

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Martin L. King, Jr. Middle School
1000 Mosby Street
Richmond, VA 23223

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BV PROJECT #:

166385.24R000-031.468

DATE OF REPORT:

May 15, 2024

ON SITE DATE:

March 3-5, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School campus
Number of Buildings	1
Main Address	100 Mosby Street, Richmond, VA 23223
Site Developed	2014
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 3-5, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
On-site Point of Contact (POC)	Ronald (Bobby) Hathaway Jr., Director of Facilities Department of Facility Services 1461 A Commerce Road Richmond, VA 23224 Office: (804) 780-6251 Mobil: (804) 325-0740 Email: Rhathawa@rvaschools.net
Assessment & Report Prepared By	Diego F. Mora
Reviewed By	Daniel White Technical Report Reviewer for Bill Champion Program Manager 800.733.0660 x7296234 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Martin Luther King Jr. Middle School is a two-story building with no below grade level, constructed in 2014. The building was reportedly fully occupied and serves students in the surrounding communities. Interior spaces are a combination of offices, classrooms, supporting restrooms, administrative areas, library, mechanical and utility spaces.

Architectural

The building is a masonry load bearing structure with brick façade, aluminum curtain walls and storefronts, metal panel wall features, and flat roofs with a single-ply membrane. The facility appear structurally sound, with no areas of settlement or structural-related deficiencies observed or reported. In general, the building is in the early stages of its estimated useful life and only typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Since the building was completed in 2015, nearly all the MEPF components and infrastructure are within their estimated useful life, with deficiencies or immediate areas of concern not observed during the assessment. The building is heated and cooled by a central system that consists of high efficiency condensing boilers, water-cooled chillers and galvanized steel cooling towers, feeding chilled and hot water to air handlers and VAV boxes throughout the building. The electrical room contains the main electrical switchgear; the electrical service is 480Y/277V resulting in step-down transformers located throughout the building. The lighting system is mostly linear fluorescent fixtures and LED bulbs. A large diesel generator located on the building exterior provides emergency power to the facility. Both the fire alarm and suppression systems are still relatively new, and deficiencies or issues were not observed or reported at this time. MEPF replacements are forecast and budgeted accordingly.

Site

The site consists of asphalt parking lots located north of the property with concrete sidewalks observed along the building perimeter. Site lighting is furnished by LED pole lights throughout the parking areas and a series of building-mounted LED fixtures. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. There are landscaped areas interspersed throughout the site mostly consisting of grass lawns and shrubs.

Recommended Additional Studies

No additional studies are recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate 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
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 compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for each facility:

FCI Analysis Martin L. King, Jr. Middle School / Main Building(2014)			
Replacement Value	Total SF	Cost/SF	
\$ 51,450,000	147,000	\$ 350	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 0		0.0 %
5-Year	\$ 1,913,000		3.7 %
10-Year	\$ 8,733,900		17.0 %

Immediate Needs

There are no immediate needs to report.



Key Findings

There are no key findings to report.



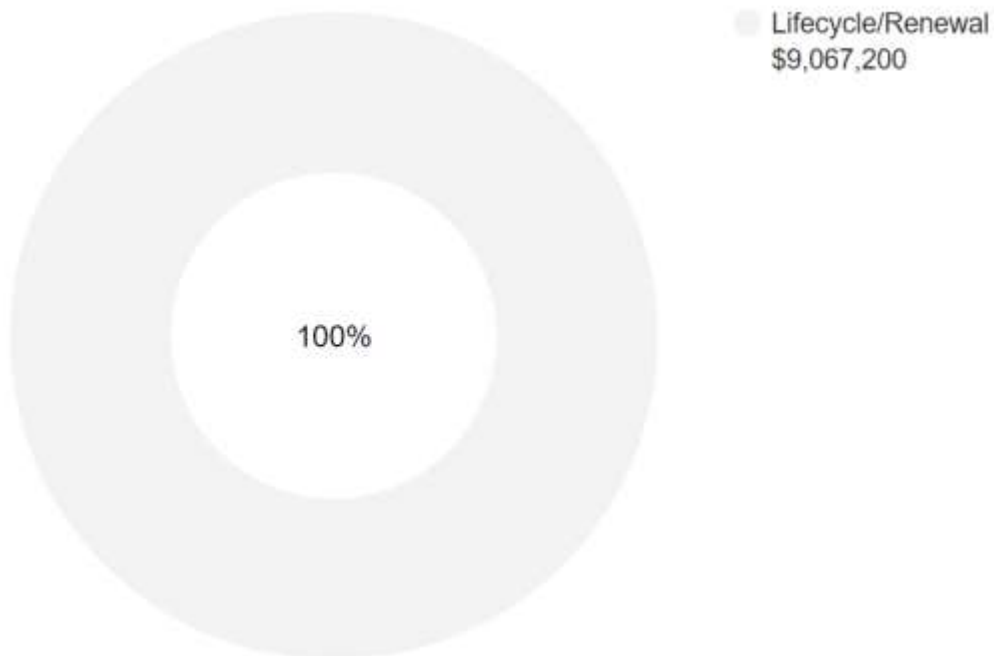
Plan Types

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 and highest on the list below.

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 neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$9,067,200



2. Main Building



Main Building: Systems Summary

Address 1000 Mosby Street, Richmond, VA 23223

Constructed/Renovated 2014

Building Area 147,000 SF

Number of Stories 2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal roof deck supported by open-web steel joists over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick veneer Windows: Aluminum	Good
Roof	Primary: Flat with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board & painted CMU Floors: Carpet & VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Main Building: Systems Summary		
HVAC	Central System: Boilers, chillers, and air handling units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	\$866,800	\$866,800
Roofing	-	-	-	\$2,850,700	-	\$2,850,700
Interiors	-	-	\$553,800	\$944,000	\$1,586,200	\$3,084,000
Conveying	-	-	-	\$17,800	\$99,300	\$117,100
Plumbing	-	-	\$29,200	\$44,600	\$359,200	\$433,100
HVAC	-	-	-	\$25,500	\$5,701,500	\$5,727,100
Fire Protection	-	-	-	-	\$257,000	\$257,000
Electrical	-	-	-	\$987,800	\$1,009,400	\$1,997,200
Fire Alarm & Electronic Systems	-	-	\$1,226,800	\$1,185,300	\$1,911,400	\$4,323,600
Equipment & Furnishings	-	-	\$103,100	\$750,600	\$193,600	\$1,047,300
Site Development	-	-	-	-	\$12,500	\$12,500
Site Utilities	-	-	-	\$14,500	-	\$14,500
TOTALS (3% inflation)	-	-	\$1,912,900	\$6,820,900	\$11,996,900	\$20,730,700

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

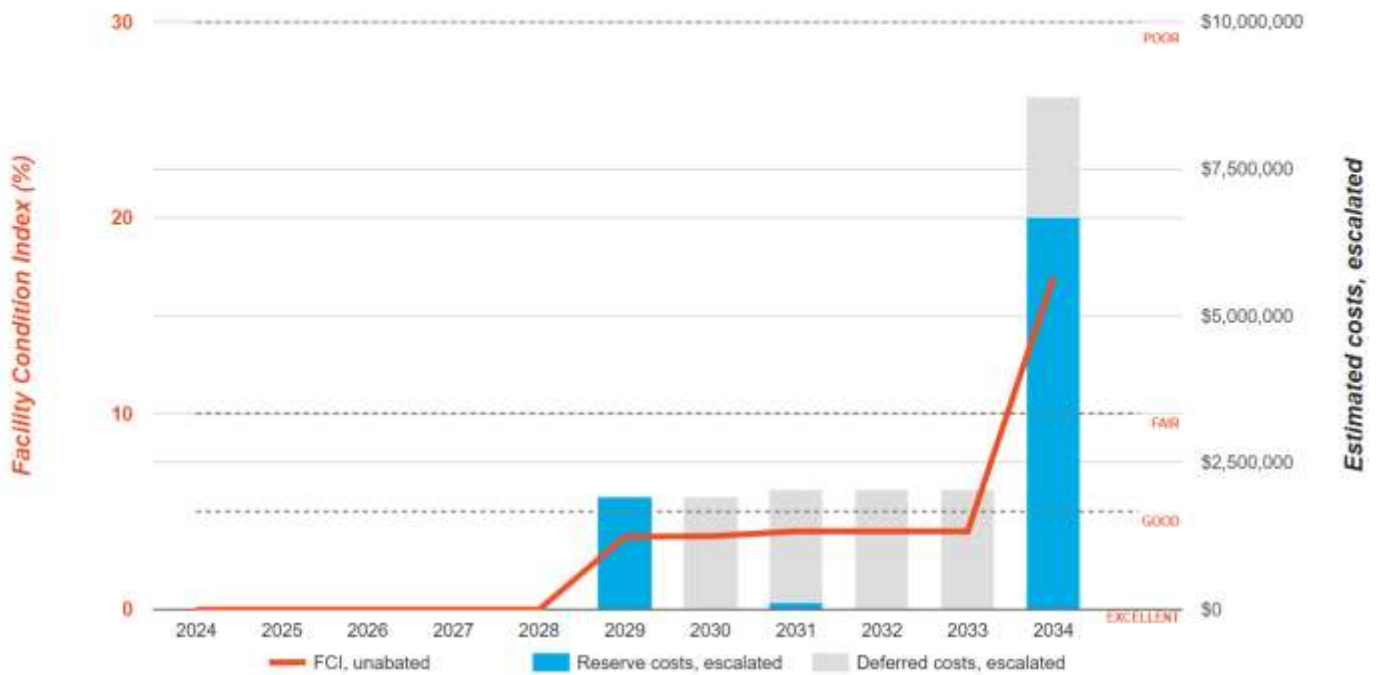
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Martin L. King, Jr. Middle School Main Building

Replacement Value: \$51,450,000

Inflation Rate: 3.0%

Average Needs per Year: \$794,000



School Building Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT T ELEVATION



5 – ROOF OVERVIEW



6 – ROOF OVERVIEW

School Building Photographic Overview



7 – CLASSROOM OVERVIEW



8 – CLASSROOM OVERVIEW



9 – LIBRARY / MEDIA CENTER



10 – CAFETERIA



11 – AUDITORIUM



12 – MAIN ENTRANCE

3. Site Summary



Site Information		
Site Area	12.25 acres (estimated)	
Parking Spaces	119 total spaces all in open lots; 7 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, and curbs.	Good
Site Development	Building-mounted signage; chain link fencing. Park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns and bushes. Irrigation is not present Moderate site slopes throughout along south boundary	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or site system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Site Development	-	-	-	\$45,000	\$4,500	\$49,500
Site Pavement	-	\$20,200	-	\$23,400	\$288,800	\$332,300
Site Utilities	-	-	-	\$153,500	-	\$153,500
TOTALS (3% inflation)	-	\$20,200	-	\$221,900	\$293,300	\$535,400

Site Photographic Overview



1 – PARKING LOT



2 – PARKING LOT



3 – ACCESSIBLE PARKING



4 – WALKWAYS



5 – EXTERIOR RAMPS



6 – EXTERIOR STAIRS

Site Photographic Overview



7 – SITE FURNISHINGS



8 – SITE SIGNAGE



9 – CURTAINWALL



10 – FACADE



11 – SITE LIGHTING



12 – SITE LIGHTING

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and each significant building included in this report:

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2014	No	No
School Building	2014	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety or Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component 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.

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Martin L. King, Jr. Middle School, 1000 Mosby Street, Richmond, VA 23223, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

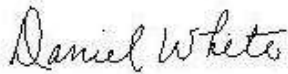
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

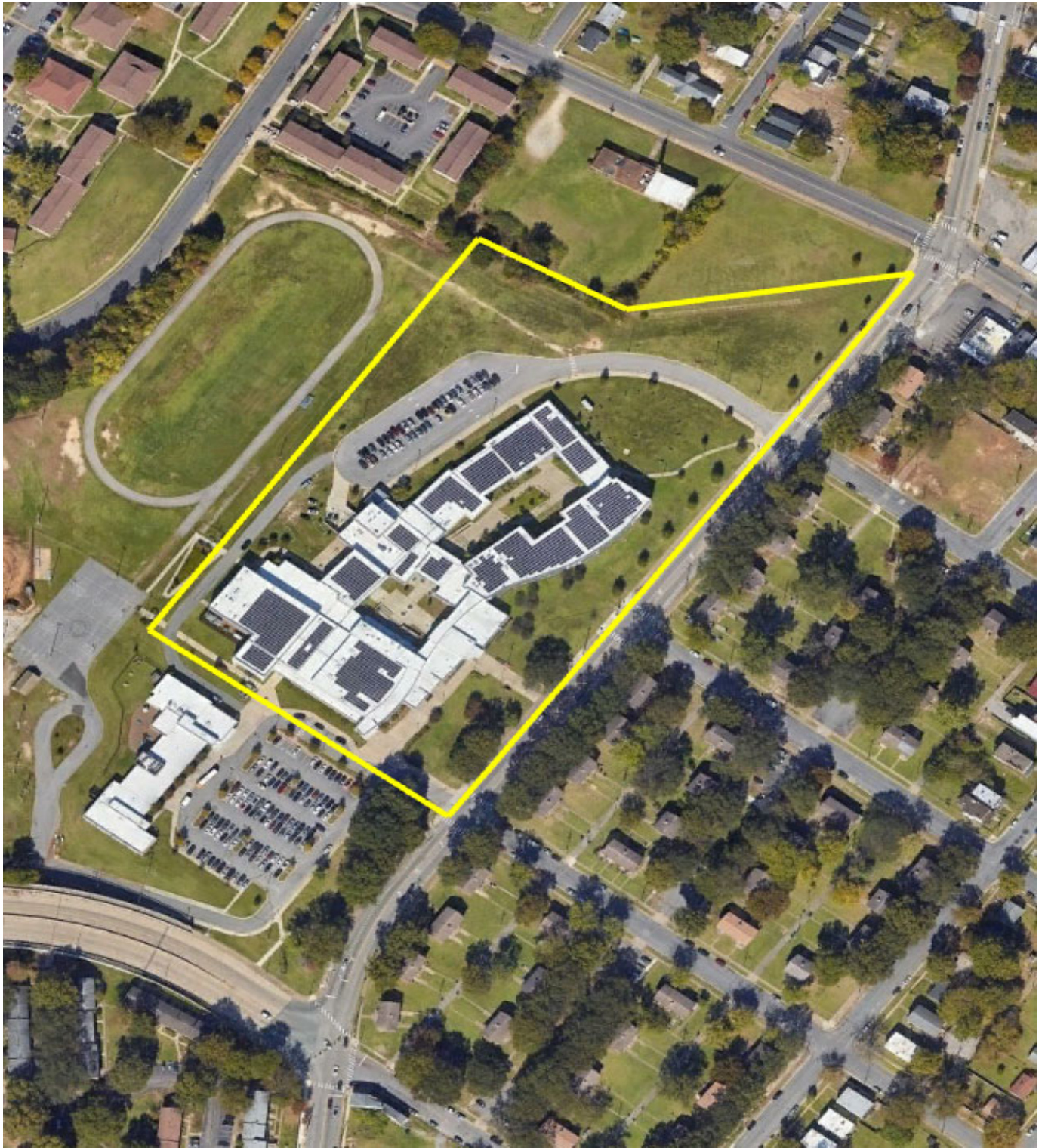
Appendix F: Equipment Inventory List





Appendix A: Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	166385.24R000-031.468	Martin L. King, Jr. Middle School	
	Source	On-Site Date	
	Google Earth	March 3-5, 2024	

Appendix B: Pre-Survey Questionnaires



Bureau Veritas Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Martin L. King, Jr. Middle School

Name of person completing form: Ronald Hathaway

Title / Association with property: Director of Facilities

Length of time associated w/ property: 10

Date Completed: 2/14/2024

Phone Number: 804-325-0740

Method of Completion: Electronic

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	2014		
2	Building size in SF	147000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2014	Brick
		Roof	2014	TPO
		Interiors	2014	Marmoleum flooring, vet, sheetrock, wood flooring, drop ceiling, carpet
		HVAC	2014	
		Electrical	2014	
		Site Pavement	2014	
		Accessibility	2014	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Compressor replacement 2022		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Compressor replacement 2024 ARP funds		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Sewer repairs, generator repairs, auditorium lighting control system unreliable, Marmoleum flooring problematic		

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			Underground natural gas leak at the generator
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.		X			ADA requirements met at the time of construction
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Martin L. King, Jr. Middle School

BV Project Number: 166385.24R000-031.468

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



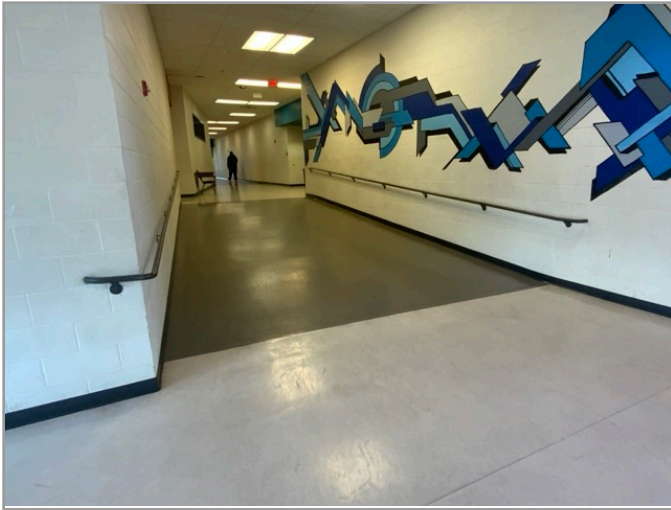
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



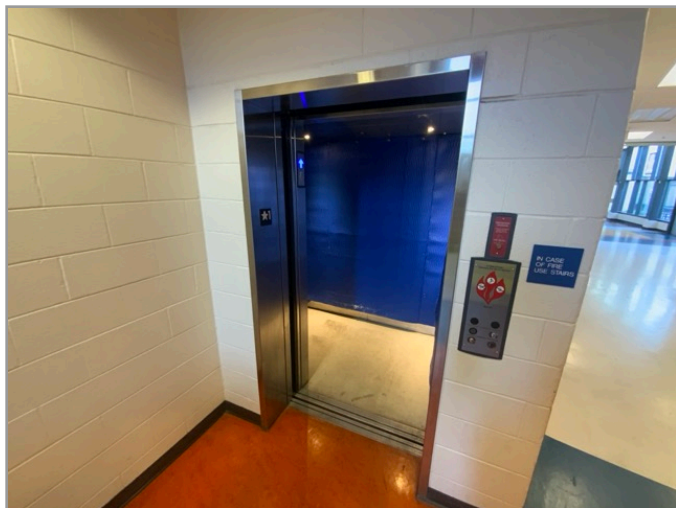
ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

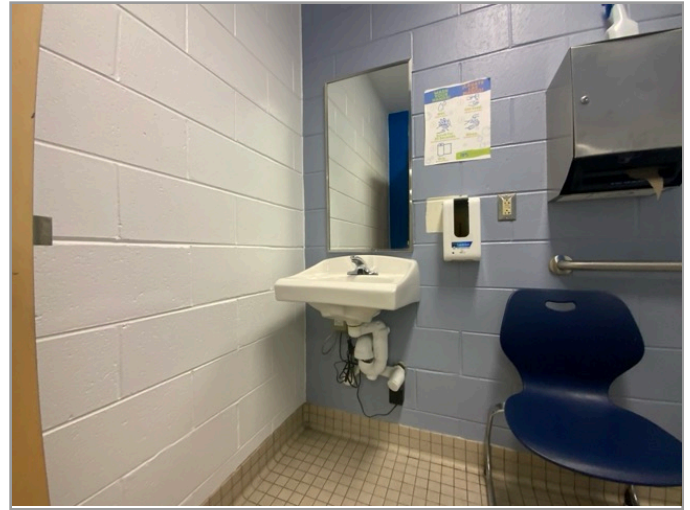
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



KITCHEN OVERVIEW

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?	✗			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	✗			
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Appendix D: Component Condition Report



Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout building	Good	Foundation System, Concrete or CMU Walls w/out Footings, Concrete or CMU Walls w/out Footings	147,000 SF	65	7568011
B1010	Throughout building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	147,000 SF	65	7568012
B1080	Throughout building	Fair	Stairs, Metal or Pan-Filled, Interior	200 SF	40	7415763
Facade						
B2010	Building exterior	Good	Curtain Wall, Aluminum-Framed System	1,500 SF	40	7415671
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	20,800 SF	40	7415675
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	5,000 SF	35	7415704
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	341	20	7415724
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	29	20	7415655
B2050	Kitchen	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3	20	7415616
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	30	7415619
B2050	Building exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	20	7415745
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	124,775 SF	10	7415661
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	1	30	7415623
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	102,900 SF	15	7415677
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	36	10	7415657
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	294,000 SF	5	7415754
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	117,600 SF	10	7415728
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,940 SF	40	7415651
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	14,700 SF	7	7415640
C2030	Gym	Fair	Flooring, Maple Sports Floor	4,000 SF	20	7415628

Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	7,350 SF	30	7415679
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	14,700 SF	5	7415605
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	7415760
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	20	7415755
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	7415701
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	46	20	7450149
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	20	7415597
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	20	7415692
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH) [WH-1]	1	10	7415751
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	7415688
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	12	5	7415613
D2010	Restrooms	Fair	Urinal, Standard	14	20	7415689
D2010	Boiler room	Fair	Buffer Tank, Domestic Water	1	20	7415698
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	6	25	7415667
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	20	7415598
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	5	7415648
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	20	7415670
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	147,000 SF	30	7415615
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	7415664
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH) [WH-2]	1	10	7415697
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	7415748
HVAC						
D3020	Boiler room	Fair	Boiler, Condensing, Gas, HVAC - High Efficiency [B-1]	1	20	7415642

Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Fair	Boiler, Condensing, Gas, HVAC - High Efficiency [B-3]	1	20	7415635
D3020	Boiler room	Fair	Boiler, Condensing, Gas, HVAC - High Efficiency [B-4]	1	20	7415672
D3020	Boiler room	Fair	Heat Exchanger, Plate & Frame, HVAC [HX-3]	1	25	7415725
D3020	Boiler room	Fair	Heat Exchanger, Plate & Frame, HVAC [HX-2]	1	25	7415713
D3020	Boiler room	Fair	Boiler, Condensing, Gas, HVAC - High Efficiency [B-2]	1	20	7415690
D3020	Boiler room	Fair	Heat Exchanger, Plate & Frame, HVAC [HX-1]	1	25	7415740
D3020	Boiler room	Fair	Heat Exchanger, Plate & Frame, HVAC [HX-4]	1	25	7415756
D3030	Boiler room	Fair	Chiller, Water-Cooled [HRWH-1]	1	15	7415721
D3030	Boiler room	Fair	Chiller, Water-Cooled [C-1]	1	15	7415694
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	15	7415696
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	15	7415665
D3030	Boiler room	Fair	Chiller, Water-Cooled [C-2]	1	15	7415649
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415734
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-05]	1	20	7415647
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-12]	1	20	7415735
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	147,000 SF	20	7415646
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415625
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415621
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-02 (SF)]	1	20	7415757
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-09]	1	20	7415633
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-01(EW)]	1	20	7415636
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415611
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415603
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-13]	1	20	7415638
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-14]	1	20	7415634

Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-08]	1	20	7415752
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-04]	1	20	7415691
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-07]	1	20	7415668
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415707
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	147,000 SF	30	7415674
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-15]	1	20	7415663
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415644
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-10/11]	1	20	7415627
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-06]	1	20	7415630
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7415650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EXH5]	1	10	7415718
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EXH8]	1	10	7415604
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EXH2]	1	10	7415731
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EXH1]	1	10	7415759
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-25]	1	10	7415632
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-11]	1	10	7415733
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-26]	1	10	7415744
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-16]	1	10	7415738
Fire Protection						
D4010	Throughout building	Fair	Backflow Preventer, Fire Suppression	1	20	7415643
D4010	Boiler room	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	147,000 SF	15	7415739
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	15	7415693
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	15	7415727
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS [ATS 2]	1	15	7415681

Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415618
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415600
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415678
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [HMC]	1	20	7415662
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [HDD]	1	20	7415712
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415729
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [HA]	1	20	7415765
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415676
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415686
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415631
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	20	7415608
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, High Density/Complexity	147,000 SF	30	7415620
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415723
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [MAIN]	1	20	7415715
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	20	7415606
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415710
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415614
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415742
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415708
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415749
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415703
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415732
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415764
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415761
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	20	7415629

Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415719
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	20	7415654
D5020	Electrical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	20	7415684
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	147,000 SF	10	7415722
Fire Alarm & Electronic Systems						
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	80,643 SF	5	7568013
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	147,000 SF	10	7415645
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7415658
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	147,000 SF	5	7415720
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7415599
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7415669
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	15	7415717
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	7415624
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7415737
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7415652
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7415736
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7415753
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	7415660
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7415741
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7415709
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7415612
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7415626
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7415687
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7415743

Component Condition Report | Martin L. King, Jr. Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	7415716
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	7415637
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7415666
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7415758
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7415711
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	7415750
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	7415699
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	5	7415609
E2010	Throughout building	Fair	Casework, Cabinetry Economy	1,175 LF	10	7415641
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	36	10	7415602
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	617	10	7415673
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	15	7415726
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	10	7415762

Component Condition Report | Martin L. King, Jr. Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	100 SF	40	7415656
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,230 SF	2	7415730
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,230 SF	15	7415706
G2030	Courtyard	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	100 LF	40	7415683
G2030	Site	Good	Sidewalk, Concrete, Large Areas	8,900 SF	40	7415659

Component Condition Report | Martin L. King, Jr. Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	10	10	7415607
G2060	Courtyard	Fair	Park Bench, Metal Powder-Coated	14	10	7415695
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	10	7415653
G2060	Building exterior	Fair	Fences & Gates, Fence, Chain Link 8'	150 LF	30	7415700
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	10	7415685
G2060	Building exterior	Fair	Bike Rack, Fixed 6-10 Bikes	3	10	7415680
G2060	Building exterior	Fair	Flagpole, Metal	1	20	7415714
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	6	10	7415682
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	16	10	7415746

Component Condition Report | Martin L. King, Jr. Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,000 SF	5	7588836
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	29,400 SF	5	7568009
HVAC						
D3050	Bathroom	Fair	Variable Air Volume Unit, VAV Box, 801 to 1300 CFM	42	15	7588750

Appendix E: Replacement Reserves





Replacement Reserves Report

5/15/2024

Summary table showing replacement reserves by location and year from 2024 to 2044, including total escalated estimates.

Detailed table for Martin L. King, Jr. Middle School showing unit costs, quantities, and subtotals for various items like gymnasiums, ceilings, and bathrooms.

Extensive table for Martin L. King, Jr. Middle School / Main Building listing specific maintenance items, their descriptions, and projected costs over time.

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	7415701	D1010	Elevator Controls	Automatic, 1 Car		Martin L. King, Jr. Middle School / Main Building	Elevator	ThyssenKrupp	TAC 32	2102BB-TAC32	2014	3678	
2	7415755	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Martin L. King, Jr. Middle School / Main Building	Elevator	ThyssenKrupp	EP8020A	EBN469	2014	3677	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415698	D2010	Buffer Tank	Domestic Water	2000 GAL	Martin L. King, Jr. Middle School / Main Building	Boiler room	Lochinvar	BVU200	I12J00052897	2014	3744	
2	7415751	D2010	Water Heater [WH-1]	Gas, Commercial (200 MBH)	150 GAL	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Lochinvar	SNA285-125	J12C20234707	2014	3776	
3	7415697	D2010	Water Heater [WH-2]	Gas, Commercial (200 MBH)	150 GAL	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Lochinvar	SNA285-125	J12C20234696	2014	3775	
4	7415692	D2010	Backflow Preventer	Domestic Water	4 IN	Martin L. King, Jr. Middle School / Main Building	Boiler room	Wilkins Zurn	ZW209BP	W00648	2014		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415642	D3020	Boiler, Condensing [B-1]	Gas, HVAC - High Efficiency	2000 MBH	Martin L. King, Jr. Middle School / Main Building	Boiler room	Lochinvar	FBN2000	J12H00053157	2014	3704	
2	7415690	D3020	Boiler, Condensing [B-2]	Gas, HVAC - High Efficiency	2000 MBH	Martin L. King, Jr. Middle School / Main Building	Boiler room	Lochinvar	FBN2000	J12H00053326	2014	3703	
3	7415635	D3020	Boiler, Condensing [B-3]	Gas, HVAC - High Efficiency	2000 MBH	Martin L. King, Jr. Middle School / Main Building	Boiler room	Lochinvar	FBN2000	J12H00053169	2014	3702	
4	7415672	D3020	Boiler, Condensing [B-4]	Gas, HVAC - High Efficiency	2000 MBH	Martin L. King, Jr. Middle School / Main Building	Boiler room	Lochinvar	FBN2000	J12H00053158	2014	3701	
5	7415740	D3020	Heat Exchanger [HX-1]	Plate & Frame, HVAC	50 GPM	Martin L. King, Jr. Middle School / Main Building	Boiler room	Inaccessible	Inaccessible	Inaccessible	2014	3709	
6	7415713	D3020	Heat Exchanger [HX-2]	Plate & Frame, HVAC	50 GPM	Martin L. King, Jr. Middle School / Main Building	Boiler room	Inaccessible	Inaccessible	Inaccessible	2014	3708	
7	7415725	D3020	Heat Exchanger [HX-3]	Plate & Frame, HVAC	75 GPM	Martin L. King, Jr. Middle School / Main Building	Boiler room	Inaccessible	Inaccessible	Inaccessible	2014	3710	
8	7415756	D3020	Heat Exchanger [HX-4]	Plate & Frame, HVAC	50 GPM	Martin L. King, Jr. Middle School / Main Building	Boiler room	Inaccessible	Inaccessible	Inaccessible	2014	3711	
9	7415694	D3030	Chiller [C-1]	Water-Cooled	250 TON	Martin L. King, Jr. Middle School / Main Building	Boiler room	McQuay	WMC250DBS-ER10	STNU130100049	2014	3742	
10	7415649	D3030	Chiller [C-2]	Water-Cooled	250 TON	Martin L. King, Jr. Middle School / Main Building	Boiler room	McQuay	WMC250DBS-ER10	STNU130100037	2014	3741	
11	7415721	D3030	Chiller [HRWH-1]	Water-Cooled	50 TON	Martin L. King, Jr. Middle School / Main Building	Boiler room	McQuay	TGZ050BW27-ER10	STNU130100070	2014	3743	
12	7415696	D3030	Cooling Tower	(Typical) Open Circuit	207 TON	Martin L. King, Jr. Middle School / Main Building	Building exterior	Evapco	AT-19-98	12-511409	2014	3791	
13	7415665	D3030	Cooling Tower	(Typical) Open Circuit	207 TON	Martin L. King, Jr. Middle School / Main Building	Building exterior	Evapco	AT-19-98	12-511410	2014	3680	
14	7415734	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	F13009E2HAJ1L0A	EC89859/2	2014	3719	

15	7415625	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	F13009E2HAJ1L0A	EC89859/6	2014	3713
16	7415621	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	F13009E2HAJ1L0A	EC89859/3	2014	3718
17	7415611	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	F13009E2HAJ1L0A	EC89859/5	2014	3714
18	7415603	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	EM2531T	40G048W27362	2014	3716
19	7415707	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	F13009E2HAJ1L0A	EC89859/7	2014	3712
20	7415644	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	EM2531T	40G048W27361	2014	3717
21	7415650	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Martin L. King, Jr. Middle School / Main Building	Boiler room	Taco	F13009E2HAJ1L0A	EC89859/4	2014	3715
22	7415636	D3050	Air Handler [AHU-01(EW)]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA021UAC00	K12L05386A	2014	3652
23	7415757	D3050	Air Handler [AHU-02 (SF)]	Interior AHU, Easy/Moderate Access	75000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA025UAC00	K12L05404A	2014	3660
24	7415691	D3050	Air Handler [AHU-04]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA017UAC00	K12L05276A	2014	3781
25	7415647	D3050	Air Handler [AHU-05]	Interior AHU, Easy/Moderate Access	25000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA010UAC00	K12L05300A	2014	3782
26	7415630	D3050	Air Handler [AHU-06]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA012UAC00	K12L05469A	2014	3778
27	7415668	D3050	Air Handler [AHU-07]	Interior AHU, Easy/Moderate Access	25000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA004UAC00	K12L05336A	2014	3780
28	7415752	D3050	Air Handler [AHU-08]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA012UAC00	K12M15702A	2014	3777
29	7415633	D3050	Air Handler [AHU-09]	Interior AHU, Easy/Moderate Access	25000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA004UAC00	K12L07310A	2014	3745
30	7415627	D3050	Air Handler [AHU-10/11]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA025UAC00	K12M16296A	2014	3730
31	7415735	D3050	Air Handler [AHU-12]	Interior AHU, Easy/Moderate Access	25000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA006UAC00	K12L05311A	2014	3732
32	7415638	D3050	Air Handler [AHU-13]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA014UAC00	K12L05371A	2014	3785
33	7415634	D3050	Air Handler [AHU-14]	Interior AHU, Easy/Moderate Access	25000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA004UAC00	K12M15715A	2014	3784
34	7415663	D3050	Air Handler [AHU-15]	Interior AHU, Easy/Moderate Access	50000 CFM	Martin L. King, Jr. Middle School / Main Building	Mechanical room	Trane	CSAA017UAC00	K12M15728A	2014	3783
35	7588750	D3050	Variable Air Volume Unit	VAV Box, 801 to 1300 CFM		Martin L. King, Jr. Middle School	Bathroom				2015	42
36	7415733	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 10" Damper	350 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	90 ACEH 90C15DH	065SE51309-00/0005301	2014	
37	7415738	D3060	Exhaust Fan [EF-16]	Roof or Wall-Mounted, 10" Damper	1975 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	165 ACE 165C10D	065SE51309-00/0007501	2014	
38	7415632	D3060	Exhaust Fan [EF-25]	Roof or Wall-Mounted, 28" Damper	5900 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	210 ACE 210C9B	065SE51309-00/0014201	2014	3748

39	7415744	D3060	Exhaust Fan [EF-26]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	150 ACE 150C10D	065SE51309-00/0015301	2014	3749
40	7415759	D3060	Exhaust Fan [EXH1]	Roof or Wall-Mounted, 16" Damper	1458 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	GR 14X22GR	065SE51309-00/0018801	2014	3756
41	7415731	D3060	Exhaust Fan [EXH2]	Roof or Wall-Mounted, 16" Damper	1392 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	GR 22X22GR	065SE51309-00/0022001	2014	3752
42	7415718	D3060	Exhaust Fan [EXH5]	Roof or Wall-Mounted, 16" Damper	1925 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	14X30GR	065SE51309-00/0024401	2014	3751
43	7415604	D3060	Exhaust Fan [EXH8]	Roof or Wall-Mounted, 24" Damper	350 CFM	Martin L. King, Jr. Middle School / Main Building	Roof	Cook	GR 26X42GR	065SE51309-00/0026801	2014	3750

D40 Fire Protection

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415643	D4010	Backflow Preventer	Fire Suppression	4 IN	Martin L. King, Jr. Middle School / Main Building	Throughout building				2014		

D50 Electrical

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415727	D5010	Generator	Gas or Gasoline	250 KW	Martin L. King, Jr. Middle School / Main Building	Building exterior	Caterpillar	G250LG2	GXD02216	2014	3679	
2	7415693	D5010	Automatic Transfer Switch	ATS	800 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	Caterpillar	ATC	TAT02514	2014	3720	
3	7415681	D5010	Automatic Transfer Switch [ATS 2]	ATS	800 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	Caterpillar	Inaccessible	Inaccessible	2014	3722	
4	7415678	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3461G13	1M0213785	2014	3724	
5	7415676	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3465G13	1M00013XA	2014	3671	
6	7415686	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3461G13	1M00013YD	2014	3774	
7	7415723	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3463G13	1M0000Z8S	2014	3725	
8	7415710	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T64B3465G13	1M00013ZO	2014	3788	
9	7415614	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3465G13	1M00013PJ	2014	3676	
10	7415742	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3853G03	1M0314664	2014	3721	
11	7415708	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T64B3876G13	1M00015PU	2014	3772	
12	7415761	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83B3465G13	1M00013NS	2014	3653	
13	7415629	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	9T83C9464G13	1M0000Z88	2014	3786	
14	7415618	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3246JBX	AXG1S5B7N2	2014	3779	
15	7415600	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424MTX	AXS5B7N2P6	2014	3659	
16	7415729	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424MBX	AXT1S5B7N2P3	2014	3674	

17	7415631	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424JBX	AXT1S5B7N2RL	2014	3790
18	7415749	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424JTX	AXT1S5B7N2	2014	3657
19	7415703	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424MTX	AXS5B7N2P6	2014	3675
20	7415732	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424 JBX	AXT1S5B7N2	2014	3658
21	7415764	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424MBX	AXS5B7N2P6	2014	3656
22	7415719	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424JTX	AXT1S5B7N2	2014	3673
23	7415654	D5020	Distribution Panel	120/208 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	AQF3424MTX	AXS5B7N2P6	2014	3789
24	7415608	D5020	Distribution Panel	277/480 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	ASF3424MTX	AXL4F1S5B7	2014	3672
25	7415606	D5020	Distribution Panel	277/480 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	38355471P	178PP95146	2014	3723
26	7415765	D5020	Distribution Panel [HA]	277/480 V	400 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	38355471P	178PP95145	2014	3787
27	7415712	D5020	Distribution Panel [HDD]	277/480 V	4000 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	38355471P	178PP95145	2014	
28	7415662	D5020	Distribution Panel [HMC]	277/480 V	600 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	38355471P	178PP95145	2014	3773
29	7415715	D5020	Distribution Panel [MAIN]	277/480 V	4000 AMP	Martin L. King, Jr. Middle School / Main Building	Electrical room	General Electric	38355471-W	17818471E-1	2014	3729

D70 Electronic Safety & Security

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415658	D7050	Fire Alarm Panel	Fully Addressable		Martin L. King, Jr. Middle School / Main Building	Office	Honeywell	NFS-320	Not found	2014	3947	

E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415612	E1030	Foodservice Equipment	Convection Oven, Single		Martin L. King, Jr. Middle School / Main Building	Kitchen	Cleveland	GS-6.20	1212230000381	2020	3771	
2	7415687	E1030	Foodservice Equipment	Convection Oven, Single		Martin L. King, Jr. Middle School / Main Building	Kitchen	Cleveland	OGS-6.20	1212230000380	2020	3761	
3	7415637	E1030	Foodservice Equipment	Convection Oven, Single		Martin L. King, Jr. Middle School / Main Building	Kitchen	Cleveland	OGS-10.2	1212230000379	2014	3738	
4	7415741	E1030	Foodservice Equipment	Dairy Cooler/Wells		Martin L. King, Jr. Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	10811115		3735	
5	7415709	E1030	Foodservice Equipment	Dairy Cooler/Wells		Martin L. King, Jr. Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF49Y-1-S	12408236	2014	3733	
6	7415753	E1030	Foodservice Equipment	Dishwasher Commercial		Martin L. King, Jr. Middle School / Main Building	Kitchen	Jackson	CREW 44	12L277973	2014	3767	
7	7415626	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Martin L. King, Jr. Middle School / Main Building	Kitchen	CaptiveAire Systems	6624 ND-2	1637706	2014	3764	
8	7415666	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Martin L. King, Jr. Middle School / Main Building	Kitchen	CaptiveAire Systems	6624 ND-2	1637706	2014	3740	

9	7415736	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RIH132LP-FHS	T31778B13	2014	3755
10	7415758	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RIH132LP-FHS	T27671L12	2014	3734
11	7415743	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RIF232LUT-FHS	T31885B13	2014	3737
12	7415716	E1030	Foodservice Equipment	Icemaker, Freestanding	Martin L. King, Jr. Middle School / Main Building	Kitchen	Manitowoc	B570	1101158109	2014	3736
13	7415717	E1030	Foodservice Equipment	Mixer, Freestanding	Martin L. King, Jr. Middle School / Main Building	Kitchen	Hobart	HL300	31-1462-105	2014	3770
14	7415599	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RR1132LPUT-FHS	T31881B13	2014	
15	7415669	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RR1132LPUT-FHS	T31039A13	2014	3765
16	7415652	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RR1132LPUT-FHS	T51401K13	2014	
17	7415711	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	T31873B13	RIH132LP-FHS	2014	3753
18	7415737	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Martin L. King, Jr. Middle School / Main Building	Kitchen	Traulsen	RR1232LUT-FHS	T32200B13	2014	3763
19	7415750	E1030	Foodservice Equipment	Steam Kettle	Martin L. King, Jr. Middle School / Main Building	Kitchen	Cleveland	SGL-30-T1	121123055734	2014	3739
20	7415699	E1030	Foodservice Equipment	Steam Kettle	Martin L. King, Jr. Middle School / Main Building	Kitchen	Cleveland Range	KET-6-T	121123055785	2014	3769
21	7415660	E1030	Foodservice Equipment	Walk-In, Freezer	Martin L. King, Jr. Middle School / Main Building	Kitchen	Thermo-Kool	TK-4278-WF-F	56176-ELVN	2014	3768
22	7415624	E1030	Foodservice Equipment	Walk-In, Refrigerator	Martin L. King, Jr. Middle School / Main Building	Kitchen	Thermo-Kool	TK-4278-WF-R	56176-ELVN	2014	3766