

# FACILITY CONDITION ASSESSMENT



*prepared for*

**Montgomery County Public Schools**  
45 West Gude Drive, Suite 4000  
Rockville, MD 20850



John T. Baker Middle School  
25400 Oak Drive  
Damascus, MD 20872

## **PREPARED BY:**

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## **BV PROJECT #:**

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*August 15, 2025*

## **ON SITE DATE:**

*April 22, 2025*

**Bureau Veritas**

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TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Campus Findings and Deficiencies

Facility Characteristic Survey

Facility Condition Index (FCI) Depleted Value

Immediate Needs

Key Findings

Plan Types

2. Middle School Building

3. Site Summary

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification

8. Appendices

1

1

2

3

4

5

6

7

8

11

13

15

17

17

18

19

20



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	One
Main Address	25400 Oak Drive, Damascus, MD 20872
Site Developed	1971, major renovation in unknown year
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 22, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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## Campus Findings and Deficiencies

### Historical Summary

John T. Baker Middle School is an educational facility located in Damascus, Maryland, constructed in 1971. The building includes administrative offices, a library, gymnasium, cafeteria, classrooms, and restrooms. The school has been in continuous use since construction.

This assessment covers the main school building and surrounding grounds. The evaluation aims to examine the current condition and functionality of the various components that make up the John T. Baker Middle School facility. The objective is to identify areas that may require maintenance, repair, or potential upgrades to support the long-term sustainability and efficiency of the school.

### Architectural

The facilities at John T. Baker Middle School appear structurally sound, with no evidence of settlement or deficiencies. The exterior components are well-maintained, showing no significant deterioration. The interior finishes, including flooring, walls, and ceilings, are generally in good condition with minimal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is primarily provided by a central system consisting of gas-fired boilers, a water-cooled chiller, and a cooling tower feeding interior and exterior air handlers through a four-pipe system. Supplemental conditioning is provided to isolated areas by rooftop packaged units and ductless and conventional split systems. Domestic hot water is provided by a commercial gas-fired tank-type water heater. Plumbing systems are generally well maintained. The electrical system consists of a main switchboard feeding step-down transformers and distribution panels. The system includes a diesel generator that supplies emergency power to emergency lights and exit signs. A centrally monitored fire alarm system and a wet-pipe sprinkler system cover the entire building. The fire alarm panel is located in the main office.

### Site

The John T. Baker Middle School site includes parking lots, playgrounds, and sports facilities. The parking lots and sidewalks are well maintained. The outdoor amenities consist of a basketball court, soccer field, baseball safety net, running field, and playground, providing opportunities for student recreation and activities. Routine maintenance and potential replacements are expected for the site assets, except for minor concrete sidewalk cracking, which can be addressed through targeted repairs



## Facility Characteristic Survey

The facility characteristics of school and associated buildings are shown below.

Indoor air quality including temperature and relative humidity level are monitored centrally. Most instructional spaces are equipped with IAQ sensors. Each general and specialty classroom has a heating, ventilation, and air conditioning (HVAC) system capable of maintaining a temperature between 68°F and 75°F and a relative humidity between 30% and 60% at full occupancy. Each general, science, and fine-arts classroom had an HVAC system that continuously moves air and is capable of maintaining a carbon dioxide level of not more than 1,200 parts per million. The temperature, relative humidity and air quality were measured at a work surface in the approximate center of the classroom.

The acoustics with the exception of physical-education spaces, each general and specialty classroom are maintainable at a sustained background sound level of less than 55 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Each general and specialty classroom had a lighting system capable of maintaining at least 50 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy conversation.

Classroom spaces, including those for physical education, were sufficient for educational programs that are appropriate for the class-level needs. With the exception of physical-education spaces, each general and specialty classroom contained a work surface and seat for each student in the classroom. The work surface and seat were appropriate for the normal activity of the class conducted in the room.

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface. Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

The school was constructed with sustainable design practices. The schools use durable, timeless, low-maintenance exterior materials. The school's materials (particularly shell) should withstand time as well as potential impacts related to structural, site and climate changes.

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

## Facility Condition Index (FCI) Depleted Value

A School Facility's total FCI Depleted Value (below) and FCI Replacement Value (above) are the sum of all of its building assets and systems values. A School Facility with full estimated life of all systems (a brand new school) would have a 0 FCI. The FCIs cannot exceed 1.


The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and maintain a specific level of physical condition. Lower scores are better, as facilities with lower FCI scores have fewer building-system deficiencies, are more reliable, and will require less maintenance spending on systems replacement and mission-critical emergencies.

The FCI Depleted Value of this school is 0.407648.

## Immediate Needs

There are no immediate needs to report.

Key Findings

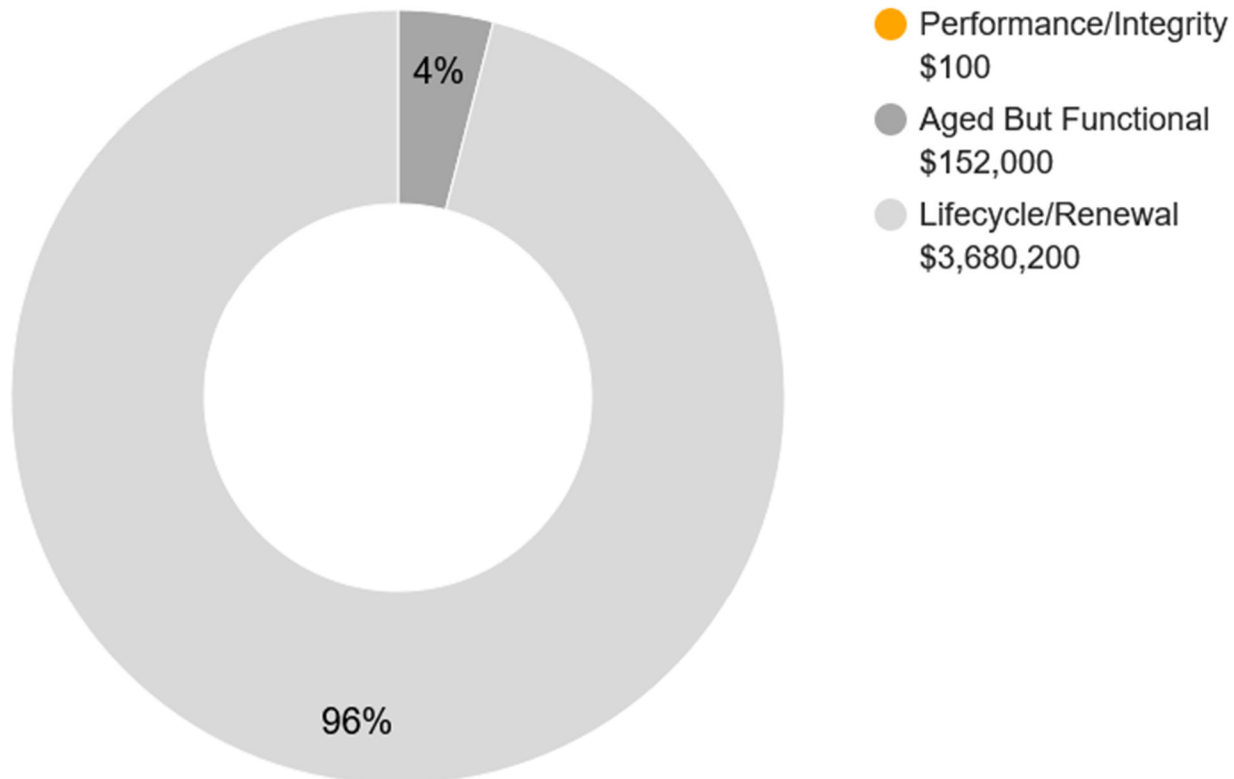
	<p><b>Suspended Ceilings in Poor condition.</b></p> <p>Acoustical Tile (ACT) John T. Baker Middle School John T. Baker Middle School Throughout Building</p> <p>Uniformat Code: C1070 Recommendation: <b>Replace in 2026</b></p>	<p>Priority Score: <b>81.8</b></p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$100</p> <p>\$\$\$\$</p>
<p>Water damage was observed on isolated ceiling tiles - AssetCALC ID: 9271136</p>		

## 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 & Distribution

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



**10-YEAR TOTAL: \$3,832,300**

## 2. Middle School Building



### Middle School Building or Bldg Cluster 1: Systems Summary

Address	25400 Oak Drive, Damascus, MD 20872	
GPS Coordinates	39.27411850784703, -77.2188117273714	
Constructed/Renovated	1971	
Building Area	120,532 SF	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Concrete beams & columns with cast-in-place floors and concrete pad column footing foundation system and grade beam foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat with ballasted, built-up finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, FRP, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, sealed and coated concrete Ceilings: Painted gypsum board, ACT and wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Middle School Building or Bldg Cluster 1: Systems Summary		
<b>HVAC</b>	Central System: Boilers, chiller, cooling tower feeding air handlers and VAVs Non-Central System: Packaged units, split heat pump systems, ductless split systems	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, kitchen hood system.	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with ATS	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Accessibility considerations are not part of this project scope	
<b>Additional Studies</b>	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

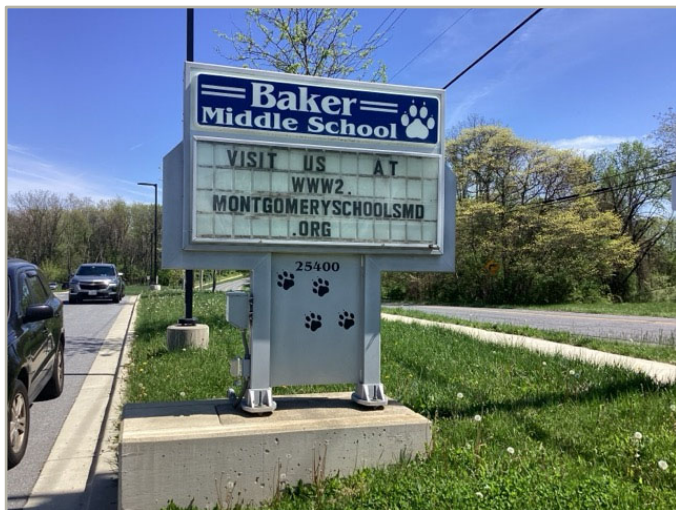
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$6,400	\$268,600	\$275,100
Roofing	-	-	-	-	\$1,741,000	\$1,741,000
Interiors	-	\$200	\$105,500	\$1,051,000	\$2,337,800	\$3,494,600
Conveying	-	-	-	-	\$119,300	\$119,300
Plumbing	-	-	-	\$16,000	\$674,400	\$690,400
HVAC	-	-	\$472,600	\$325,400	\$2,291,600	\$3,089,600
Fire Protection	-	-	-	-	\$207,000	\$207,000
Electrical	-	-	\$16,200	\$146,200	\$1,997,200	\$2,159,600
Fire Alarm & Electronic Systems	-	-	-	\$1,064,000	-	\$1,064,000
Equipment & Furnishings	-	-	\$52,500	\$292,800	\$802,700	\$1,148,000
Site Development	-	-	-	-	\$47,400	\$47,400
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$200</b>	<b>\$646,800</b>	<b>\$2,901,900</b>	<b>\$10,486,900</b>	<b>\$14,035,800</b>

\*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*



### 3. Site Summary



Site Information		
<b>Site Area</b>	19.52 acres (estimated)	
<b>Parking Spaces</b>	184 total spaces all in open lots, seven of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and property entrance signage, chain link and wrought iron fencing, CMU dumpster enclosures Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU and Concrete retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair
<b>Ancillary Structures</b>	Prefabricated modular buildings	Fair
<b>Site Accessibility</b>	Accessibility considerations are not part of this project scope.	

Site Information	
<b>Site Additional Studies</b>	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	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
Electrical	-	-	-	-	\$155,300	\$155,300
Special Construction & Demo	-	-	-	-	\$288,800	\$288,800
Site Utilities	-	-	-	-	\$195,200	\$195,200
Site Development	-	-	\$500	\$176,400	\$455,500	\$632,300
Site Pavement	-	-	\$49,300	\$57,200	\$838,400	\$944,900
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$49,800</b>	<b>\$233,500</b>	<b>\$1,933,100</b>	<b>\$2,216,400</b>

\*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

## 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 not 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 or building group 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	1971 / Unknown	No	No
Building	1971 / Unknown	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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

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

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



## 6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian*. While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

## 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

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of John T. Baker Middle School, 25400 Oak Drive, Damascus, MD 20872, 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

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- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

## **Appendix A:**

### **Photographic Record**

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ENTRANCE, SIGNAGE



6 - ROOF



## Photographic Overview



7 - MUSIC ROOM



8 - CLASSROOM



9 - CULINARY ART



10 - MUSIC ROOM



11 - SCIENCE CLASSROOM



12 - CAFETERIA



## Photographic Overview



13 - RESTROOM



14 - GYMNASIUM



15 - ELEVATOR CAB FINISHES



16 - WATER HEATER



17 - PLUMBING SYSTEM



18 - BOILER ROOM



## Photographic Overview



19 - CHILLER



20 - COOLING TOWER



21 - HEAT PUMP



22 - PACKAGED UNIT



23 - FIRE SUPPRESSION SYSTEM



24 - DISTRIBUTION PANEL



## Photographic Overview



25 - FIRE ALARM PANEL



26 - FOODSERVICE EQUIPMENT



27 - SIDEWALKS AND LANDSCAPING



28 - LANDSCAPING



29 - SECONDARY PARKING AREA



30 - SPORTS COURTS AND FIELDS



## Photographic Overview



31 - PROPERTY SIGNAGE



32 - MAIN PARKING AREA

## Appendix B:

### Site Plan(s)

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## Site Plan



BUREAU  
VERITAS

### Project Number

172559.25R000-139.354

### Project Name

John T. Baker Middle School

### Source

Google

### On-Site Date

April 22, 2025



## **Appendix C:**

### **Pre-Survey Questionnaire(s)**

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** John T. Baker Middle School

**Name of person completing form:** Pe or Fleming

**Title / Association w/ property:** Building manager

**Length of time associated w/ property:** 4 yrs

**Date Completed:** 4/21/2025

**Phone Number:** 3019560840

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1971	Renovated	Only 107
2	Building size in SF	120,532 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		



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

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



Signature of Assessor



Signature of POC

## **Appendix D:**

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: John T. Parker Middle School

BV Project Number: 172559.25R000-139.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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



## Abbreviated Accessibility Checklist

### Parking



2ND AREA OF ACCESSIBLE PARKING



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



ACCESSIBLE PATH

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 ?	✗			

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

## Abbreviated Accessibility Checklist

### Building Entrances



DOOR HARDWARE



ACCESSIBLE 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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



DOOR HARDWARE



ACCESSIBLE INTERIOR PATH

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



IN-CAB CONTROLS



LOBBY LOOKING AT CABS (WITH DOORS OPEN)

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 ?	✗			

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

## Abbreviated Accessibility Checklist

### Public Restrooms



SINK, FAUCET HANDLES AND ACCESSORIES



TOILET STALL OVERVIEW

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 CABINETS



BREAKROOM PATH OF TRAVEL

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) ?		X		
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## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?	✗			
3	Are publicly accessible swimming pools equipped with an entrance lift ?	✗			



Abbreviated Accessibility Checklist
Rental Office & Laundry Rooms

*Rental Office & Laundry Rooms not present at this site.*

Abbreviated Accessibility Checklist
Accessible Apartment Units - Mobility

*Accessible Apartment Units - Mobility not present at this site.*

Abbreviated Accessibility Checklist
Accessible Apartment Units - Sensory

*Accessible Apartment Units - Sensory not present at this site.*

## **Appendix E:** Component Condition Report

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Component Condition Report | John T. Baker Middle School / John T. Baker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	120,532 SF	50	9271071
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	29,200 SF	30	9270989
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	1,020 SF	26	9271031
B2010	Roof	Good	Exterior Walls, Metal Siding	820 SF	26	9271171
B2010	Main Entrance	Fair	Exterior Walls, Aluminum Siding	960 SF	19	9271150
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	480 SF	26	9271020
B2020	Building Exterior	Good	Glazing, any type by SF	1,620 SF	20	9271126
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	20	9271008
B2050	Lobby	Fair	Overhead/Dock Door, any type by SF, Refinish	12	6	9271042
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	18	9271152
B2050	Cafeteria	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	16	9271014
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	16	9271121
B2050	Cafeteria	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	9271044
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	16	9271101
B2070	Building Exterior	Fair	Louvers, Aluminum	10	19	9271078
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	80,126 SF	14	9271139
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	620 LF	12	9271097
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	48 LF	20	9270996
B3060	Roof	Fair	Roof Hatch, Metal	1	18	9271088
B3080	Roof	Fair	Soffit/Fascia, Metal	2,000 SF	16	9271007
B3080	Main Entrance	Good	Soffit/Fascia, Metal	1,200 SF	18	9271027
Interiors						
C1010	201 and 227	Fair	Movable Partition, Gym Divider, Basic/Manual	620 SF	16	9271112
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	1,800 SF	16	9271188
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	8	23	9271021
C1030	Throughout Building	Fair	Door Hardware, School, per Door	273	16	9271174
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential	257	11	9271168
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	106,176 SF	15	9271115
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	36 SF	1	9271136
C1090	Lobby	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	892 LF	13	9271003
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	218 LF	10	9271105
C1090	Throughout Building	Good	Toilet Partitions, Plastic/Laminate	30	14	9271109
C2010	Band room	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	280 SF	16	9271096
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	8,640 SF	26	9271013
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	144 SF	8	9271138

Component Condition Report | John T. Baker Middle School / John T. Baker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	163,200 SF	7	9271104
C2010		Good	Wall Finishes, Laminated Paneling (FRP)	10,600 SF	21	9271077
C2030	Ox. Gym	Fair	Flooring, Wrestling Mats, Secured and 2" Thin	1,400 SF	5	9271058
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,420 SF	25	9271099
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	7,500 SF	22	9271011
C2030	136	Fair	Flooring, Vinyl Tile (VCT)	20 SF	2	9271100
C2030	Mechanical Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,450 SF	5	9271123
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	91,382 SF	7	9271186
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	10,200 SF	5	9271064
C2030	225	Fair	Flooring, Wood, Strip	360 SF	16	9273348
C2030	Gymnasium	Fair	Flooring, Wood, Strip	1,800 SF	18	9271190
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	12,500 SF	7	9271051
C2050	Locker Rooms	Fair	Ceiling Finishes, Plastic Fiberglass-Reinforced	1,820 SF	16	9271019
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	12	9271034
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	12	9271095
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	20	9271144
Plumbing						
D2010	Boiler Room	Fair	Piping & Valves, Ball Valve, Domestic Water	6	16	9271108
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	120,532 SF	22	9271049
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	8	9271181
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	12	9271143
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash	4	11	9271141
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	16	9270982
D2010	Throughout Building	Fair	Sink/Lavatory, Pedestal, Vitreous China	44	16	9271155
D2010	Throughout Building	Fair	Urinal, Standard	15	16	9271081
D2010	Throughout Building	Fair	Shower, Valve & Showerhead	10	16	9271133
D2010		Fair	Toilet, Commercial Water Closet	44	16	9270991
D2010	Classrooms Art	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	16	9271175
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Laundry	2	13	9271062
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial	1	11	9270988
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	7	9271083
D2010	Boiler Room	Fair	Pump Station, Duplex Mounted	4	16	9270998
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	17	9271063
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	17	9270995
D2010	Throughout Building	Fair	Shower, Ceramic Tile	1	19	9271090
D2060	Boiler Room	Good	Air Compressor, Tank-Style	1	13	9271015
HVAC						
D3010	Classrooms Science	Fair	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	4	11	9271082

Component Condition Report | John T. Baker Middle School / John T. Baker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	11	9271024
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	10	9271065
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	11	9270994
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	2	30	9270980
D3030	Roof	Good	Chiller, Air-Cooled [Eru-5]	1	18	9271098
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV) [ACC-VRT]	2	9	9270987
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [Accu-5]	1	8	9271055
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV)	1	10	9271009
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [Accu-4]	1	9	9271107
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	3	7	9271156
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator	1	10	9271166
D3030	Boiler Room	Good	Chiller, Water-Cooled	1	5	9271137
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	3	9271189
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV) [ACC-VRT-2]	1	12	9271142
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	8	9271184
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	15	9271068
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	14	9271167
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-3]	1	5	9271146
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-2]	1	14	9271176
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-4]	1	5	9270985
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9271122
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Eru-1]	1	12	9271120
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 4-Pipe	120,532 SF	30	9271053
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	2	3	9271036
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	9271127
D3050	Throughout Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	120,532 SF	15	9271025
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	3	15	9271111
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [110119870]	1	13	9271149
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-1]	2	12	9271128
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter	1	10	9271080
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter	1	14	9271060
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	7	9271038
D3060	Roof	Good	Fan, Centrifugal, 16" Diameter	1	18	9271173
D3060	Roof	Good	Fan, Centrifugal, 12" Diameter	1	17	9271054
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter	1	15	9271178
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	9	9271005
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter	1	16	9271000
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter	1	5	9271140
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	26	5	9271130



Component Condition Report | John T. Baker Middle School / John T. Baker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter	1	16	9271075
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter	3	16	9271187
D3060	Roof	Fair	Fan, Centrifugal, 36" Diameter [Fan5]	1	13	9271029
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	120,532 SF	16	9271148
Electrical						
D5010	Throughout Building	Fair	Automatic Transfer Switch, ATS	1	21	9271135
D5020	Electrical Room	Good	Supplemental Components, Circuit Breaker/Disconnect	1	21	9271059
D5020	Electrical Room front of Gym	Fair	Secondary Transformer, Dry, Stepdown	1	16	9271164
D5020	Cafeteria	Fair	Secondary Transformer, Dry, Stepdown	1	19	9271067
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	2	13	9271183
D5020	234	Good	Secondary Transformer, Dry, Stepdown	1	23	9271092
D5020	Cafeteria	Fair	Distribution Panel, 277/480 V	1	12	9271089
D5020	234	Good	Secondary Transformer, Dry, Stepdown	1	23	9271145
D5020	234	Good	Supplemental Components, Circuit Breaker/Disconnect	6	25	9271043
D5020	Electrical Room	Good	Supplemental Components, Circuit Breaker/Disconnect	1	26	9271085
D5020	Throughout Building	Fair	Supplemental Components, Circuit Breaker/Disconnect	4	16	9271023
D5020	136	Good	Secondary Transformer, Dry, Stepdown	1	20	9271010
D5020	Stage	Fair	Supplemental Components, Circuit Breaker/Disconnect	3	15	9271182
D5020	Electrical Room front of Gym	Good	Distribution Panel, 277/480 V	1	20	9271030
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	20	9271165
D5020	Cafeteria	Fair	Secondary Transformer, Dry, Stepdown	1	18	9271116
D5020	Stage	Fair	Secondary Transformer, Dry, Stepdown	1	16	9271069
D5020	136	Good	Secondary Transformer, Dry, Stepdown	1	20	9271114
D5020	Electrical Room front of Gym	Fair	Secondary Transformer, Dry, Stepdown	1	16	9271087
D5020	Electrical Room front of Gym	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	10	9271113
D5020	Throughout Building	Fair	Supplemental Components, Circuit Breaker/Disconnect	14	18	9271050
D5020	135	Fair	Distribution Panel, 277/480 V	1	16	9271045
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	9271157
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	120,532 SF	20	9270992
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD]	2	5	9271026
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	12	12	9271047
D5040	Gymnasium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	1,800 SF	11	9271169
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	120,532 SF	12	9271106
D5040	225	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	360 SF	11	9271158
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	120,532 SF	6	9271072
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	18	10	9271016
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	120,532 SF	10	9271161

Component Condition Report | John T. Baker Middle School / John T. Baker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	120,532 SF	8	9271040
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	120,532 SF	9	9271017
D7050	Electrical room behind boiler	Fair	Fire Alarm Panel, Fully Addressable	1	9	9271124
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	9271086
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	8	9271118
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	9271076
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	4	8	9271094
E1030	Culinary art class	Good	Foodservice Equipment, Commercial Kitchen, 2-Bowl	6	22	9271061
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	9271163
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	2	17	9271066
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	9271170
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	6	9271191
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	18	9	9270997
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	9271102
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	8	9271001
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	9271132
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	9271035
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	9271070
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	7	9270986
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	9271052
E1030	Culinary art class	Fair	Laundry Equipment, Dryer, Commercial	1	8	9270984
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	9271073
E1030	Culinary art class	Fair	Laundry Equipment, Washer, Commercial	1	6	9271125
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	9270999
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	9271033
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	12	9271103
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	9	9271039
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	2	8	9271162
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	36	12	9271159
E1040	Classrooms Science	Good	Laboratory Equipment, Sink, 2-Bowl	4	20	9271048
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	4	13	9271131
E1040	Lobby	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	9270993
E1060	Culinary art class	Fair	Residential Appliances, Range, Electric	6	8	9270983
E1060	Culinary art class	Fair	Residential Appliances, Range Hood	6	8	9271084
E1070	Gymnasium	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	960 SF	11	9271154
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	16	9271179
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed, Fixed	6	16	9271041
E1070	225	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	360 SF	8	9271192

Component Condition Report | John T. Baker Middle School / John T. Baker Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1090	Loading dock	Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press	1	8	9270981
E2010	Band room	Good	Casework, Cabinetry, High-End or Laboratory	12 LF	16	9271079
E2010	Band room	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	24	16	9271185
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	36 LF	10	9271032
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	96 LF	3	9271018
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	48 LF	15	9271151
E2010	Band room	Good	Casework, Cabinetry, High-End or Laboratory	36 LF	14	9271046
E2010	Library	Good	Library Shelving, Double-Faced, up to 90" Height	24 LF	13	9271002
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	96 LF	13	9271117
E2010	Gymnasium	Good	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	480	13	9271093
Athletic, Recreational & Playfield Areas						
G2050	Locker Rooms	Good	Sports Apparatus, Player/Dugout Benches, 12' Length	4	12	9271172
Sitework						
G2060	Building Exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	22	15	9271091
G2060	Cafeteria	Good	Picnic Table, Wood/Composite/Fiberglass	45	13	9271074

Component Condition Report | John T. Baker Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site General	Fair	Structural Flooring/Decking, Pressure-Treated Timber	500 SF	45	9274988
B1080	Site Playground Areas	Fair	Stairs, Concrete, Exterior	600 SF	25	9274981
B1080	Site Playground Areas	Fair	Stairs, Concrete, Exterior	1,000 SF	30	9274969
Electrical						
D5010	Building Exterior	Good	Generator, Diesel	1	20	9274965
Special Construction & Demo						
F1020	Site Parking Areas	Good	Ancillary Building, Wood-Framed or CMU, Standard	425 SF	23	9274961
F1020	Site Playground Areas	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,800 SF	16	9274966
Pedestrian Plazas & Walkways						
G2010	Site Parking Areas	Good	Roadways, Pavement, Asphalt, Seal & Stripe	100,300 SF	3	9274978
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	100,300 SF	16	9274971
G2030	Site General	Fair	Sidewalk, Concrete, Small Areas/Sections	4,500 SF	30	9274987
G2030	Site General	Fair	Sidewalk, Asphalt	6,000 SF	15	9275271
G2030	Site Sports Fields & Courts	Fair	Sidewalk, Brick/Masonry Pavers	1,520 SF	16	9274986
G2030	Building Exterior	Fair	Sidewalk, Concrete, Large Areas	9,170 SF	30	9275272
G2030	Site Playground Areas	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	40 LF	30	9274972
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	21,200 SF	13	9275269
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	4	12	9274984
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	3,000 SF	6	9274963

Component Condition Report | John T. Baker Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	11	9274976
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	16	9274977
G2050	Site Sports Fields & Courts	Fair	Playfield Surfaces, Sand, 6" Depth	600 SF	12	9275270
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	24,000 SF	6	9274970
G2050	Site Sports Fields & Courts	Fair	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps	4	16	9274958
G2050	Site Playground Areas	Fair	Sports Apparatus, Baseball, Batting Cage	2	8	9274989
Sitework						
G2060	Main Entrance	Fair	Flagpole, Metal	1	16	9274964
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	20 LF	30	9274967
G2060	Site Parking Areas	Fair	Signage, Property, Pylon Standard, Replace/Install	1	10	9274975
G2060	Building Exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	10	15	9274959
G2060	Site Sports Fields & Courts	Fair	Park Bench, Wood/Composite/Fiberglass	4	9	9274983
G2060	Site General	Fair	Retaining Wall, Concrete Cast-in-Place	360 SF	30	9274982
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	9274980
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	2	15	9274973
G2060	Site Sports Fields & Courts	Fair	Picnic Table, Wood/Composite/Fiberglass	3	9	9274992
G2060	Site Playground Areas	Good	Fences & Gates, Fence, Chain Link 8'	640 LF	30	9274960
G2060	Building Exterior	Fair	Fences & Gates, Fence, Wood Board 6'	12 LF	8	9274985
G2060	Site General	Fair	Retaining Wall, Concrete Cast-in-Place	250 SF	25	9274991
G2060	Site Playground Areas	Fair	Decorative Fountains, Circulation Pump	1	8	9274957
G2060	Site Playground Areas	Fair	Retaining Wall, Treated Timber	400 SF	15	9274993
G2080	Site Sports Fields & Courts	Fair	Landscaping, Shrubs & Perennials, Basic	30 SF	3	9274979
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	32	11	9274990
Utilities						
G3010	Site Parking Areas	Fair	Hydrant, Fire, Replace/Install	1	16	9274968

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report



6/4/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
John T. Baker Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
John T. Baker Middle School / John T. Baker Middle School	\$0	\$130	\$106	\$157,134	\$0	\$489,706	\$151,293	\$937,238	\$434,608	\$750,109	\$628,654	\$659,837	\$1,299,687	\$1,237,533	\$1,844,851	\$2,136,025	\$1,495,511	\$478,747	\$236,979	\$50,711	\$1,047,093	\$14,035,952
John T. Baker Middle School / Site	\$0	\$0	\$0	\$49,812	\$0	\$0	\$146,868	\$0	\$68,432	\$5,480	\$12,767	\$204,036	\$15,626	\$175,908	\$0	\$68,395	\$1,236,250	\$0	\$77,605	\$0	\$155,326	\$2,216,506
Grand Total	\$0	\$130	\$106	\$206,946	\$0	\$489,706	\$298,162	\$937,238	\$503,040	\$755,589	\$641,421	\$863,873	\$1,315,313	\$1,413,442	\$1,844,851	\$2,204,420	\$2,731,761	\$478,747	\$314,584	\$50,711	\$1,202,419	\$16,252,458

John T. Baker Middle School

John T. Baker Middle School / John T. Baker Middle School

Form	Code	Location	Description	ID	Cost Description		Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate							
B2010		Main Entrance	9271150	Exterior Walls, Aluminum Siding, Replace		40	21	19	960	SF	\$7.00	\$6,720																				\$6,720		\$6,720								
B2020		Building Exterior	9271126	Glazing, any type by SF, Replace		30	10	20	1620	SF	\$55.00	\$89,100																					\$89,100		\$89,100							
B2050		Building Exterior	9271121	Exterior Door, Steel, Standard, Replace		30	14	16	10	EA	\$600.00	\$6,000																		\$6,000				\$6,000								
B2050		Building Exterior	9271008	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	10	20	6	EA	\$1,300.00	\$7,800																						\$7,800		\$7,800						
B2050		Lobby	9271042	Overhead/Dock Door, any type by SF, Refinish		10	4	6	12	EA	\$450.00	\$5,400								\$5,400											\$5,400				\$10,800							
B2050		Cafeteria	9271044	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace		30	15	15	1	EA	\$4,400.00	\$4,400																		\$4,400					\$4,400							
B2050		Cafeteria	9271014	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace		30	14	16	1	EA	\$4,400.00	\$4,400																			\$4,400					\$4,400						
B2050		Building Exterior	9271101	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace		30	14	16	1	EA	\$4,400.00	\$4,400																			\$4,400					\$4,400						
B2050		Building Exterior	9271152	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace		30	12	18	2	EA	\$7,500.00	\$15,000																					\$15,000				\$15,000					
B2070		Building Exterior	9271078	Louvers, Aluminum, Replace		40	21	19	10	EA	\$970.00	\$9,700																						\$9,700				\$9,700				
B3010		Roof	9271139	Roofing, Built-Up, Replace		25	11	14	80126	SF	\$14.00	\$1,121,764																							\$1,121,764		\$1,121,764					
B3020		Roof	9270996	Roof Appurtenances, Roof Access Ladder, Steel, Replace		40	20	20	48	LF	\$90.00	\$4,320																							\$4,320		\$4,320					
B3020		Roof	9271097	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	8	12	620	LF	\$9.00	\$5,580													\$5,580											\$5,580						
B3060		Roof	9271088	Roof Hatch, Metal, Replace		30	12	18	1	EA	\$1,300.00	\$1,300																						\$1,300				\$1,300				
B3080		Roof	9271007	Soffit/Fascia, Metal, Replace		25	9	16	2000	SF	\$5.00	\$10,000																				\$10,000					\$10,000					
B3080		Main Entrance	9271027	Soffit/Fascia, Metal, Replace		25	7	18	1200	SF	\$5.00	\$6,000																						\$6,000				\$6,000				
C1010		Gymnasium	9271188	Movable Partition, Gym Divider, Deluxe/Operable, Replace		25	9	16	1800	SF	\$22.30	\$40,140																							\$40,140				\$40,140			
C1010		201 and 227	9271112	Movable Partition, Gym Divider, Basic/Manual, Replace		25	9	16	620	SF	\$15.70	\$9,734																								\$9,734				\$9,734		
C1030		Throughout Building	9271168	Interior Door, Wood, Hollow-Core Residential, Replace		20	9	11	257	EA	\$400.00	\$102,800													\$102,800													\$102,800				
C1030		Throughout Building	9271174	Door Hardware, School, per Door, Replace		30	14	16	273	EA	\$400.00	\$109,200																								\$109,200				\$109,200		
C1070		Throughout Building	9271136	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	24	1	36	SF	\$3.50	\$126			\$126																							\$126				
C1070		Throughout Building	9271115	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	10	15	106176	SF	\$3.50	\$371,616																										\$371,616				
C1090		Throughout Building	9271109	Toilet Partitions, Plastic/Laminate, Replace		20	6	14	30	EA	\$750.00	\$22,500																										\$22,500				
C1090		Locker Rooms	9271105	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	10	10	218	LF	\$500.00	\$109,000													\$109,000													\$109,000				
C1090		Lobby	9271003	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	7	13	892	LF	\$500.00	\$446,000															\$446,000											\$446,000				
C2010		Gymnasium	9271138	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace		15	7	8	144	SF	\$16.80	\$2,419																											\$2,419			
C2010		John T. Baker Middle School	9271104	Wall Finishes, any surface, Prep & Paint		10	3	7	163200	SF	\$1.50	\$244,800																										\$244,800				\$244,800
C2010		Band room	9271096	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace		25	9	16	280	SF	\$14.00	\$3,920																											\$3,920			
C2030		Mechanical Room	9271123	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	5	5	2450	SF	\$1.50	\$3,675																											\$3,675			
C2030		225	9273348	Flooring, Wood, Strip, Replace		30	14	16	360	SF	\$15.00	\$5,400																											\$5,400			
C2030		Gymnasium	9271190	Flooring, Wood, Strip, Replace		30	12	18	1800	SF	\$15.00	\$27,000																											\$27,000			
C2030		136	9271100	Flooring, Vinyl Tile (VCT), Replace		15	13	2	20	SF	\$5.00	\$100																											\$100			
C2030		Throughout Building	9271186	Flooring, Vinyl Tile (VCT), Replace		15	8	7	91382	SF	\$5.00	\$456,910																												\$456,910		
C2030		Throughout Building	9271064	Flooring, Carpet, Commercial Standard, Replace		10	5	5	10200	SF	\$7.50	\$76,500																												\$76,500		
C2030		Ox. Gym	9271058	Flooring, Wrestling Mats, Secured and 2" Thin, Replace		10	5	5	1400	SF	\$7.75	\$10,850																												\$10,850		
C2050		Locker Rooms	9271019	Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace		30	14	16	1820	SF	\$4.50	\$8,190																												\$8,190		
C2050		Gymnasium	9271051	Ceiling Finishes, exposed irregular elements, Prep & Paint		10	3	7	12500	SF	\$2.50	\$31,250																												\$31,250		
D1010		Elevator Shafts/Utility	9271095	Elevator Cab Finishes, Standard, Replace		15	3	12	1	EA	\$9,000.00	\$9,000																												\$9,000		
D1010		Elevator Shafts/Utility	9271034	Elevator Controls, Automatic, 1 Car, Replace		20	8	12	1	EA	\$5,000.00	\$5,000																												\$5,000		
D1010		Elevator Shafts/Utility	9271144	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	10	20	1	EA	\$55,000.00	\$55,000																												\$55,000		
D2010		Boiler Room	9270988	Water Heater, Gas, Commercial, Replace		20	9	11	1	EA	\$16,600.00	\$16,600																												\$16,600		
D2010		Boiler Room	9270998	Pump Station, Duplex Mounted, Replace		25	9	16	4	EA	\$48,200.00	\$192,800																												\$192,800		
D2010		Boiler Room	9271108	Piping & Valves, Ball Valve, Domestic Water, Replace		30	14	16	6	EA																																

Replacement Reserves Report



6/4/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D2010	Throughout Building	9271062	Sink/Lavatory, Service Sink, Laundry, Replace	30	17	13	2	EA	\$900.00	\$1,800														\$1,800								\$1,800
D2010	Classrooms Art	9271175	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500					\$2,500
D2010	Throughout Building	9271155	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	14	16	44	EA	\$2,000.00	\$88,000																	\$88,000					\$88,000
D2010	John T. Baker Middle School	9270991	Toilet, Commercial Water Closet, Replace	30	14	16	44	EA	\$1,300.00	\$57,200																	\$57,200					\$57,200
D2010	Throughout Building	9270982	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	3	EA	\$1,200.00	\$3,600																	\$3,600					\$3,600
D2010	Throughout Building	9271081	Urinal, Standard, Replace	30	14	16	15	EA	\$1,100.00	\$16,500																	\$16,500					\$16,500
D2010	Throughout Building	9271133	Shower, Valve & Showerhead, Replace	30	14	16	10	EA	\$800.00	\$8,000																	\$8,000					\$8,000
D2010	Utility Rooms/Areas	9270995	Sink/Lavatory, Service Sink, Floor, Replace	35	18	17	1	EA	\$800.00	\$800																		\$800				\$800
D2010	Throughout Building	9271090	Shower, Ceramic Tile, Replace	30	11	19	1	EA	\$2,500.00	\$2,500																				\$2,500		\$2,500
D2060	Boiler Room	9271015	Air Compressor, Tank-Style, Replace	20	7	13	1	EA	\$10,600.00	\$10,600														\$10,600								\$10,600
D3010	Classrooms Science	9271082	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	20	9	11	4	EA	\$1,000.00	\$4,000												\$4,000										\$4,000
D3020	Boiler Room	9271024	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	\$135,000.00	\$135,000												\$135,000										\$135,000
D3020	Boiler Room	9270994	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	\$135,000.00	\$135,000												\$135,000										\$135,000
D3020	Boiler Room	9271065	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	\$45,400.00	\$45,400											\$45,400											\$45,400
D3030	Boiler Room	9271137	Chiller, Water-Cooled, Replace	25	20	5	1	EA	\$200,000.00	\$200,000					\$200,000																	\$200,000
D3030	Roof	9271068	Cooling Tower, (Typical) Open Circuit, Replace	25	10	15	1	EA	\$46,700.00	\$46,700																\$46,700						\$46,700
D3030	Roof	9271098	Chiller, Air-Cooled, Replace	25	7	18	1	EA	\$28,300.00	\$28,300																			\$28,300			\$28,300
D3030	Roof	9271189	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800			\$4,800
D3030	Roof	9271156	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	8	7	3	EA	\$4,800.00	\$14,400							\$14,400															\$14,400
D3030	Roof	9271184	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	7	8	1	EA	\$4,800.00	\$4,800								\$4,800														\$4,800
D3030	Roof	9271055	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$12,800.00	\$12,800								\$12,800														\$12,800
D3030	Roof	9270987	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	6	9	2	EA	\$44,000.00	\$88,000									\$88,000													\$88,000
D3030	Roof	9271107	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$17,200.00	\$17,200									\$17,200													\$17,200
D3030	Roof	9271166	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	5	10	1	EA	\$3,500.00	\$3,500											\$3,500											\$3,500
D3030	Roof	9271009	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	5	10	1	EA	\$55,000.00	\$55,000											\$55,000											\$55,000
D3030	Roof	9271142	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	3	12	1	EA	\$55,000.00	\$55,000												\$55,000										\$55,000
D3050	Boiler Room	9271111	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	3	EA	\$7,600.00	\$22,800																\$22,800						\$22,800
D3050	Roof	9271122	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																		\$11,000
D3050	Roof	9271036	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	2	EA	\$40,000.00	\$80,000				\$80,000																		\$80,000
D3050	Roof	9270985	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$37,200.00	\$37,200					\$37,200																	\$37,200
D3050	Roof	9271146	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$37,200.00	\$37,200					\$37,200																	\$37,200
D3050	Roof	9271127	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	2	EA	\$40,000.00	\$80,000												\$80,000										\$80,000
D3050	Roof	9271120	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	\$40,000.00	\$40,000												\$40,000										\$40,000
D3050	Roof	9271128	Air Handler, Exterior AHU, Replace	20	8	12	2	EA	\$26,400.00	\$52,800												\$52,800										\$52,800
D3050	Roof	9271149	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$75,000.00	\$75,000													\$75,000									\$75,000
D3050	Roof	9271167	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$15,000.00	\$15,000														\$15,000								\$15,000
D3050	Roof	9271176	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$40,000.00	\$40,000														\$40,000								\$40,000
D3050	Throughout Building	9271025	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	120532	SF	\$6.00	\$723,192																\$723,192						\$723,192
D3060	Roof	9271140	Fan, Centrifugal, 12" Diameter, Replace	25	20	5	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400
D3060	Roof	9271038	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	13	7	1	EA	\$3,000.00	\$3,000								\$3,000														\$3,000
D3060	Roof	9271005	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	11	9	1	EA	\$1,200.00	\$1,200									\$1,200													\$1,200
D3060	Roof	9271080	Fan, Centrifugal, 16" Diameter, Replace	25	15	10	1	EA	\$2,400.00	\$2,400											\$2,400											\$2,400
D3060	Roof	9271029	Fan, Centrifugal, 36" Diameter, Replace	25	12	13	1	EA	\$5,600.00	\$5,600													\$5,600									\$5,600
D3060	Roof	9271060	Fan, Centrifugal, 16" Diameter, Replace	25	11	14	1	EA	\$2,400.00	\$2,400														\$2,400								\$2,400
D3060	Roof	9271178	Fan, Centrifugal, 16" Diameter, Replace	25	10	15	1	EA	\$2,400.00	\$2,400															\$2,400							\$2,400
D3060	Roof	9271075	Fan, Centrifugal, 12" Diameter, Replace	25	9	16	1	EA	\$1,400.00	\$1,400																\$1,400						\$1,400
D3060	Roof	9271000	Fan, Centrifugal, 12" Diameter, Replace	25	9	16	1	EA	\$1,400.00	\$1,400																\$1,400						\$1,400
D3060	Roof	9271187	Fan, Centrifugal, 16" Diameter, Replace	25	9	16	3	EA	\$2,400.00	\$7,200																\$7,200						\$7,200
D3060	Roof	9271054	Fan, Centrifugal, 12" Diameter, Replace	25	8	17	1	EA	\$1,400.00	\$1,400																	\$1,400					\$1,400
D3060	Roof	9271173	Fan, Centrifugal, 16" Diameter, Replace	25	7	18	1	EA	\$2,400.00	\$2,400																		\$2,400				\$2,400
D3060	Restrooms	9271130	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	26	EA	\$1,600.00	\$41,600					\$41,600										\$41,600							\$83,200
D4010	Throughout Building	9271148	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	120532	SF	\$1.07	\$128,969																\$128,969						\$128,969
D5020	Electrical Room front of Gym	9271087	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$20,000.00	\$20,000																	\$20,000					\$20,000
D5020	Stage	9271069	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$7,600.00	\$7,600																	\$7,600					\$7,600
D5020	Electrical Room front of Gym	9271164	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$6,000.00	\$6,000																	\$6,000					\$6,000
D5020	Cafeteria	9271116	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$25,000.00	\$25,000																		\$25,000				\$25,000
D5020	Cafeteria	9271067	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$10,000.00	\$10,000																			\$10,000			\$10,000

Replacement Reserves Report



6/4/2025

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5020	136	9271010	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$7,600.00	\$7,600																				\$7,600	\$7,600	
D5020	136	9271114	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$10,000.00	\$10,000																				\$10,000	\$10,000	
D5020	Electrical Room	9271165	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$90,000.00	\$90,000																				\$90,000	\$90,000	
D5020	Electrical Room front of Gym	9271113	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	20	10	1	EA	\$6,000.00	\$6,000											\$6,000										\$6,000	
D5020	Cafeteria	9271089	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$5,300.00	\$5,300												\$5,300									\$5,300	
D5020	Electrical Room	9271183	Distribution Panel, 277/480 V, Replace	30	17	13	2	EA	\$5,300.00	\$10,600														\$10,600							\$10,600	
D5020	Stage	9271182	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	15	15	3	EA	\$3,200.00	\$9,600																\$9,600					\$9,600	
D5020	Throughout Building	9271023	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	14	16	4	EA	\$3,200.00	\$12,800																	\$12,800				\$12,800	
D5020	135	9271045	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	\$5,300.00	\$5,300																	\$5,300				\$5,300	
D5020	Throughout Building	9271050	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	12	18	14	EA	\$2,100.00	\$29,400																			\$29,400			\$29,400
D5020	Electrical Room front of Gym	9271030	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	\$5,300.00	\$5,300																				\$5,300	\$5,300	
D5030	Throughout Building	9270992	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	120532	SF	\$2.50	\$301,330																				\$301,330	\$301,330	
D5030	Boiler Room	9271026	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	2	EA	\$7,000.00	\$14,000						\$14,000															\$14,000	
D5030	Boiler Room	9271157	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$6,200.00	\$6,200											\$6,200										\$6,200	
D5040	Throughout Building	9271072	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	4	6	120532	SF	\$0.65	\$78,346							\$78,346										\$78,346				\$156,692	
D5040	Gymnasium	9271016	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	10	10	18	EA	\$1,500.00	\$27,000											\$27,000										\$27,000	
D5040	225	9271158	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	9	11	360	SF	\$30.00	\$10,800												\$10,800									\$10,800	
D5040	Gymnasium	9271169	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	9	11	1800	SF	\$30.00	\$54,000												\$54,000									\$54,000	
D5040	Throughout Building	9271106	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	120532	SF	\$4.50	\$542,394													\$542,394								\$542,394	
D5040	Gymnasium	9271047	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	8	12	12	EA	\$1,700.00	\$20,400												\$20,400									\$20,400	
D6060	Throughout Building	9271161	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	120532	SF	\$1.65	\$198,878											\$198,878										\$198,878	
D7030	Throughout Building	9271040	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	120532	SF	\$2.00	\$241,064									\$241,064												\$241,064	
D7050	Throughout Building	9271017	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	120532	SF	\$3.00	\$361,596										\$361,596											\$361,596	
D7050	Electrical room behind boiler	9271124	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$15,000										\$15,000											\$15,000	
E1030	Culinary art class	9271125	Laundry Equipment, Washer, Commercial, Replace	10	4	6	1	EA	\$7,000.00	\$7,000							\$7,000										\$7,000				\$14,000	
E1030	Culinary art class	9270984	Laundry Equipment, Dryer, Commercial, Replace	15	7	8	1	EA	\$4,000.00	\$4,000									\$4,000												\$4,000	
E1030	Kitchen	9271191	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	2	EA	\$8,280.00	\$16,560							\$16,560										\$16,560				\$33,120	
E1030	Kitchen	9271033	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	\$5,600.00	\$5,600							\$5,600										\$5,600				\$11,200	
E1030	Roof	9271086	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600														\$4,600	
E1030	Building Exterior	9270999	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600														\$4,600	
E1030	Building Exterior	9271163	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600														\$4,600	
E1030	Kitchen	9270986	Foodservice Equipment, Freezer, Chest, Replace	15	8	7	1	EA	\$1,800.00	\$1,800								\$1,800													\$1,800	
E1030	Kitchen	9271170	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	7	8	1	EA	\$4,700.00	\$4,700									\$4,700												\$4,700	
E1030	Kitchen	9271001	Foodservice Equipment, Griddle, Replace	15	7	8	1	EA	\$7,000.00	\$7,000									\$7,000												\$7,000	
E1030	Kitchen	9271132	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA																								

6/4/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1070	Gymnasium	9271041	Basketball Backboard, Ceiling-Mounted, Fixed, Fixed	30	14	16	6	EA	\$5,000.00	\$30,000																	\$30,000					\$30,000
E1090	Loading dock	9270981	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	7	8	1	EA	\$8,400.00	\$8,400									\$8,400													\$8,400
E2010	Classrooms Science	9271018	Casework, Cabinetry, High-End or Laboratory, Replace	20	17	3	96	LF	\$500.00	\$48,000				\$48,000																		\$48,000
E2010	Throughout Building	9271032	Casework, Cabinetry, Standard, Replace	20	10	10	36	LF	\$300.00	\$10,800											\$10,800											\$10,800
E2010	Library	9271002	Library Shelving, Double-Faced, up to 90" Height, Replace	20	7	13	24	LF	\$480.00	\$11,520														\$11,520								\$11,520
E2010	Library	9271117	Library Shelving, Single-Faced, up to 90" Height, Replace	20	7	13	96	LF	\$330.00	\$31,680														\$31,680								\$31,680
E2010	Band room	9271046	Casework, Cabinetry, High-End or Laboratory, Replace	20	6	14	36	LF	\$500.00	\$18,000															\$18,000							\$18,000
E2010	Throughout Building	9271151	Casework, Cabinetry, Standard, Replace	20	5	15	48	LF	\$300.00	\$14,400																\$14,400						\$14,400
E2010	Band room	9271079	Casework, Cabinetry, High-End or Laboratory, Replace	20	4	16	12	LF	\$500.00	\$6,000																	\$6,000					\$6,000
E2010	Gymnasium	9271093	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	7	13	480	EA	\$450.00	\$216,000														\$216,000								\$216,000
E2010	Band room	9271185	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	9	16	24	EA	\$120.00	\$2,880																	\$2,880					\$2,880
G2050	Locker Rooms	9271172	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	3	12	4	EA	\$450.00	\$1,800													\$1,800									\$1,800
G2060	Cafeteria	9271074	Picnic Table, Wood/Composite/Fiberglass, Replace	20	7	13	45	EA	\$600.00	\$27,000														\$27,000								\$27,000
G2060	Building Exterior	9271091	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	5	15	22	EA	\$150.00	\$3,300																\$3,300						\$3,300
Totals, Unescalated											\$0	\$126	\$100	\$143,800	\$0	\$422,425	\$126,706	\$762,060	\$343,083	\$574,896	\$467,778	\$476,680	\$911,574	\$842,700	\$1,219,664	\$1,371,033	\$931,953	\$289,650	\$139,200	\$28,920	\$579,750	\$9,632,098
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$130	\$106	\$157,134	\$0	\$489,706	\$151,293	\$937,238	\$434,608	\$750,109	\$628,654	\$659,837	\$1,299,687	\$1,237,533	\$1,844,851	\$2,136,025	\$1,495,511	\$478,747	\$236,979	\$50,711	\$1,047,093	\$14,035,952

John T. Baker Middle School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5010	Building Exterior	9274965	Generator, Diesel, Replace	25	5	20	1	EA	\$86,000.00	\$86,000																					\$86,000	\$86,000
F1020	Site Playground Areas	9274966	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	9	16	1800	SF	\$100.00	\$180,000																\$180,000						\$180,000
G2010	Site Parking Areas	9274978	Roadways, Pavement, Asphalt, Seal & Stripe	5	2	3	100300	SF	\$0.45	\$45,135				\$45,135					\$45,135					\$45,135				\$45,135				\$180,540
G2020	Site Parking Areas	9274971	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	100300	SF	\$3.50	\$351,050																\$351,050						\$351,050
G2030	Site General	9275271	Sidewalk, Asphalt, Replace	25	10	15	6000	SF	\$5.50	\$33,000															\$33,000							\$33,000
G2030	Site Sports Fields & Courts	9274986	Sidewalk, Brick/Masonry Pavers, Replace	30	14	16	1520	SF	\$33.00	\$50,160																\$50,160						\$50,160
G2050	Site Playground Areas	9274963	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	4	6	3000	SF	\$5.00	\$15,000						\$15,000										\$15,000						\$30,000
G2050	Site Playground Areas	9274970	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	4	6	24000	SF	\$4.50	\$108,000						\$108,000										\$108,000						\$216,000
G2050	Site Playground Areas	9274989	Sports Apparatus, Baseball, Batting Cage, Replace	15	7	8	2	EA	\$1,500.00	\$3,000								\$3,000														\$3,000
G2050	Site Sports Fields & Courts	9274976	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	2	EA	\$5,000.00	\$10,000												\$10,000										\$10,000
G2050	Site Sports Fields & Courts	9274984	Sports Apparatus, Soccer, Regulation Goal, Replace	20	8	12	4	EA	\$2,500.00	\$10,000													\$10,000									\$10,000
G2050	Site Sports Fields & Courts	9275269	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	21200	SF	\$3.50	\$74,200														\$74,200								\$74,200
G2050	Site Sports Fields & Courts	9274958	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps, Replace	25	9	16	4	EA	\$5,000.00	\$20,000																\$20,000						\$20,000
G2050	Site Sports Fields & Courts	9274977	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	9	16	8	EA	\$4,750.00	\$38,000																\$38,000						\$38,000
G2050	Site Sports Fields & Courts	9275270	Playfield Surfaces, Sand, 6" Depth, Replace	20	8	12	600	SF	\$1.60	\$960													\$960									\$960
G2060	Site Playground Areas	9274957	Decorative Fountains, Circulation Pump, Replace	15	7	8	1	EA	\$5,100.00	\$5,100								\$5,100														\$5,100
G2060	Building Exterior	9274985	Fences & Gates, Fence, Wood Board 6', Replace	20	12	8	12	LF	\$28.00	\$336									\$336													\$336
G2060	Site Sports Fields & Courts	9274983	Park Bench, Wood/Composite/Fiberglass, Replace	20	11	9	4	EA	\$600.00	\$2,400										\$2,400												\$2,400
G2060	Site Sports Fields & Courts	9274992	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	3	EA	\$600.00	\$1,800										\$1,800												\$1,800
G2060	Site General	9274973	Picnic Table, Metal Powder-Coated, Replace	20	5	15	2	EA	\$700.00	\$1,400															\$1,400							\$1,400
G2060	Site Parking Areas	9274975	Signage, Property, Pylon Standard, Replace/Install	20	10	10	1	EA	\$9,500.00	\$9,500										\$9,500												\$9,500
G2060	Site	9274980	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000
G2060	Building Exterior	9274959	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	5	15	10	EA	\$150.00	\$1,500															\$1,500							\$1,500
G2060	Main Entrance	9274964	Flagpole, Metal, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500					\$2,500
G2060	Site Playground Areas	9274993	Retaining Wall, Treated Timber, Replace	25	10	15	400	SF																								

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9271034	D1010	Elevator Controls	Automatic, 1 Car		John T. Baker Middle School / John T. Baker Middle School	Elevator Shafts/Utility						
2	9271144	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	John T. Baker Middle School / John T. Baker Middle School	Elevator Shafts/Utility						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9270998	D2010	Pump Station	Duplex Mounted	25 HP	John T. Baker Middle School / John T. Baker Middle School	Boiler Room						4
2	9270988	D2010	Water Heater	Gas, Commercial	100 GAL		Boiler Room				2016		
3	9271063	D2010	Backflow Preventer	Domestic Water	4 IN		Boiler Room						
4	9271015	D2060	Air Compressor	Tank-Style	10 HP		Boiler Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9271024	D3020	Boiler	Gas, HVAC	3000 MBH	John T. Baker Middle School / John T. Baker Middle School	Boiler Room	Fulton	VTG-3000	AS 35796	2006	110014157	
2	9270994	D3020	Boiler	Gas, HVAC	3000 MBH	John T. Baker Middle School / John T. Baker Middle School	Boiler Room	Fulton	VTG-3000	AS 35797	2006		
3	9271065	D3020	Boiler Supplemental Components	Expansion Tank	1200 GAL	John T. Baker Middle School / John T. Baker Middle School	Boiler Room	Richmond	I-14025		1970		
4	9270980	D3020	Boiler Supplemental Components	Expansion Tank	Inaccessible	John T. Baker Middle School / John T. Baker Middle School	Boiler Room						2
5	9271137	D3030	Chiller	Water-Cooled	175 TON	John T. Baker Middle School / John T. Baker Middle School	Boiler Room	Trane	RTHC1C1F0H0B2H3C1LFVQUOD	UA: 9593	2003		
6	9271098	D3030	Chiller [Eru-5]	Air-Cooled	20 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	York	JROA240C3A4A	180404903001	2018		
7	9271068	D3030	Cooling Tower	(Typical) Open Circuit	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	BAC		37330901			
8	9271009	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	16 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	York	TVAHR192B42S	J1K70096			
9	9270987	D3030	Heat Pump [ACC-VRT]	Variable Refrigerant Volume (VRV)	8 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	LG	ARUM096DTE5	Awgblus			2
10	9271142	D3030	Heat Pump [ACC-VRT-2]	Variable Refrigerant Volume (VRV)	14 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	Johnson Controls	TVAHR168B42S	J1F70104			
11	9271107	D3030	Split System [Accu-4]	Condensing Unit/Heat Pump	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	Johnson Controls	J10YCC00A4GLB5	N1E8793993			
12	9271055	D3030	Split System [Accu-5]	Condensing Unit/Heat Pump	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	Johnson Controls	J07YCC00A4GLB5	N1E8782040			
13	9271156	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	1.5 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	York	DHR18CSB21S	63229965357	2017		3
14	9271166	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	1 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	Daikin Industries	RX12NMVJU	GO			
15	9271189	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	Illegible	John T. Baker Middle School / John T. Baker Middle School	Roof	Mitsubishi Electric	Illegible	Illegible			
16	9271184	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	1.5 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	York	DEB18CSB21S	Illegible			
17	9271111	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	John T. Baker Middle School / John T. Baker Middle School	Boiler Room						3
18	9271128	D3050	Air Handler [AHU-1]	Exterior AHU	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	Trane	CSAA010UBL00	K17D32109	2017		2
19	9271146	D3050	Air Handler [AHU-3]	Exterior AHU	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	York	XTO-451X437	CEFM XT0235			
20	9270985	D3050	Air Handler [AHU-4]	Exterior AHU	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	York	XTO-060X108	CEFM XT0246			
21	9271122	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	AAON, Inc.	RM-005-03	200501-AMCE01638	2005		
22	9271127	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof	EngA	No plate				2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9271149	D3050	Packaged Unit [110119870]	RTU, Pad or Roof-Mounted	30 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	York	JROA360D6A4A	180404902001	2018		
24	9271120	D3050	Packaged Unit [Eru-1]	RTU, Pad or Roof-Mounted	17.5 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	Valent	VPRE-210-20F -HW-C-1GA	15005634			
25	9271176	D3050	Packaged Unit [ERU-2]	RTU, Pad or Roof-Mounted	17.5 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	Valent	VPRX-210-16F-X-C-1 GX				
26	9271036	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	17.5 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	Valent	VPRX-210-16F-X-C-1 GX	15005638	2005		2
27	9271167	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	7 TON	John T. Baker Middle School / John T. Baker Middle School	Roof	York	JRMA084B1D4A	180404301001			
28	9271005	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
29	9271038	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
30	9271054	D3060	Fan	Centrifugal, 12" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
31	9271000	D3060	Fan	Centrifugal, 12" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
32	9271140	D3060	Fan	Centrifugal, 12" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof				2005		
33	9271075	D3060	Fan	Centrifugal, 12" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
34	9271080	D3060	Fan	Centrifugal, 16" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
35	9271060	D3060	Fan	Centrifugal, 16" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
36	9271173	D3060	Fan	Centrifugal, 16" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof				2018		
37	9271178	D3060	Fan	Centrifugal, 16" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						
38	9271187	D3060	Fan	Centrifugal, 16" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof						3
39	9271029	D3060	Fan [Fan5]	Centrifugal, 36" Diameter	No dataplate	John T. Baker Middle School / John T. Baker Middle School	Roof		No plate				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9274965	D5010	Generator	Diesel	135 KW	John T. Baker Middle School / Site	Building Exterior						
2	9271135	D5010	Automatic Transfer Switch	ATS	230 AMP	John T. Baker Middle School / John T. Baker Middle School	Throughout Building						
3	9271164	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	John T. Baker Middle School / John T. Baker Middle School	Electrical Room front of Gym	Square D	NVE7091103	1060618249			
4	9271067	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	John T. Baker Middle School / John T. Baker Middle School	Cafeteria	Squire Cogswell	NVE6661503	1061918085			
5	9271092	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	John T. Baker Middle School / John T. Baker Middle School	234	Square D	EX753H	1061818272			
6	9271145	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	John T. Baker Middle School / John T. Baker Middle School	234	Sorgel Electric Corp	H-150	X75950			
7	9271010	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	John T. Baker Middle School / John T. Baker Middle School	136	Square D	33749-17222-039				
8	9271116	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	John T. Baker Middle School / John T. Baker Middle School	Cafeteria	Sorgel Electric Corp	H-150	X75948			
9	9271069	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	John T. Baker Middle School / John T. Baker Middle School	Stage	Sorgel Electric Corp	H-150	x75961			
10	9271114	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	John T. Baker Middle School / John T. Baker Middle School	136	Square D	34349-17222-112				
11	9271087	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	John T. Baker Middle School / John T. Baker Middle School	Electrical Room front of Gym	Sorgel Electric Corp	H-150	X75949			
12	9271165	D5020	Switchboard	277/480 V	2000 AMP	John T. Baker Middle School / John T. Baker Middle School	Electrical Room	General Electric	09870 P1				
13	9271183	D5020	Distribution Panel	277/480 V	400 AMP	John T. Baker Middle School / John T. Baker Middle School	Electrical Room						2
14	9271089	D5020	Distribution Panel	277/480 V	400 AMP	John T. Baker Middle School / John T. Baker Middle School	Cafeteria						
15	9271030	D5020	Distribution Panel	277/480 V	400 AMP	John T. Baker Middle School / John T. Baker Middle School	Electrical Room front of Gym						
16	9271045	D5020	Distribution Panel	277/480 V	400 AMP	John T. Baker Middle School / John T. Baker Middle School	135	Square D	29412084460050001	18255			
17	9271157	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	John T. Baker Middle School / John T. Baker Middle School	Boiler Room						
18	9271026	D5030	Variable Frequency Drive [VFD]	VFD, by HP of Motor	10 HP	John T. Baker Middle School / John T. Baker Middle School	Boiler Room	AAB		110119903			2
19	9271047	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	400 WATT	John T. Baker Middle School / John T. Baker Middle School	Gymnasium						12
20	9271016	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	1000 WATT	John T. Baker Middle School / John T. Baker Middle School	Gymnasium						18

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9271124	D7050	Fire Alarm Panel	Fully Addressable		John T. Baker Middle School / John T. Baker Middle School	Electrical room behind boiler						



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9270984	E1030	Laundry Equipment	Dryer, Commercial	50 LB	John T. Baker Middle School / John T. Baker Middle School	Culinary art class						
2	9271125	E1030	Laundry Equipment	Washer, Commercial	50 LB	John T. Baker Middle School / John T. Baker Middle School	Culinary art class						
3	9271066	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		John T. Baker Middle School / John T. Baker Middle School	Kitchen						2
4	9271061	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		John T. Baker Middle School / John T. Baker Middle School	Culinary art class						6
5	9271070	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
6	9271191	E1030	Foodservice Equipment	Convection Oven, Double		John T. Baker Middle School / John T. Baker Middle School	Kitchen						2
7	9271033	E1030	Foodservice Equipment	Convection Oven, Single		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
8	9271132	E1030	Foodservice Equipment	Dairy Cooler/Wells		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
9	9271052	E1030	Foodservice Equipment	Dairy Cooler/Wells		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
10	9271162	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		John T. Baker Middle School / John T. Baker Middle School	Kitchen						2
11	9271118	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		John T. Baker Middle School / John T. Baker Middle School	Kitchen						2
12	9270986	E1030	Foodservice Equipment	Freezer, Chest		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
13	9271001	E1030	Foodservice Equipment	Griddle		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
14	9271076	E1030	Foodservice Equipment	Icemaker, Freestanding		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
15	9271094	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		John T. Baker Middle School / John T. Baker Middle School	Kitchen						4
16	9271170	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	18	John T. Baker Middle School / John T. Baker Middle School	Kitchen						
17	9270997	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		John T. Baker Middle School / John T. Baker Middle School	Kitchen						18
18	9271035	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
19	9271039	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
20	9271103	E1030	Foodservice Equipment	Steam Kettle		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
21	9271086	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		John T. Baker Middle School / John T. Baker Middle School	Roof						
22	9271163	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		John T. Baker Middle School / John T. Baker Middle School	Building Exterior						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9270999	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		John T. Baker Middle School / John T. Baker Middle School	Building Exterior						
24	9271102	E1030	Foodservice Equipment	Walk-In, Freezer		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
25	9271073	E1030	Foodservice Equipment	Walk-In, Refrigerator		John T. Baker Middle School / John T. Baker Middle School	Kitchen						
26	9270993	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		John T. Baker Middle School / John T. Baker Middle School	Lobby						
27	9270981	E1090	Waste Handling Equipment	Trash Compactor, Cardboard Bailing Press		John T. Baker Middle School / John T. Baker Middle School	Loading dock						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G20 OTHER													
1	9274957	G2060	Decorative Fountains	Circulation Pump	3 HP	John T. Baker Middle School / Site	Site Playground Areas						