$1,400.00	\$1,400														\$1,400									\$1,400	
E1060	3276082	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	2	13	1	EA	\$1,400.00	\$1,400														\$1,400									\$1,400	
G2010	3278601	Roadways, Pavement, Asphalt, Seal & Stripe	5	2	3	138470	SF	\$0.45	\$62,312				\$62,312					\$62,312					\$62,312					\$62,312				\$249,246	
G2020	3278602	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	138470	SF	\$3.50	\$484,645											\$484,645												\$484,645	
G2020	3278600	Parking Lots, Curb & Gutter, Concrete, Replace	30	26	4	2000	LF	\$30.00	\$60,000					\$60,000																		\$60,000	
G2050	3276166	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	\$8,000.00	\$8,000												\$8,000											\$8,000	
G2050	3276165	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	6	EA	\$9,500.00	\$57,000																\$57,000							\$57,000	
G2050	3278605	Sports Apparatus, Football, Goal Post, Replace	25	5	20	2	EA	\$5,000.00	\$10,000																					\$10,000		\$10,000	
G2050	3276084	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	2	EA	\$9,500.00	\$19,000																					\$19,000		\$19,000	
G2060	3278604	Signage, Property, Monument, Replace	20	5	15	1	EA	\$3,000.00	\$3,000															\$3,000								\$3,000	
G4050	3278597	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace	20	11	9	30	EA	\$4,200.00	\$126,000										\$126,000													\$126,000	
P2030	3482992	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																						\$7,000	
Totals, Unescalated										\$623,017	\$0	\$648,000	\$343,712	\$1,267,100	\$1,206,586	\$737,296	\$928,778	\$62,312	\$727,730	\$659,036	\$251,100	\$1,443,428	\$824,112	\$17,800	\$2,765,598	\$95,000	\$6,835,732	\$1,183,612	\$21,100	\$3,896,416		\$24,537,461	
Totals, Escalated (3.0% inflation, compounded annually)										\$623,017	\$0	\$687,463	\$375,583	\$1,426,132	\$1,398,764	\$880,370	\$1,142,280	\$78,934	\$949,523	\$885,689	\$347,581	\$2,057,983	\$1,210,236	\$26,924	\$4,308,711	\$152,447	\$11,298,423	\$2,015,019	\$36,999	\$7,037,360			\$36,939,438

Appendix F:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3272469	D1010	Elevator Controls [Elevator 1]	Automatic, 1 Car	2000 lb	George Washington Middle School Campus	Elevator	ITI	No tag/plate found	No tag/plate found			
2	3275477	D1010	Elevator Controls [Elevator 2]	Automatic, 1 Car	5000 lb	George Washington Middle School Campus	Elevator	ThyssenKrupp	No tag/plate found	No tag/plate found			
3	3272470	D1010	Passenger Elevator [Elevator 1]	Hydraulic, 3 Floors, 1500 to 2500 LB	2000 lb	George Washington Middle School Campus	Elevator	ITI	US759725460	1170507	1988	1031035	
4	3275478	D1010	Passenger Elevator [Elevator 2]	Hydraulic, 2 Floors, 3000 to 4000 LB	5000 lb	George Washington Middle School Campus	Elevator	ThyssenKrupp	No tag/plate found	No tag/plate found	2003	1031074	
5	3271594	D1010	Vertical Lift [Elevator 3]	Wheelchair, 5' Rise	750 lb	George Washington Middle School Campus	Band	Concord	Hydraulic	773			
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3272317	D2010	Pump	Circulation/Booster, Domestic Water, 5 HP	5 hp	George Washington Middle School Campus	Mechanical room A001	SYNCROFLO	22DC53V	221477	2002	1031025	
2	3265066	D2010	Water Heater	Electric, Instant Hot	4 gal	George Washington Middle School Campus	Restroom	Ariston	GL4S	360542935		1030903	
3	3271662	D2010	Water Heater	Electric, Instant Hot	2.5 gal	George Washington Middle School Campus	Restroom	Ariston	GL2.5TI	360503635		1030944	
4	3272488	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	100 gal	George Washington Middle School Campus	Mechanical room A000A	A. O. Smith	BTR400A118	1248M001377	2012	1031036	
5	3272289	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	100 gal	George Washington Middle School Campus	Mechanical room A001	A. O. Smith	BTR400A118	1120M000220	2011	1031019	
6	3276247	D2010	Water Heater	Gas, Commercial (600 MBH), 200 to 300 GAL	250 gal	George Washington Middle School Campus	Mechanical room D wing	PVI	40N250AG	0802108243	2002	1031088	
7	3276248	D2010	Water Heater	Gas, Commercial (600 MBH), 200 to 300 GAL	250 gal	George Washington Middle School Campus	Mechanical room D wing	PVI	40N250AG	0802108244	2002	1031089	
8	3273333	D2010	Backflow Preventer	Domestic Water, 1 IN	1.5 inch	George Washington Middle School Campus	Mechanical room A000A	FEBCO	825Y	A143471		1031065	
9	3273334	D2010	Backflow Preventer	Domestic Water, 2 IN	2 inch	George Washington Middle School Campus	Mechanical room A000A	Watts	007	L22825		1031066	
10	3272282	D2010	Backflow Preventer	Domestic Water, 4 IN	4 inch	George Washington Middle School Campus	Mechanical room A001	Febco	880V	10044		1031012	
11	3272281	D2030	Pump	Sump, 3 HP	3 hp	George Washington Middle School Campus	Boiler room A001	Inaccessible	Inaccessible	Inaccessible		Inaccessible	2
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3272310	D3020	Boiler [Boiler 1]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	George Washington Middle School Campus	Mechanical room A001	Fulton	PHW1400	No tag/plate found	1998	1031020	
2	3272311	D3020	Boiler [Boiler 2]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	George Washington Middle School Campus	Mechanical room A001	Fulton	PHW1400	No tag/plate found	1998	1031021	
3	3272313	D3020	Boiler [Boiler 3]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	George Washington Middle School Campus	Mechanical room A001	Fulton	PHW1400	No tag/plate found	1998	1031022	
4	3272314	D3020	Boiler [Boiler 4]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	George Washington Middle School Campus	Mechanical room A001	Fulton	PHW1400	No tag/plate found	1998	1031023	
5	3272315	D3020	Boiler [Boiler 5]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	George Washington Middle School Campus	Mechanical room A001	Fulton	PHW1400	No tag/plate found	1998	1031024	
6	3265058	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		George Washington Middle School Campus	Corridors						4
7	3273005	D3030	Chiller [Chiller 1]	Water-Cooled, 201 to 250 TON	250 ton	George Washington Middle School Campus	Mechanical room A000A	Carrier	23XL2020NC60	No tag/plate found	1998	1031051	
8	3272791	D3030	Chiller [Chiller 2]	Water-Cooled, 201 to 250 TON	250 ton	George Washington Middle School Campus	Mechanical room A000A	Carrier	23XL2020NC60	2698J58389	1998	1031050	
9	3276251	D3030	Cooling Tower	(Typical) Open Circuit , 301 to 500 TON	415 ton	George Washington Middle School Campus	Cooling Tower Enclosure Area	Baltimore Aircoil Company (BAC)	VT1-415-RCXR	R97117051	1998		
10	3260860	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 10 TON	12 ton	George Washington Middle School Campus	Roof	Daikin	RXYQ144TATJU	1702157927	2017	1030913	
11	3260858	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 15 TON	14 ton	George Washington Middle School Campus	Roof	Daikin	RXYQ168TATJU	1807353083	2018	1030912	
12	3260786	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 5 TON	8 ton	George Washington Middle School Campus	Roof	Daikin	RXYQ96TATJU	1804017803	2018	1030911	
13	3271798	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 ton	George Washington Middle School Campus	Roof	York	H4DB076S46B	WMKM043096		1030977	

14	3271796	D3030	Split System	Condensing Unit/Heat Pump, 31 to 50 TON	50 ton	George Washington Middle School Campus	Roof	Carrier	38AF060	1315C41745	2013	1030975
15	3278627	D3030	Split System	Condensing Unit/Heat Pump, 51 to 75 TON	66	George Washington Middle School Campus	Building C Roof	York	YCUL0066EC46XBAWETXLTC45X	RKLM004196	2002	
16	3271797	D3030	Split System	Condensing Unit/Heat Pump, 6 to 7.5 TON	7.5 ton	George Washington Middle School Campus	Roof	York	H5CE090A46A	NHLM090627	2002	1030976
17	3276714	D3030	Split System Ductless	Multi Zone, per 1 to 2 TON FCU	1 ton	George Washington Middle School Campus	Cafeteria					11
18	3268442	D3030	Split System Ductless	Multi Zone, per 1 to 2 TON FCU		George Washington Middle School Campus	Building					2
19	3260082	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	0.75 ton	George Washington Middle School Campus	Roof	Sanyo	CH0971	0054292	2009	1030906
20	3260083	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 ton	George Washington Middle School Campus	Roof	Sanyo	CH1271	0152993	2009	1030907
21	3260081	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	0.75 ton	George Washington Middle School Campus	Roof	Sanyo	CH0971	0050792	2009	1030905
22	3272471	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	1.5 ton	George Washington Middle School Campus	Elevator	Daikin	RZQ18PVJU9	A006547	2016	
23	3264208	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	1.5 ton	George Washington Middle School Campus	Roof	Sanyo	CH1872	0145103	2010	1030933
24	3271713	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	3 ton	George Washington Middle School Campus	Roof	Daikin	RZQ36PVJU9	E003105	2017	1030951
25	3271715	D3030	Split System Ductless	Single Zone, 2.5 to 3 TON	2.5 ton	George Washington Middle School Campus	Roof	Daikin	RZQ30PVJU	A001523	2016	1030953
26	3276655	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM	3 ton	George Washington Middle School Campus	Classroom	No tag/plate found	No tag/plate found	No tag/plate found	2005	62
27	3276656	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM	1800 cfm	George Washington Middle School Campus	Classroom	No tag/plate found	No tag/plate found	No tag/plate found	2005	112
28	3276952	D3050	Air Handler	Exterior AHU, 10001 to 15000 CFM	12000 cfm	George Washington Middle School Campus	Building C Roof	Engineered Air	DJ-60-CO	Mxxxx-OA-1	2005	
29	3275546	D3050	Air Handler [AHU 1]	Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM	16000 cfm	George Washington Middle School Campus	Mechanical room B200	York	CA006114825090	DLLM10055	2002	1031069
30	3275547	D3050	Air Handler [AHU 2]	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	5400 cfm	George Washington Middle School Campus	Mechanical room B200	York	CSHFAN1	No tag/plate found	2002	1031070
31	3275548	D3050	Air Handler [AHU 3]	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	5400 cfm	George Washington Middle School Campus	Mechanical room B200	York	CSHFAN1	No tag/plate found	2002	1031072
32	3260085	D3050	Air Handler [ERV 1]	Exterior AHU, 10001 to 15000 CFM	11400 cfm	George Washington Middle School Campus	Roof	Heatex	No tag/plate found	No tag/plate found	1998	1030909
33	3259822	D3050	Air Handler [ERV 2]	Exterior AHU, 10001 to 15000 CFM	11400 cfm	George Washington Middle School Campus	Roof	Heatex	No tag/plate found	No tag/plate found	1998	1030899
34	3260086	D3050	Air Handler [ERV 3]	Exterior AHU, 10001 to 15000 CFM	11400 cfm	George Washington Middle School Campus	Roof	Heatex	No tag/plate found	No tag/plate found	1998	1030910
35	3271793	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 ton	George Washington Middle School Campus	Roof	Carrier	48TCED24ABA	1413U13383	2013	1030973
36	3271792	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 ton	George Washington Middle School Campus	Roof	Carrier	48TCED24ABA	1413U13384	2013	1030972
37	3260995	D3050	Packaged Unit [DOAS 1]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	George Washington Middle School Campus	Roof	Aaon	RN02080EB0934B	201809BNGP71786	2019	1030918
38	3260084	D3050	Packaged Unit [RTU 1]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12 ton	George Washington Middle School Campus	Roof	Daikin	DPS012AHMG4DW4	FBOU170501569	2017	1030908
39	3260078	D3050	Packaged Unit [RTU 2]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12 ton	George Washington Middle School Campus	Roof	Daikin	DPS012AHMG4DW4	FBOU170501648	2017	1030900
40	3271730	D3050	Packaged Unit [RTU 3]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 ton	George Washington Middle School Campus	Roof	Daikin	DPS007AHMG4DW3	FBOU170501647	2017	1030964
41	3271736	D3050	Packaged Unit [RTU 4]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 ton	George Washington Middle School Campus	Roof	Daikin	DPS007AHMG4DW3	FBOU170502167	2017	1030969
42	3271710	D3050	Packaged Unit [RTU 5]	RTU, Pad or Roof-Mounted, 3 TON	3 ton	George Washington Middle School Campus	Roof	Daikin	DPS003AHMG4DW3	FBOU170502168	2017	1030948
43	3271718	D3050	Packaged Unit [RTU 6]	RTU, Pad or Roof-Mounted, 3 TON	3 ton	George Washington Middle School Campus	Roof	Daikin	DPS003AHMG4DW3	FBOU170502169	2017	1030955
44	3260994	D3050	Packaged Unit [RTU A1]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	George Washington Middle School Campus	Roof	Aaon	RN02030EA0938B	201907BNGP77431	2019	1030917
45	3260993	D3050	Packaged Unit [RTU A2]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 ton	George Washington Middle School Campus	Roof	Aaon	RN01330EA093GB	201907ANGL77416	2019	1030916
46	3260894	D3050	Packaged Unit [RTU A3]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 ton	George Washington Middle School Campus	Roof	Aaon	RN01530EA093GB	201907ANGL77417	2019	1030915

47	3260861	D3050	Packaged Unit [RTU A4]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	George Washington Middle School Campus	Roof	Aaon	RN02030EA0938B	201907BNGP77432	2019	1030914
48	3271795	D3050	Packaged Unit [RTU B1]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	George Washington Middle School Campus	Roof	Aaon	RN00930EB093FB	201907ANGQ77418	2019	1030978
49	3271794	D3050	Packaged Unit [RTU B2]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	George Washington Middle School Campus	Roof	Aaon	RN00930EB093FB	201907ANGQ77419	2019	1030979
50	3264206	D3050	Packaged Unit [RTU C1]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 ton	George Washington Middle School Campus	Roof	Trane	YSC072H3RMA	182610617L	2018	1030931
51	3264203	D3050	Packaged Unit [RTU C2]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 ton	George Washington Middle School Campus	Roof	Aaon	RN00680EB093KB	201902ANGF74829	2019	1030929
52	3264200	D3050	Packaged Unit [RTU C3]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	George Washington Middle School Campus	Roof	Aaon	RN01180EA093GB	201902ANGZ74802	2019	1030926
53	3264190	D3050	Packaged Unit [RTU C4]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 ton	George Washington Middle School Campus	Roof	Aaon	RN00880EA093KB	201902ANGH74809	2019	1030922
54	3264187	D3050	Packaged Unit [RTU C5]	RTU, Pad or Roof-Mounted, 8 to 10 TON	9 ton	George Washington Middle School Campus	Roof	Aaon	RN00980EA093FB	201902ANGQ74803	2019	1030920
55	3264204	D3050	Packaged Unit [RTU C6]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	George Washington Middle School Campus	Roof	Aaon	RN01180EA093GB	201902ANGZ74804	2019	1030930
56	3264189	D3050	Packaged Unit [RTU C7]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 ton	George Washington Middle School Campus	Roof	Aaon	RN01180EB093GB	201902ANGZ74805	2019	1030921
57	3264199	D3050	Packaged Unit [RTU C8]	RTU, Pad or Roof-Mounted, 4 TON	4 ton	George Washington Middle School Campus	Roof	Aaon	RQ0043VEA0933B	201902AYGD21484	2019	1030925
58	3264191	D3050	Packaged Unit [RTU C9]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 ton	George Washington Middle School Campus	Roof	Aaon	RN00730EB093KB	201902ANGG74810	2019	1030923
59	3271738	D3050	Packaged Unit [RTU D1]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 ton	George Washington Middle School Campus	Roof	Aaon	RN00780EB093KB	201907ANGG77428	2019	1030971
60	3271739	D3050	Packaged Unit [RTU D2]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	George Washington Middle School Campus	Roof	Aaon	RN02030EA0938B	201907BNGP77433	2019	1030974
61	3271727	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Carnes	VEDK15M3A1UA20SPCX	505465007	2002	1030962
62	3260996	D3060	Exhaust Fan [EF 12]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Carnes	VEDK06	525471.001	2002	1030919
63	3264207	D3060	Exhaust Fan [EF 6]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 cfm	George Washington Middle School Campus	Roof	Carnes	VEDK15M3A1UA20SPCX	525471.012	2002	1030932
64	3264201	D3060	Exhaust Fan [EF 7]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Carnes	VEDK03F3A1UA20SPCX	5254**.002	2002	1030927
65	3264198	D3060	Exhaust Fan [EF 8]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Carnes	Illegible	525471.004	2002	1030924
66	3271723	D3060	Exhaust Fan [EF 9]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Carnes	VEDK10J3A1UA20SPCX	Illegible	2002	1030959
67	3271733	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030967
68	3271708	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030946
69	3271725	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030960
70	3271712	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030950
71	3271735	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030968
72	3271721	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030957
73	3271737	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030970
74	3271716	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030954
75	3271709	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030947
76	3271726	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030961
77	3271731	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030965
78	3271711	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030949
79	3271722	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030958

80	3271729	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030963	
81	3271714	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030952	
82	3271720	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030956	
83	3271732	D3060	Exhaust Fan [Illegible]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Illegible	Illegible	Illegible	2003	1030966	
84	3264202	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 cfm	George Washington Middle School Campus	Roof	Carnes	No tag/plate found	No tag/plate found	2002	1030928	
85	3259789	D3060	Exhaust Fan [PRV 01]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Greenheck	G80DX	98F04460	1998	1030898	
86	3260079	D3060	Exhaust Fan [PRV 02]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 cfm	George Washington Middle School Campus	Roof	Greenheck	G80DX	98F04461	1998	1030904	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3273241	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 inch	George Washington Middle School Campus	Mechanical room A000A	AMES	3000SS	3FN0578	2017	1031058	
2	3273199	D4010	Pump	Fire Suppression, 50 HP	40 hp	George Washington Middle School Campus	Mechanical room A000A	Baldor	FPM2538T	Z1711020127	2017	1031057	
3	3273016	D4010	Supplemental Components	Fire Pump Controller		George Washington Middle School Campus	Mechanical room A000A	TORNA TECH	GPA46040360	Z151659	2015	1031056	
4	3271889	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		George Washington Middle School Campus	Commercial kitchen						4
5	3265060	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Washington Middle School Campus	Corridors						60
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3276249	D5010	Generator	Diesel, 130 to 300 KW	135 kw	George Washington Middle School Campus	Cooling Tower Enclosure Area	Kohler	135R025	600469	1998		
2	3273244	D5010	Automatic Transfer Switch	ATS, 200 AMP	260 amp	George Washington Middle School Campus	Electrical room A000A	Asco	Series 300	194668	1998	1031060	
3	3275758	D5010	Automatic Transfer Switch	ATS, 600 AMP	600 amp	George Washington Middle School Campus	Electrical room C124	Kohler	Inaccessible	Inaccessible	2002	1031077	
4	3275757	D5020	Secondary Transformer	Dry, Stepdown, 225 KVA	225 kva	George Washington Middle School Campus	Electrical room C124	Square D	225T3H		2002	1031076	
5	3265033	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 kva	George Washington Middle School Campus	Electrical room	Cutler-Hammer	V48M28T30K	J98F1713	1998	1030901	
6	3273319	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 kva	George Washington Middle School Campus	Electrical room A000A	Square D	PHA3586703	1060820090	2010	1031062	
7	3275917	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	45 kva	George Washington Middle School Campus	Electrical room	Square D	45T3H		2002	1031079	
8	3276174	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 kva	George Washington Middle School Campus	Electrical room D134	Federal Pacific	T20LH4275			1031087	
9	3275475	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 kva	George Washington Middle School Campus	Room B104	Square D	75T3H			1031068	
10	3271804	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 kva	George Washington Middle School Campus	Electrical room	Square D	75T3H			1030982	
11	3275549	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 kva	George Washington Middle School Campus	Room C113	Square D	75T3H			1031071	
12	3272279	D5020	Switchboard	120/208 V, 2000 AMP	2000 amp	George Washington Middle School Campus	Electrical room A001	Industrial Electric MFG	120/208	339242	1998	1031010	
13	3273242	D5020	Switchboard	277/480 V, 2000 AMP	2500 amp	George Washington Middle School Campus	Electrical room A000A	Cutler-Hammer	480/277		1998	1031059	
14	3275755	D5020	Switchboard	277/480 V, 2000 AMP	2000 amp	George Washington Middle School Campus	Electrical room C124	Square D	480/277		2002	1031075	
15	3272788	D5020	Distribution Panel [Panel BNMDP]	120/208 V, 600 AMP	600 amp	George Washington Middle School Campus	Electrical room A000A	Square D	12162538		1998	1031049	
16	3272280	D5020	Distribution Panel [Panel BSMDP]	120/208 V, 600 AMP		George Washington Middle School Campus	Electrical room A001	Square D	120/208		1998	1031011	
17	3272327	D5020	Distribution Panel [Panel DP1]	277/480 V, 800 AMP	800 amp	George Washington Middle School Campus	Electrical room A001	Cutler-Hammer	PRL4B	HLY67121021	1998	1031032	
18	3271955	D5020	Distribution Panel [Panel HP21]	277/480 V, 400 AMP	400 amp	George Washington Middle School Campus	Electrical room	Cutler-Hammer	PRL4B		1998	1031009	
19	3273318	D5020	Distribution Panel [Panel HVAC 1]	277/480 V, 400 AMP	400 amp	George Washington Middle School Campus	Electrical room A000A	Cutler-Hammer	PRL2A		1998	1031061	

20	3276173	D5020	Distribution Panel [Panelboard DP1]	120/208 V, 600 AMP	600 amp	George Washington Middle School Campus	Electrical room D134	Challenger	PM4B		1995	1031086
21	3276172	D5020	Distribution Panel [Panelboard DP2]	120/208 V, 600 AMP	600 amp	George Washington Middle School Campus	Electrical room D134	Challenger	PM4B		1995	1031085
22	3276171	D5020	Distribution Panel [Panelboard MDP]	120/208 V, 1200 AMP	1200 amp	George Washington Middle School Campus	Electrical room D134	Challenger	PM4B		1995	1031084
23	3272543	D5030	Motor [ANNEX PUMP 3]	AHU or Pump, 20 HP	20 hp	George Washington Middle School Campus	Mechanical room A000A	Baldor	EM2515T	Z0208160283	2002	1031043
24	3272493	D5030	Motor [ANNEX PUMP 4]	AHU or Pump, 20 HP	20 hp	George Washington Middle School Campus	Mechanical room A000A	Baldor	EM2515T	Z0208160293	2002	1031041
25	3273011	D5030	Motor [CHWS 1]	AHU or Pump, 20 HP	20 hp	George Washington Middle School Campus	Mechanical room A000A	MAGNETEK	Illegible	Illegible	2002	1031054
26	3273012	D5030	Motor [CHWS 2]	AHU or Pump, 20 HP	20 hp	George Washington Middle School Campus	Mechanical room A000A	MAGNETEK	Illegible	Illegible	2002	1031055
27	3273006	D5030	Motor [CWP 1]	AHU or Pump, 25 HP	25 hp	George Washington Middle School Campus	Mechanical room A000A	WEG	02518EP3E284TC	57196	2009	1031052
28	3273007	D5030	Motor [CWP 2]	AHU or Pump, 25 HP	25 hp	George Washington Middle School Campus	Mechanical room A000A	MAGNETEK	Illegible	Illegible	2009	1031053
29	3272325	D5030	Motor [HWP2A]	AHU or Pump, 7.5 HP	7.5 hp	George Washington Middle School Campus	Mechanical room A001	Baldor Reliance	EM3311T	F1710115896		1031031
30	3272324	D5030	Motor [HWP2B]	AHU or Pump, 7.5 HP	7.5 hp	George Washington Middle School Campus	Mechanical room A001	Baldor Reliance	EM3311T	F2011305385		1031030
31	3272328	D5030	Motor [HWP2C]	AHU or Pump, 3 HP	1.5 hp	George Washington Middle School Campus	Mechanical room A001	Marathon	145TTDR16432AA			1031033
32	3272329	D5030	Motor [HWP2D]	AHU or Pump, 3 HP	1.5 hp	George Washington Middle School Campus	Mechanical room A001	Marathon	145TTDR16432AA			1031034
33	3272284	D5030	Motor [PHWP 1]	AHU or Pump, 10 HP	10 hp	George Washington Middle School Campus	Mechanical room A001	Baldor	EM3313T	37F614Y568	2002	1031014
34	3272283	D5030	Motor [PHWP 2]	AHU or Pump, 10 HP	10 hp	George Washington Middle School Campus	Mechanical room A001	Baldor	EH33132T	37F614Y568	2002	1031013
35	3272489	D5030	Motor [SCHWP1]	AHU or Pump, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A000A	Magnetek	Illegible	Illegible	2012	1031037
36	3272491	D5030	Motor [SCHWP2]	AHU or Pump, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A000A	Magnetek	Illegible	Illegible	2012	1031039
37	3272722	D5030	Motor [SCHWP3]	AHU or Pump, 10 HP	10 hp	George Washington Middle School Campus	Mechanical room A000A	MAGNATEK	215T		2002	1031045
38	3272724	D5030	Motor [SCHWP4]	AHU or Pump, 10 HP	10 hp	George Washington Middle School Campus	Mechanical room A000A	MAGNATEK	215T		2002	1031047
39	3272287	D5030	Motor [SHWP 1]	AHU or Pump, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A001	Century	254T	2VZ160M4	2002	1031017
40	3272285	D5030	Motor [SHWP 2]	AHU or Pump, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A001	U.S. Motors	FP86	A1277281660612		1031015
41	3273330	D5030	Variable Frequency Drive	VFD, by HP of Motor, 60 HP	60 hp	George Washington Middle School Campus	Mechanical room A000A	ABB	ACH550	2192101526	2019	1031064
42	3272490	D5030	Variable Frequency Drive [SCHWP 1]	VFD, by HP of Motor, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A000A	Cutler-Hammer	AF93		1998	1031038
43	3272492	D5030	Variable Frequency Drive [SCHWP 2]	VFD, by HP of Motor, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A000A	Cutler-Hammer	AF93		1998	1031040
44	3272723	D5030	Variable Frequency Drive [SCHWP 3]	VFD, by HP of Motor, 10 HP	10 hp	George Washington Middle School Campus	Mechanical room A000A	Cutler-Hammer	VLT6000		2002	1031046
45	3272725	D5030	Variable Frequency Drive [SCHWP 4]	VFD, by HP of Motor, 10 HP	10 hp	George Washington Middle School Campus	Mechanical room A000A	Cutler-Hammer	VLT6000		2002	1031048
46	3272288	D5030	Variable Frequency Drive [SHWP 1]	VFD, by HP of Motor, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A001	Cutler-Hammer	AF93	No tag/plate found	2002	1031018
47	3272286	D5030	Variable Frequency Drive [SHWP 2]	VFD, by HP of Motor, 15 HP	15 hp	George Washington Middle School Campus	Mechanical room A001	Cutler-Hammer	AF93	No tag/plate found	2002	1031016
48	3272323	D5030	Variable Frequency Drive [VFD 2A]	VFD, by HP of Motor, 7.5 HP	7.5 hp	George Washington Middle School Campus	Mechanical room A001	Danfoss	VLT6000	996400Y203		1031029
49	3272322	D5030	Variable Frequency Drive [VFD 2B]	VFD, by HP of Motor, 7.5 HP	7.5 hp	George Washington Middle School Campus	Mechanical room A001	Danfoss	VLT6000	996500Y203		1031028
50	3272320	D5030	Variable Frequency Drive [VFD 2C]	VFD, by HP of Motor, 5 HP	1.5 hp	George Washington Middle School Campus	Mechanical room A001	Danfoss	VLT6000	996300Y203		1031026
51	3272321	D5030	Variable Frequency Drive [VFD 2D]	VFD, by HP of Motor, 5 HP	1.5 hp	George Washington Middle School Campus	Mechanical room A001	Danfoss	VLT6000	996200Y203		1031027
52	3272545	D5030	Variable Frequency Drive [VFD 3]	VFD, by HP of Motor, 20 HP	20 hp	George Washington Middle School Campus	Mechanical room A000A	Danfoss	VLT6000	222200Y432		1031044

53	3272542	D5030	Variable Frequency Drive [VFD 4]	VFD, by HP of Motor, 20 HP	20 hp	George Washington Middle School Campus	Mechanical room A000A	Danfoss	VLT6000	222300Y432		1031042	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3275474	D7050	Fire Alarm Panel	Fully Addressable		George Washington Middle School Campus	Room B104	Siemens	MXLIQ	No tag/plate found	2006	1031067	
2	3273321	D7050	Fire Alarm Panel	Fully Addressable		George Washington Middle School Campus	Mechanical room A000A	CERBERUS	Inaccessible	Inaccessible	2006	1031063	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3276085	E1030	Laundry Equipment	Dryer, Commercial, 30 to 50 LB	40 lb	George Washington Middle School Campus	Locker Room	Wasco	No tag/plate found	No tag/plate found		1031082	
2	3271950	E1030	Foodservice Equipment	Convection Oven, Double		George Washington Middle School Campus	Commercial kitchen	Vulcan	VC4GD11D150K	541078179		1031006	
3	3271810	E1030	Foodservice Equipment	Conveyor Toaster		George Washington Middle School Campus	Commercial kitchen	Lincoln	No tag/plate found	No tag/plate found		1030987	
4	3271806	E1030	Foodservice Equipment	Dairy Cooler/Wells		George Washington Middle School Campus	Commercial kitchen	Traulsen	RMC58S6	T39794B16		1030983	
5	3271807	E1030	Foodservice Equipment	Dairy Cooler/Wells		George Washington Middle School Campus	Commercial kitchen	Traulsen	RMC58S6	T25345F18		1030984	
6	3271808	E1030	Foodservice Equipment	Dairy Cooler/Wells		George Washington Middle School Campus	Commercial kitchen	Traulsen	RMC58S6	T38566A16		1030985	
7	3271892	E1030	Foodservice Equipment	Dishwasher Commercial		George Washington Middle School Campus	Commercial kitchen	Hobart	AM15T	231206118		1030999	
8	3271893	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF	4 LF	George Washington Middle School Campus	Commercial kitchen	CaptiveAire	4224VHB	3507728		1031000	
9	3271952	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	12 LF	George Washington Middle School Campus	Commercial kitchen	CaptiveAire					12
10	3271887	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		George Washington Middle School Campus	Commercial kitchen	Winston	HA4522GE	201809260110		1030995	
11	3271811	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		George Washington Middle School Campus	Commercial kitchen	Winston	HA4522GE	20100812083	2010	1030988	
12	3271885	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		George Washington Middle School Campus	Commercial kitchen	Winston	HA4522GE	201809260111		1030993	
13	3271883	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		George Washington Middle School Campus	Commercial kitchen	Winston	HA4522GE	201807310354		1030991	
14	3271888	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		George Washington Middle School Campus	Commercial kitchen	Custom Built	SLEF6BHL2AGE03A2	J18E75499L	2018	1030996	
15	3271884	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		George Washington Middle School Campus	Commercial kitchen	Custom Built	SLEF6BHL2AGE02A2	J18E75501L	2018	1030992	
16	3271809	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		George Washington Middle School Campus	Commercial kitchen	Custom Built	SLEF6BHL2AGE03A2	J18E75500L	2018	1030986	
17	3271882	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		George Washington Middle School Campus	Commercial kitchen	Custom Built	SLEF6BHL2AGE02A2	J18E75502L	2018	1030990	
18	3271951	E1030	Foodservice Equipment	Icemaker, Freestanding		George Washington Middle School Campus	Commercial kitchen	Hoshizaki	No tag/plate found	No tag/plate found		1031007	
19	3271945	E1030	Foodservice Equipment	Range, 2-Burner		George Washington Middle School Campus	Commercial kitchen	U.S. Range	No tag/plate found	No tag/plate found	2018	1031002	
20	3271886	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		George Washington Middle School Campus	Commercial kitchen	Traulsen	Inaccessible	Inaccessible		1030994	
21	3271881	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		George Washington Middle School Campus	Commercial kitchen	Traulsen	Inaccessible	Inaccessible		1030989	
22	3271946	E1030	Foodservice Equipment	Steam Kettle		George Washington Middle School Campus	Commercial kitchen	Cleveland	KEL40TP	180123059513	2018	1031003	
23	3271948	E1030	Foodservice Equipment	Steamer, Freestanding		George Washington Middle School Campus	Commercial kitchen	Vulcan	Combi	Illegible		1031004	
24	3271949	E1030	Foodservice Equipment	Steamer, Freestanding		George Washington Middle School Campus	Commercial kitchen	Blodgett	HV100	013118K1066T		1031005	
25	3271894	E1030	Foodservice Equipment	Steamer, Freestanding		George Washington Middle School Campus	Commercial kitchen	ACCUTEMP	E62083E15000200	56783	2018	1031001	
26	3271891	E1030	Foodservice Equipment	Walk-In, Freezer		George Washington Middle School Campus	Commercial kitchen	Thermo-Kool	Inaccessible	Inaccessible		1030998	
27	3271890	E1030	Foodservice Equipment	Walk-In, Refrigerator		George Washington Middle School Campus	Commercial kitchen	Thermo-Kool	Inaccessible	Inaccessible		1030997	
28	3271803	E1040	Ceramics Equipment	Kiln		George Washington Middle School Campus		AMACO	HF97SF	DD0057		1030981	

29	3271801	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	George Washington Middle School Campus	Room C203
30	3271802	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	George Washington Middle School Campus	Room C205
31	3271799	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	George Washington Middle School Campus	Room C201
32	3265064	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	George Washington Middle School Campus	Building