



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Dr. Martin Luther King, Jr. Middle School
13737 Wisteria Drive
Germantown, Maryland 20874

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 8, 2026

ON SITE DATE:

October 27-29, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	13737 Wisteria Drive, Germantown, MD 20874
Site Developed	1996
Outside Occupants / Leased Spaces	The gym, cafeteria, and some classrooms are leased by outside parties at various times
Date(s) of Visit	October 27-29, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Caleb Jiron, Building Service Manager III, 301.305.9965
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The building was originally constructed in 1996, with reported periodic updates since construction. The property is used as a middle school. The property is located to the north side of Wisteria Drive. The facility is reported to be consistently occupied and in use.

Architectural

The exterior envelope systems and components were observed to be performing adequately. The roof was reportedly replaced in 2020 and in good overall condition. There are, however, significant areas of moss staining that occur on the north exterior wall and isolated areas of deteriorated brick mortar joints at the exterior walls by the loading docks. Overgrown trees that overhang the roof surfaces are included under Site below. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years; however, some interior deficiencies were observed as follows: an isolated area of water damaged gypsum board wall in the cafeteria; significant areas of deteriorated painted finishes on concrete floors in the mechanical and electrical rooms; there are significant areas of worn, deteriorated, and cracked VCT flooring in the building, including the lobby and hallway just past main office, cafeteria, office work room, staff lounge, receiving area, stage mechanical/storage room, as well as various locations throughout the school on the 1st and 2nd floors. Budgetary costs are included for these deficiencies. In addition, typical lifecycle-based interior and exterior finish replacements are also budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The HVAC system appears to be mostly original to the 1996 construction of the property and shows significant evidence of corrosion and leaks. Some of the units, such as the boilers and air handling units, are approaching the end of their estimated useful life (EUL), while other units, such as the cooling towers, chillers, and fan coil units, have exceeded their EUL and utilize discontinued R-22 refrigerant. The facility HVAC is also controlled using an outdated pneumatic system supplied by an air compressor; the main air compressor reportedly failed and replaced with an air compressor from another school. The property is reportedly planning for near future HVAC upgrades.

In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed. The electrical systems and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. Some electrical upgrades recently completed was the installation of a new backup generator and some electrical transformers. Also, solar panels were recently installed on the roof, but some of the work by contractors is still in process of finishing this work. The property is currently in the process of upgrading the entire facility interior lights to LED; the work by contractors started within the last couple weeks. The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are also budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the ADA parking stalls and loading dock areas. The pedestrian walkways are concrete with asphalt paved sidewalks leading to the play areas. The site is illuminated by pole lights and building exterior wall lights. The property has new concrete sidewalks at the front of the school and new asphalt paved parking lots. The school property is equipped with play areas, including asphalt paved basketball and tennis courts, and grass surfaced sports fields. Some site deficiencies were observed as follows: there are isolated areas of cracking and slight depressions of the asphalt pavement in the bus parking lot and bus exit drive area; isolated areas of spalling and cracking concrete pavement at the loading dock areas, as well as isolated areas of deteriorated concrete stair treads by the load dock area; isolated areas of spalling and cracking concrete sidewalks on east side concrete ramp and on the north and west sides of the building; there are significant areas of deteriorated painted finishes and a hole through CMU block at the tennis/basketball courts CMU fence wall; there are significant areas of efflorescence of the brick masonry retaining wall/fence at the southwest corner of the school, as well as isolated areas of damaged brick and bent metal guardrail; overgrown trees overhanging the roof surfaces on the north side of the building. Repairs of the site deficiencies will be required immediately, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility.

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 had 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. As part of the evaluation factor, the MDCI will be presented upon final of all assessments.

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 0.470808.

Immediate Needs

Facility/Building	Total Items	Total Cost
Dr. Martin Luther King, Jr. Middle School / Dr. Martin Luther King, Jr. Middle School	7	\$126,800
Dr. Martin Luther King, Jr. Middle School / Site	2	\$2,300
Total	9	\$129,100

Dr. Martin Luther King, Jr. Middle School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9960548	Throughout Building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$87,500
9960468	Penthouse Mechanical Room	D2060	Supplemental Components, Compressed Air Dryer, Process Support, Replace	Failed	Performance/Integrity	\$5,600
9960565	Penthouse Mechanical Room	D2060	Air Compressor, Tank-Style, Replace	Failed	Performance/Integrity	\$7,300
9960579	Commercial Kitchen	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Failed	Performance/Integrity	\$2,700
9960613	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$1,200
9960593	Staff Lounge C147	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
9979259	Restrooms	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (7 items)						\$126,800

Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9960604	Site General	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$2,000
9960684	Site Sports Courts (between Basketball & Tennis courts)	G2060	Fence Wall, Concrete Masonry Unit (CMU), Repair	Poor	Performance/Integrity	\$300
Total (2 items)						\$2,300

Key Findings



Retaining Wall/Fence in Poor condition.

Brick/Stone, Clean & Seal
 Site Dr. Martin Luther King, Jr. Middle School
 Site General

Uniformat Code: B2010
 Recommendation: **Maintain in 2026**

Priority Score: **89.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,700

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There are significant areas of efflorescence of the brick masonry retaining wall/fence at the southwest corner of the school - by service drive and play area - AssetCALC ID: 9960567



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School Building
 Exterior

Uniformat Code: B2010
 Recommendation: **Repair in 2026**

Priority Score: **89.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,100

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There are isolated areas of deteriorated brick mortar joints at the exterior walls by the loading docks. - AssetCALC ID: 9997477



Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean & Seal
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School Building
 Exterior

Uniformat Code: B2010
 Recommendation: **Maintain in 2026**

Priority Score: **89.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$8,200

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There are significant areas of moss staining that occur on the north exterior wall. - AssetCALC ID: 9960414



Boiler in Poor condition.

Gas, HVAC
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Mechanical Room C146

Uniformat Code: D3020
 Recommendation: **Replace in 2026**

Priority Score: **86.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$135,000

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The unit shows significant evidence of corrosion and has exceeded its EUL. - AssetCALC ID: 9960585



Boiler in Poor condition.

Gas, HVAC
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Mechanical Room C146

Uniformat Code: D3020
 Recommendation: **Replace in 2026**

Priority Score: **86.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$135,000

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The unit shows significant evidence of corrosion and has exceeded its EUL. - AssetCALC ID: 9960660



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per
 Man-Day)
 Site Dr. Martin Luther King, Jr. Middle School
 Site General

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

Priority Score: **85.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,000

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There are isolated areas of spalling and cracking concrete sidewalks on east side concrete ramp and on the north and west sides of the building. - AssetCALC ID: 9960604



Interior Wall Construction in Poor condition.

Gypsum Board/Plaster
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School Cafeteria

Uniformat Code: C1010
 Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$400

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There is an isolated area of water damaged gypsum board wall in the cafeteria (south wall). - AssetCALC ID: 9960626



Parking Lots in Poor condition.

Pavement, Concrete
 Site Dr. Martin Luther King, Jr. Middle School
 Site Loading Dock Areas

Uniformat Code: G2020
 Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,500

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There are isolated areas of spalling and cracking concrete pavement at the loading dock areas. - AssetCALC ID: 9960641



Parking Lots in Poor condition.

Pavement, Asphalt
 Site Dr. Martin Luther King, Jr. Middle School
 Site Parking Areas

Uniformat Code: G2020
 Recommendation: **Cut & Patch in 2026**

Priority Score: **84.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,100

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There are isolated areas of cracking and slight depressions of the asphalt pavement in the bus parking lot and exit drive areas. - AssetCALC ID: 9960681



Air Compressor in Failed condition.

Tank-Style
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Penthouse Mechanical Room

Uniformat Code: D2060
 Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$7,300

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The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor; the main air compressor reportedly failed and replaced with an air compressor from another school. - AssetCALC ID: 9960565



Foodservice Equipment in Failed condition.

Refrigerator, 1-Door Reach-In
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Commercial Kitchen

Uniformat Code: E1030
 Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,700

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The Refrigerator is reportedly not cooling. - AssetCALC ID: 9960579



Supplemental Components in Failed condition.

Compressed Air Dryer, Process Support
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Penthouse Mechanical Room

Uniformat Code: D2060
 Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$5,600

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The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor; the main air compressor reportedly failed and replaced with an air compressor from another school. - AssetCALC ID: 9960468



Fence Wall in Poor condition.

Concrete Masonry Unit (CMU)
 Site Dr. Martin Luther King, Jr. Middle School
 Site Sports Courts (between Basketball &
 Tennis courts)

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

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$300

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There are significant areas of deteriorated painted finishes and a hole through CMU block at the tennis/basketball courts CMU fence wall. - AssetCALC ID: 9960684



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School Building
Exterior

Uniformat Code: G2080
Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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There are overgrown trees overhanging the roof surfaces on the north side of the building. - AssetCALC ID: 9960637



Stairs in Poor condition.

Concrete/Masonry, Exterior
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School Building
Exterior

Uniformat Code: B1080
Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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There are isolated areas of deteriorated concrete stair treads by the load dock area. - AssetCALC ID: 9960633



Split System in Poor condition.

Interior & Exterior Component Pairing
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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The unit shows significant evidence of corrosion, has exceeded its EUL, and utilizes discontinued R-22 refrigerant. - AssetCALC ID: 9960617



Fan Coil Unit in Poor condition.

Hydronic Terminal
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School
Classrooms General

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$111,300

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The units show significant evidence of corrosion and leaks, have exceeded their EUL, and utilize discontinued R-22 refrigerant. - AssetCALC ID: 9960552



Retaining Wall/Fence in Poor condition.

Brick/Stone
 Site Dr. Martin Luther King, Jr. Middle School
 Site General

Uniformat Code: G2060
 Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,100

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There are isolated areas of damaged brick and bent metal guardrail at the brick masonry retaining wall/fence at the southwest corner of the school. - AssetCALC ID: 9960443



Split System in Poor condition.

Interior & Exterior Component Pairing
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School Roof

Uniformat Code: D3030
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$4,000

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The unit shows significant evidence of corrosion, has exceeded its EUL, and utilizes discontinued R-22 refrigerant. - AssetCALC ID: 9960514



Split System in Poor condition.

Condensing Unit
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School Roof

Uniformat Code: D3030
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$56,300

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The unit shows significant corrosion, has exceeded its EUL, and utilizes discontinued R-22 refrigerant. - AssetCALC ID: 9960649



Flooring in Poor condition.

any surface, w/ Paint or Sealant
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Mechanical and Electrical Rooms

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

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$800

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There are significant areas of deteriorated painted finishes on the concrete floors in the mechanical and electrical rooms. - AssetCALC ID: 9960581



Fence Wall in Poor condition.

Fence, any Painted Surface
 Site Dr. Martin Luther King, Jr. Middle School
 Site Sports Courts (between Basketball &
 Tennis courts)

Uniformat Code: G2060
 Recommendation: **Prep & Paint in 2026**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,500

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There are significant areas of deteriorated painted finishes and a hole through CMU block at the tennis/basketball courts CMU fence wall. - AssetCALC ID: 9983809



ADA Miscellaneous

Level III Study, Includes Measurements
 Dr. Martin Luther King, Jr. Middle School Dr.
 Martin Luther King, Jr. Middle School
 Restrooms

Uniformat Code: Y1090
 Recommendation: **Evaluate/Report in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

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Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 9979259



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School
Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,200

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ADA restroom sinks have some missing pipe wraps - AssetCALC ID: 9960613



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full
Reconfiguration
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School Staff
Lounge C147

Uniformat Code: Y1060
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Staff Lounge Kitchen counter and sink ADA Maneuverability - AssetCALC ID: 9960593



BAS/HVAC Controls in Poor condition.

Extensive/Robust BMS or Smart Building
System
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School
Throughout Building

Uniformat Code: D8010
Recommendation: **Upgrade/Install in 2026**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$815,200

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The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For improved reliability and efficiency and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended. A budgetary cost is included in the three-year plan. - AssetCALC ID: 9960418



Interior Lighting System

Full Upgrade, Medium Density & Standard Fixtures
Dr. Martin Luther King, Jr. Middle School Dr.
Martin Luther King, Jr. Middle School
Throughout Building

Uniformat Code: D5040
Recommendation: **Replace in 2045**

Priority Score: **54.0**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$611,400

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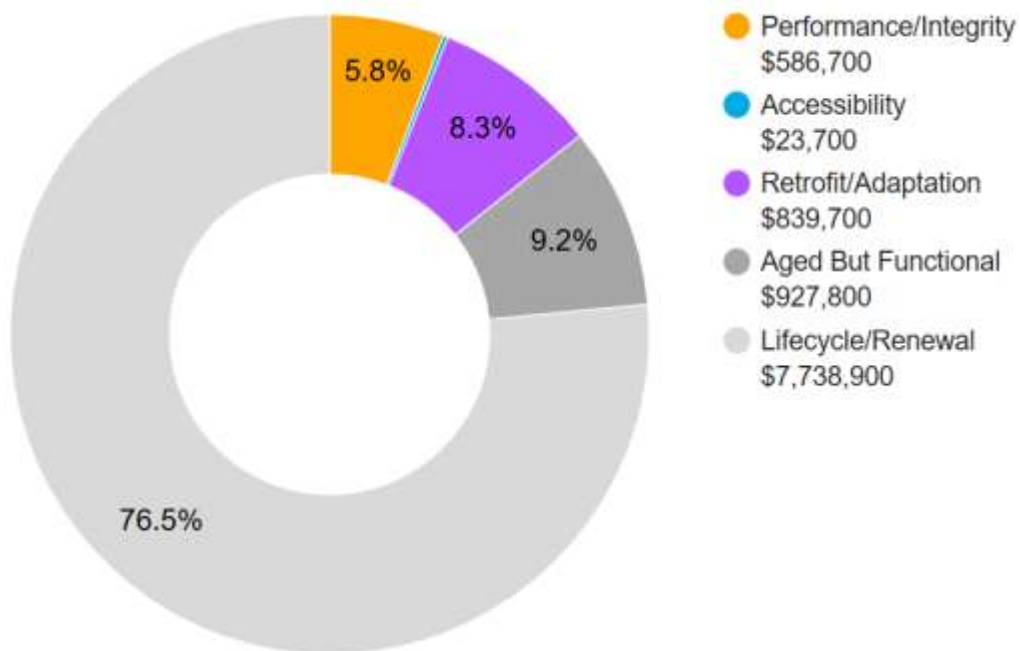
The property is currently in the process of upgrading the entire facility interior lights to LED; the work by contractors started within the last couple of weeks. - AssetCALC ID: 9960475

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

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



10-YEAR TOTAL: \$10,116,800



2. Building Information



Building: Systems Summary

Address	13737 Wisteria Drive, Germantown, MD 20874	
GPS Coordinates	39.1808929, -77.2851618	
Constructed/Renovated	1996	
Building Area	135,867 SF	
Number of Stories	2 above grade (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, rubber tile, wood strip, sports wood floor, parquetry wood, painted concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, showers, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV, hydronic fan coil, baseboard radiators, and cabinet terminal units Non-Central System: Split-system condensing units Supplemental components: Ductless split-system, suspended unit heaters, PTAC	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, HPS Exterior Building-Mounted Lighting: Metal halide Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, commercial laundry equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	Most of 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 building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$1,100	-	\$16,700	-	\$17,800
Facade	-	\$9,600	-	\$51,900	\$749,600	\$811,000
Roofing	-	-	-	-	\$2,380,400	\$2,380,400
Interiors	\$87,500	\$1,200	\$33,600	\$2,222,300	\$2,145,900	\$4,490,400
Conveying	-	-	-	\$90,700	-	\$90,700
Plumbing	\$12,900	-	\$6,600	\$73,200	\$2,385,900	\$2,478,500
HVAC	-	\$1,819,100	\$492,400	\$1,690,700	\$2,347,700	\$6,349,900
Fire Protection	-	-	\$169,900	\$19,200	\$13,800	\$202,900
Electrical	-	-	\$112,100	\$82,100	\$5,655,700	\$5,850,000
Fire Alarm & Electronic Systems	-	\$839,700	-	\$846,500	\$1,695,600	\$3,381,700
Equipment & Furnishings	\$2,700	-	\$141,900	\$903,800	\$467,500	\$1,515,900
Site Development	-	\$1,300	-	\$8,100	-	\$9,300
Accessibility	\$23,700	-	-	-	-	\$23,700
TOTALS (3% inflation)	\$126,800	\$2,671,800	\$956,400	\$6,005,100	\$17,842,100	\$27,602,200

3. Site Summary



Site Information		
Site Area	18.61 acres (estimated)	
Parking Spaces	116 total regular parking spaces all in open lots; 7 of which are accessible 16 total bus parking spaces in open lot	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link and brick wall fencing Dumpsters set on asphalt pavement at service drive area Playgrounds and sports fields and courts with player benches and fencing Heavily furnished with park benches, picnic tables, trash receptacles	Poor
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes, with severe site slopes along the southwest corner and east sides of the school and on the south boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair

Site Information		
Site Lighting	Pole-mounted: HPS Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds	Good
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$3,800	-	-	-	\$3,800
Plumbing	-	-	-	-	\$16,600	\$16,600
Equipment & Furnishings	-	-	-	-	\$1,400	\$1,400
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	\$2,000	\$2,700	\$35,800	\$46,700	\$241,900	\$329,100
Site Development	\$300	\$8,900	\$113,700	\$97,800	\$168,200	\$388,900
Site Utilities	-	-	-	\$44,900	\$130,300	\$175,200
TOTALS (3% inflation)	\$2,300	\$15,400	\$149,500	\$189,400	\$558,500	\$915,100

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions of the general site and each significant building 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	1996	No	No
Building	1996	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are 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 Dr. Martin Luther King, Jr. Middle School, 13737 Wisteria Drive, Germantown, MD 20874, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

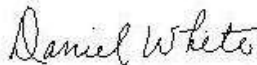
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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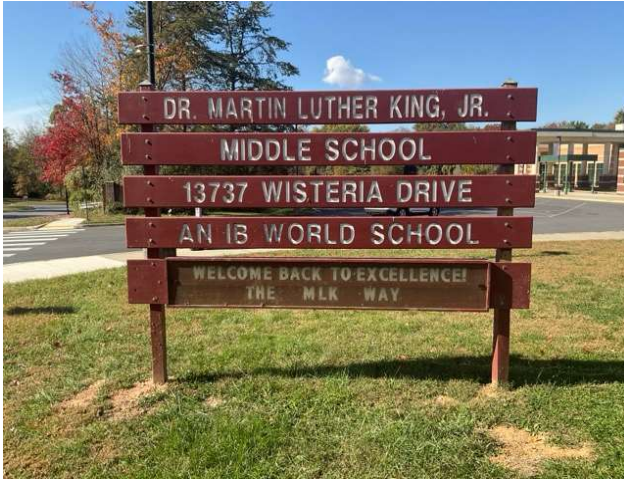
8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(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

Photographic Overview



1 - PROPERTY SIGNAGE



2 - OVERVIEW OF PARKING AREA



3 - SIDEWALK



4 - TENNIS COURTS



5 - BASKETBALL COURTS



6 - SPORTS FIELD



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF WITH SOLAR PANELS



6 - LOBBY



Photographic Overview



7 - OFFICE HALLWAY



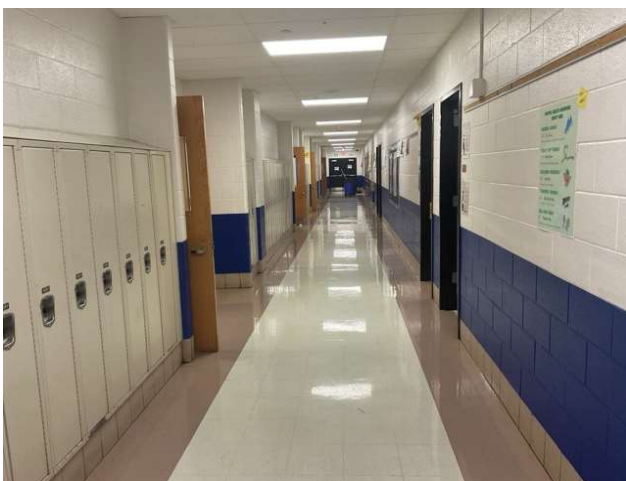
8 - OFFICE



9 - CONFERENCE ROOM



10 - HEALTH ROOM



11 - 1ST FLOOR HALLWAY



12 - 2ND FLOOR HALLWAY

Photographic Overview



13 - TYPICAL CLASSROOM



14 - SCIENCE CLASSROOM



15 - TECH CLASSROOM



16 - COMPUTER LAB CLASSROOM



17 - ART CLASSROOM



18 - MUSIC CLASSROOM



Photographic Overview



19 - GYMNASIUM



20 - AUXILIARY GYM



21 - CAFETERIA



22 - MEDIA CENTER



23 - STAFF LOUNGE



24 - COMMERCIAL KITCHEN



Photographic Overview



25 - ELEVATOR LOBBY AND HALLWAY



26 - ELEVATOR MACHINE ROOM



27 - WATER HEATER



28 - MECHANICAL ROOM



29 - PENTHOUSE MECHANICAL ROOM



30 - BOILERS



Photographic Overview



31 - CHILLERS



32 - COOLING TOWERS



33 - FIRE SUPPRESSION SYSTEM



34 - ELECTRICAL ROOM



35 - GENERATOR



36 - FIRE ALARM PANEL





Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-151.354	Dr. Martin Luther King, Jr. Middle School	
	Source	On-Site Date	
	Google Earth	October 27-29, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

Name of person completing form: Caleb Jiron

Title / Association w/ property: Building Service Manager III

Length of time associated w/ property: 18 years

Date Completed: October 27, 2025

Phone Number: 301.305.9965

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 1996	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		Replaced in 2020
		Interiors		Limited VCT floor tile replacements in 6th grade classroom and tech wings
		HVAC		
		Electrical		2025: New rooftop solar panels installed; replaced generator and some transformers
		Site Pavement		Front concrete sidewalks and asphalt pavement replaced within last couple years
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	In process of upgrading to LED interior lights; the work by contractors recently started		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Plans for upgrading HVAC system		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC system equipment and components are mostly original systems, with ongoing issues with pipe leaks as well as leaks at classroom fan coil units		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality 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				See issues previously stated
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				Some outside groups rent out the gym, cafeteria, and some classrooms



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Dr. Martin Luther King, Jr. Middle School

BV Project Number: 172559.25R000-151.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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

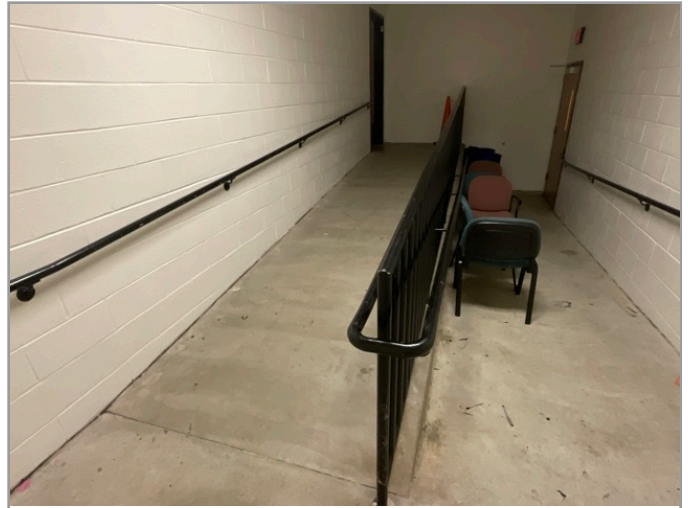
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



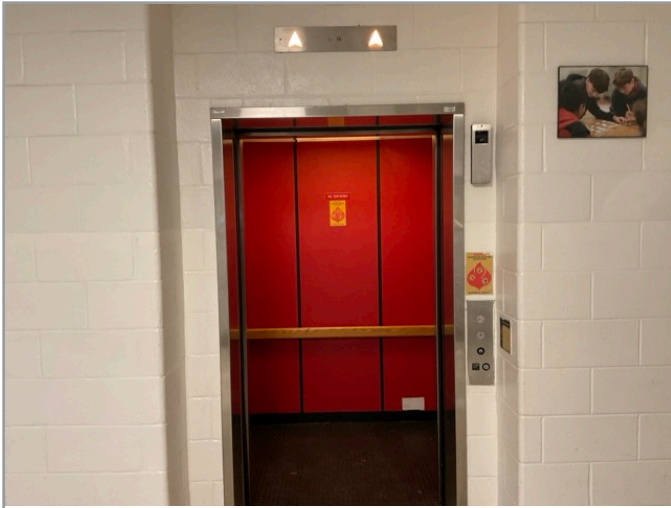
ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

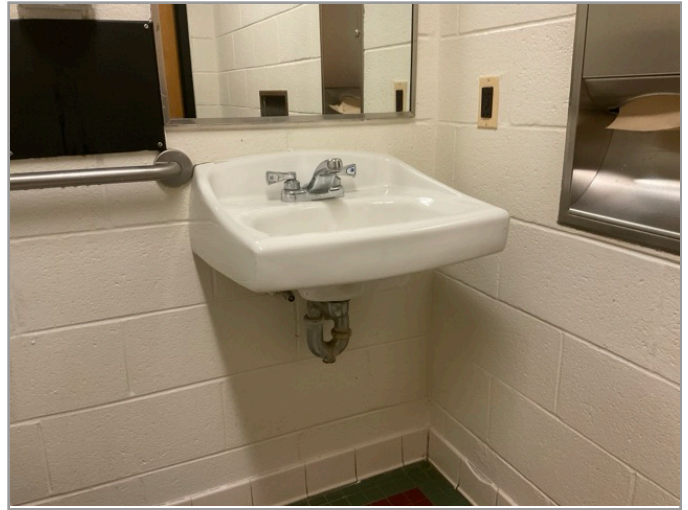
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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 PLAY AREAS



OVERVIEW OF PLAY COURTS

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 ?			✘	

Appendix E:

Component Condition Report

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	94,140 SF	46	9960590
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	135,867 SF	46	9960430
B1080	Building Exterior	Poor	Stairs, Concrete/Masonry, Exterior, Repair	35 SF	0	9960633
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	1,400 SF	6	9960657
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	4,400 SF	1	9960414
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	1	0	9997477
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	5,500 SF	7	9960485
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	3	10	9960568
B2020	Building Exterior	Fair	Glazing, any type by SF	5,450 SF	15	9960650
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	43	11	9960411
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	8	9960449
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	6	9960413
Roofing						
B3010	Roof	Good	Roofing, Built-Up	94,140 SF	20	9960462
Interiors						
C1010	Classrooms General	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	900 SF	10	9960544
C1010	Cafeteria	Poor	Interior Wall Construction, Gypsum Board/Plaster, Repair	100 SF	0	9960626
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	975 SF	5	9960653
C1020	Throughout Building	Good	Interior Glazing, any type by SF	2,200 SF	25	9960478
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	70	11	9960571
C1030	Lobby	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	11	9960440

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	11	9960578
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	20	11	9960454
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	124,900 SF	10	9960645
C1090	Locker rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,213 LF	12	9960531
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	785 LF	10	9960607
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	34	10	9960476
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	385 SF	8	9960424
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	203,800 SF	7	9960549
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	8,600 SF	6	9960466
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	17,500 SF	0	9960548
C2030	Aux Gym D103	Fair	Flooring, Rubber Tile	1,000 SF	6	9960461
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	800 SF	5	9960631
C2030	Restrooms and locker rooms	Fair	Flooring, Ceramic Tile	5,800 SF	20	9960528
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	6,500 SF	8	9960453
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	44,700 SF	8	9960510
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	44,700 SF	7	10000611
C2030	Aux Gym D102	Fair	Flooring, Wood, Parquetry, Refinish	1,000 SF	5	9960551
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,800 SF	21	9960467
C2030	Mechanical and Electrical Rooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	500 SF	1	9960581
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	7	9960492
Conveying						
D1010	Elevator Machine Room	Fair	Elevator Controls, Automatic, 1 Car	1	6	9960601
D1010	Elevator Machine Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	6	9960450
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, High-End	1	6	9960647

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Mechanical Room C146	Good	Water Heater, Gas, Commercial (125 MBH)	1	18	9960644
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	9960441
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	48	15	9960535
D2010	Restrooms	Good	Shower, Ceramic Tile	2	20	9960576
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	3	9960407
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	48	15	9960623
D2010	Mechanical Room C146	Fair	Water Heater, Gas, Commercial (125 MBH)	1	11	9960471
D2010	Restrooms	Fair	Urinal, Waterless	15	6	9960422
D2010	Mechanical Room C146	Fair	Backflow Preventer, Domestic Water	1	10	9960501
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	12	9960587
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	135,867 SF	11	9960525
D2010	Locker rooms	Fair	Shower, Valves & Heads, Single Showerhead	28	10	9960602
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	9960630
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	6	10	9960639
D2060	Penthouse Mechanical Room	Failed	Supplemental Components, Compressed Air Dryer, Process Support	1	0	9960468
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	9	9960659
D2060	Penthouse Mechanical Room	Failed	Air Compressor, Tank-Style	1	0	9960565
HVAC						
D3020	Mechanical Room C146	Poor	Boiler, Gas, HVAC [B-2]	1	1	9960660
D3020	Mechanical Room C146	Poor	Boiler, Gas, HVAC [B-1]	1	1	9960585
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	6	5	9960564
D3020	Mechanical Room C146	Fair	Boiler Supplemental Components, Shot Feed Tank	1	5	9960536
D3020	Mechanical Room C146	Fair	Boiler Supplemental Components, Chemical Feed System	1	3	9960545

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Elevator Machine Room	Fair	Unit Heater, Electric	1	5	9960592
D3020	Trash room	Fair	Unit Heater, Electric	1	5	9960540
D3020	Throughout Building	Fair	Unit Heater, Hydronic	7	5	9960594
D3020	Mechanical Room C146	Fair	Boiler Supplemental Components, Expansion Tank	1	11	9960622
D3030	Roof	Poor	Split System, Condensing Unit [COND-1]	1	1	9960649
D3030	Mechanical Room C146	Fair	Chiller, Water-Cooled [CHILLER-2]	1	2	9960500
D3030	Mechanical Room C146	Fair	Chiller, Water-Cooled [CHILLER-1]	1	2	9960595
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit [CT-1]	1	2	9960658
D3030	Roof	Poor	Split System, Interior & Exterior Component Pairing [COND-2]	1	1	9960514
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	6	9960615
D3030	Building Service Manager Office C144	Fair	Packaged Terminal Air Conditioner, PTAC	1	6	9960421
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit [CT-2]	1	2	9960415
D3030	Roof	Poor	Split System, Interior & Exterior Component Pairing	1	1	9960617
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating Water	1	2	9960588
D3050	Penthouse Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	2	9960654
D3050	Mechanical Room C146	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	2	9960619
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-10]	1	2	9960648
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-11]	1	2	9960520
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating & Chilled Water [P-4]	1	2	9960566
D3050	Mechanical Room C146	Fair	Supplemental Components, Air Separator, HVAC [AS-1]	1	3	9960483
D3050	Commercial Kitchen Above Suspended Ceiling	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-9]	1	2	9960569
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	135,867 SF	11	9960591
D3050	Penthouse Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	2	9960661
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating Water	1	2	9960494

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating & Chilled Water [P-3]	1	2	9960470
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating & Chilled Water [P-1]	1	2	9960463
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating Water	1	2	9960580
D3050	Penthouse Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-7]	1	2	9960628
D3050	Mechanical / Storage room Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-6]	1	2	9960523
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	135,867 SF	10	9960596
D3050	Penthouse Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	2	9960504
D3050	Classrooms General	Poor	Fan Coil Unit, Hydronic Terminal	44	1	9960552
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating & Chilled Water [P-2]	1	2	9960575
D3050	Penthouse Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-8]	1	2	9960409
D3050	Mechanical Room C146	Fair	Pump, Distribution, HVAC Heating Water	1	2	9960473
D3050	Mechanical Room C146	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	2	9960614
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-4B]	1	6	9960477
D3060	Penthouse Mechanical Room	Fair	Exhaust Fan, Centrifugal, 24" Damper [RAF-3]	1	6	9960663
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter [SF-1]	1	6	9960618
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter [EF-7]	1	6	9960570
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-27]	1	6	9960445
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-5]	1	2	9960459
D3060	Elevator Machine Room	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-23]	1	6	9960609
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-14]	1	6	9960554
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-7]	1	2	9960543
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-4A]	1	6	9960460
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-19]	1	6	9960635
D3060	Roof	Fair	Fan, Centrifugal, 24" Diameter [EF-21]	1	6	9960646

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter [EF-6A]	1	6	9960442
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-18]	1	6	9960420
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-28]	1	6	9960433
D3060	Penthouse Mechanical Room	Fair	Exhaust Fan, Wall-Mounted, 12" Damper	1	6	9960491
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-17]	1	6	9960429
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-2]	1	6	9960438
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-5]	1	6	9960558
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-4]	1	2	9960608
D3060	Mechanical Room C146	Fair	Exhaust Fan, Centrifugal, 24" Damper [RAF-5]	1	6	9960556
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-15]	1	6	9960452
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-3]	1	6	9960572
D3060	Penthouse Mechanical Room	Fair	Exhaust Fan, Centrifugal, 24" Damper [RAF-1]	1	6	9960524
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter [RV-1]	1	6	9960506
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-13]	1	6	9960651
D3060	Penthouse Mechanical Room	Fair	Exhaust Fan, Centrifugal, 12" Damper [RAF-2]	1	6	9960496
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	6	9960417
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter [EF-10]	1	6	9960656
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-8]	1	6	9960493
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-20]	1	6	9960412
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-11]	1	6	9960406
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	6	9960486
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-6]	1	2	9960562
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-12]	1	3	9960518
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-6B]	1	6	9960600

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-16]	1	6	9960432
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-3]	1	6	9960550
D3060	Mechanical Room C146	Fair	Exhaust Fan, Centrifugal, 24" Damper [RAF-4]	1	6	9960555
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RV-8]	1	2	9960605
D3060	Classrooms General	Good	Supplemental Components, Air Purifier, Electrostatic	44	4	9960638
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	135,867 SF	5	9960515
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	8	9960511
D4010	Mechanical Room C146	Fair	Supplemental Components, Fire Riser, Wet	1	11	9960527
D4010	Mechanical Room C146	Fair	Backflow Preventer, Fire Suppression	1	10	9960490
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	5	9960620
Electrical						
D5010	Roof	NA	Solar Power, Inverter, 2.8 KW	4	15	9960532
D5010	Receiving C143	Excellent	Automatic Transfer Switch, ATS	1	25	9960632
D5010	Roof	NA	Solar Power, Photovoltaic (PV) Panels by SF	30,500 SF	20	9960503
D5010	Receiving C143	Excellent	Automatic Transfer Switch, ATS	1	25	9960583
D5010	Building Exterior	Excellent	Generator, Gas or Gasoline	1	25	9960599
D5010	Roof	NA	Solar Power, Inverter, 2.5 KW	12	15	9960634
D5020	Receiving C143	Good	Distribution Panel, 277/480 V	1	29	9960480
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [DP1]	1	6	9960458
D5020	Electrical closet B118	Good	Secondary Transformer, Dry, Stepdown	1	29	9960451
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [DP2]	1	6	9960472
D5020	Electrical closet A122	Good	Secondary Transformer, Dry, Stepdown	1	29	9960574
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	9960546

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Penthouse Mechanical Room	Fair	Motor Control Center, w/ Main Breaker [MCC-B]	1	6	9960529
D5020	Electrical closet A122	Fair	Distribution Panel, 277/480 V [1H3]	1	6	9960434
D5020	Mechanical Room C146	Fair	Motor Control Center, w/ Main Breaker [MCC-A]	1	6	9960499
D5020	Receiving C143	Good	Secondary Transformer, Dry, Stepdown	1	29	9960428
D5020	Electrical closet A122	Fair	Distribution Panel, 120/208 V [1L3]	1	6	9960621
D5020	Electrical closet A222	Fair	Secondary Transformer, Dry, Stepdown	1	13	9960498
D5020	Electrical closet B218	Good	Secondary Transformer, Dry, Stepdown	1	29	9960522
D5020	Electrical closet A122	Fair	Distribution Panel, 120/208 V [1L3]	1	6	9960495
D5020	Electrical Room	Fair	Switchboard, 277/480 V [MSWBD]	1	11	9960469
D5020	Penthouse Mechanical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	9960538
D5030	Mechanical Room C146	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-AHU-5]	1	5	9960481
D5030	Mechanical Room C146	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	9960426
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-AHU-1]	1	5	9960474
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	135,867 SF	11	9960584
D5030	Mechanical Room C146	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-RAF-4]	1	5	9960547
D5030	Mechanical Room C146	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-4]	1	5	9960652
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-RAF-3]	1	5	9960427
D5030	Mechanical Room C146	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	9960410
D5030	Mechanical Room C146	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-3]	1	5	9960513
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-AHU3]	1	5	9960416
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-RAF-1]	1	5	9960636
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	10	10	9960662
D5040	Throughout Building	NA	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	135,867 SF	20	9960475
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	18	5	9960439

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	135,867 SF	10	9960448
D6060	Work Room C118	Fair	Intercom/Public Address Component, Master Station	1	6	9960542
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	135,867 SF	12	9960577
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	6	9960431
D7050	Vestibule	Fair	Fire Alarm Panel, Fully Addressable	1	6	9960537
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	135,867 SF	10	9960561
D8010	Throughout Building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	135,867 SF	1	9960418
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	15	9960612
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	9960586
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	9960642
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9960606
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	9960526
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	9960521
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	9960455
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	9960497
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9960512
E1030	PE Office	Fair	Laundry Equipment, Washer, Commercial	1	5	9960444
E1030	Trash room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	6	9960423
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	9960507
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	9960530
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	9960456
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	9960616

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	9960464
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	5	9960597
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Freezer	1	5	9960573
E1030	PE Office	Fair	Laundry Equipment, Dryer, Commercial	1	5	9960534
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator	1	5	9960539
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	9960408
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9960643
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	9960627
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	8	9960629
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	9960541
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9960435
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	4	15	9960611
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	0	9960579
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9960505
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	9960598
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	9960482
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Bleeding Control, Cabinet-Mounted	2	8	9960517
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	9960508
E1060	Health Room C102	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	9960457
E1060	Work Room C118	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	9960655
E1060	Staff Lounge C147	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	9960559
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	8	9960640
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	10	9960563
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	360 SF	7	9960519

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Staff Lounge C147	Fair	Casework, Cabinetry, Standard	12 LF	10	9960533
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	220 LF	10	9960447
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	44	7	9960664
E2010	Health Room C102	Fair	Casework, Cabinetry, Standard	15 LF	10	9960465
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	50 LF	10	9960446
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	380 LF	8	9960624
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	336	10	9960479
E2010	Classrooms Art	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	2	6	9960610
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	40	10	9960509
G2080	Building Exterior	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	9960637
Accessibility						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	15	0	9960613
Y1060	Staff Lounge C147	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	9960593
Y1090	Restrooms	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9979259

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site General	Poor	Retaining Wall/Fence, Brick/Stone, Clean & Seal, Maintain	2,000 SF	1	9960567
Plumbing						
D2020	Site General	Fair	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB	1	11	9960711
Equipment & Furnishings						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Site Sports Fields	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	8	13	9960687
Special Construction & Demo						
F1020	Site Sports Fields	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	25	9960685
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	25	9960484
F1020	Site General	Good	Shed Structure, Wood or Metal-Framed, Basic/Minimal	60 SF	22	9960603
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	70,600 SF	4	9960696
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	200 SF	0	9960681
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	70,600 SF	24	9984454
G2020	Site Parking ADA Spaces	Good	Parking Lots, Pavement, Concrete	1,820 SF	49	9960699
G2020	Site Loading Dock Areas	Poor	Parking Lots, Pavement, Concrete, Repair	75 SF	0	9960641
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	20	9960706
G2030	Site Sports Fields & Courts	Fair	Sidewalk, Asphalt, Overlay	2,600 SF	10	9960703
G2030	Site General	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	9960604
Athletic, Recreational & Playfield Areas						
G2050	Site Basketball Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	6	3	9960704
G2050	Site Tennis Courts (4 courts)	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	18,990 SF	3	9960694
G2050	Site Sports Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	3	10	9960698
G2050	Site Sports Fields	Fair	Sports Apparatus, Soccer, Regulation Goal	2	10	9960707
G2050	Site Basketball Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	13,000 SF	2	9984494
G2050	Site Tennis Courts	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	6	10	9960693
G2050	Site Tennis Courts (2 courts)	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,660 SF	9	9960683
G2050	Site Basketball Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	13,000 SF	3	9960700

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,500 SF	3	9984455
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,500 SF	7	9960625
Sitework						
G2060	Site General	Fair	Retaining Wall, Concrete Cast-in-Place	2,200 SF	21	9960582
G2060	Site Sports Courts (between Basketball & Tennis courts)	Poor	Fence Wall, Fence, any Painted Surface, Prep & Paint	500 SF	1	9983809
G2060	Site General	Fair	Trash/Recycle Receptacle, Heavy-Duty Fixed Concrete	2	9	9960692
G2060	Site General	Good	Picnic Table, Wood/Composite/Fiberglass	10	15	9960488
G2060	Site General	Fair	Signage, Property, Pole-Mounted, Replace/Install	1	10	9960589
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	260 LF	11	9960695
G2060	Site Sports Fields	Fair	Fences & Gates, Fence, Chain Link 6'	600 LF	11	9960708
G2060	Site Sports Fields	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	9960689
G2060	Site General	Poor	Retaining Wall/Fence, Brick/Stone, Repair	90 SF	0	9960443
G2060	Site Tennis Courts	Fair	Fences & Gates, Fence, Chain Link 8'	860 LF	11	9960697
G2060	Site Sports Courts (between Basketball & Tennis courts)	Poor	Fence Wall, Concrete Masonry Unit (CMU), Repair	10 SF	0	9960684
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	10	9960709
G2060	Site General	Fair	Flagpole, Metal	1	15	9960516
G4050	Site General (property sign)	Fair	Site Lighting, Floodlights, Replace/Install	2	6	9960705
G4050	Site Parking and General Site Areas	Fair	Pole Light Fixture, LED Lamp only	30	6	9960701
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	300 LF	11	9960702
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	300 LF	11	9960688

Appendix F: Replacement Reserves

Replacement Reserves Report



1/28/2026

Summary table with columns for Location and years 2025-2045, plus Total Escalated Estimate. Rows include Dr. Martin Luther King, Jr. Middle School and Grand Total.

Dr. Martin Luther King, Jr. Middle School

Dr. Martin Luther King, Jr. Middle School / Main Building

Main table with columns: Uniformat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, QuantityUnit, Unit Cost*, Subtotal, and years 2025-2045, plus Deficiency Repair Estimate.

Appendix G:

Equipment Inventory List

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9960601	D1010	Elevator Controls	Automatic, 1 Car		Dr. Martin Luther King, Jr. Middle School / Main Building	Elevator Machine Room	Eastern Elevator	HMC-1000-PHC	13999	1996		
2	9960450	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Dr. Martin Luther King, Jr. Middle School / Main Building	Elevator Machine Room	Eastern Elevator	No dataplate	IN-33209 (95-716)	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9960644	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	State Industries, Inc.	SBD-81-199NE 118	2309133132778	2023		
2	9960471	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	A. O. Smith	BTR 199 118	1619M001880	2016		
3	9960501	D2010	Backflow Preventer	Domestic Water	1.5 IN	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Watts	009M2	Illegible			
4	9960711	D2020	Grease Trap/Interceptor	Underground, 100 GPM and 300 LB		Dr. Martin Luther King, Jr. Middle School / Site	Site General						
5	9960659	D2060	Air Compressor	Tank-Style	2 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room	Quincy Compressor	0C00506D00134	5145575			
6	9960565	D2060	Air Compressor	Tank-Style	2 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Curtis	8DJ7ED	No dataplate	1996		
7	9960468	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Hankison	HPR5-10	18K115HPR5101848			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9960585	D3020	Boiler [B-1]	Gas, HVAC	4711 MBH	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Burnham	MPW-150-SPL-G-GP	23607	1996		
2	9960660	D3020	Boiler [B-2]	Gas, HVAC	4711 MBH	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Burnham	MPW-150-SPL-G-GP	23606	1996		
3	9960592	D3020	Unit Heater	Electric	5 kW	Dr. Martin Luther King, Jr. Middle School / Main Building	Elevator Machine Room	Markel	P3P5105CA1N	No dataplate			
4	9960540	D3020	Unit Heater	Electric	5 kW	Dr. Martin Luther King, Jr. Middle School / Main Building	Trash room	Markel	Inaccessible	Inaccessible			
5	9960564	D3020	Unit Heater	Hydronic	50 MBH	Dr. Martin Luther King, Jr. Middle School / Main Building	Hallways & Common Areas	Dunham-Bush	Inaccessible	Inaccessible			6
6	9960594	D3020	Unit Heater	Hydronic	36 MBH	Dr. Martin Luther King, Jr. Middle School / Main Building	Throughout Building	Dunham-Bush	Inaccessible	Inaccessible			7
7	9960545	D3020	Boiler Supplemental Components	Chemical Feed System		Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146						
8	9960622	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Inaccessible	Inaccessible	Inaccessible	1996		
9	9960595	D3030	Chiller [CHILLER-1]	Water-Cooled	140 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Carrier	10XB14000401	510344	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9960500	D3030	Chiller [CHILLER-2]	Water-Cooled	140 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Carrier	10XB14000401	510334	1996		
11	9960658	D3030	Cooling Tower [CT-1]	(Typical) Open Circuit	171 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Building Exterior	BAC	VTL-171-LCX	95101018	1996		
12	9960415	D3030	Cooling Tower [CT-2]	(Typical) Open Circuit	171 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Building Exterior	BAC	VTL-171-LCX	951017	1996		
13	9960421	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Building Service Manager Office C144	Amana					
14	9960617	D3030	Split System	Interior & Exterior Component Pairing	1.5 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Carrier	38CKB018320	2296E13343	1996		
15	9960649	D3030	Split System [COND-1]	Condensing Unit	40 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Carrier	38AKS044--600	4495F77275	1996		
16	9960514	D3030	Split System [COND-2]	Interior & Exterior Component Pairing	1.5 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Carrier	38CKB018310	4895E10633	1996		
17	9960615	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	1 TON	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Mitsubishi Electric	PUY-A12NHA4	31U06402B			
18	9960588	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	3E 10.000 BF	1954464	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9960494	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	Illegible	Illegible	1996		
20	9960580	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	Illegible	Illegible	1996		
21	9960473	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	3E 10.000 BF	1954465	1996		
22	9960463	D3050	Pump [P-1]	Distribution, HVAC Heating & Chilled Water	5 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	Illegible	Illegible	1996		
23	9960575	D3050	Pump [P-2]	Distribution, HVAC Heating & Chilled Water	5 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	Illegible	Illegible	1996		
24	9960470	D3050	Pump [P-3]	Distribution, HVAC Heating & Chilled Water	30 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	No dataplate	No dataplate	1996		
25	9960566	D3050	Pump [P-4]	Distribution, HVAC Heating & Chilled Water	30 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Bell & Gossett	5E 10.750 BF	Illegible	1996		
26	9960504	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Carrier	39NXH132	4695T74589	1996		
27	9960648	D3050	Air Handler [AHU-10]	Exterior AHU	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Carrier	39NCH075	1496T78872	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9960520	D3050	Air Handler [AHU-11]	Exterior AHU	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Carrier	39NCH075	1496T78873	1996		
29	9960654	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Carrier	39NXH113	4695T74590	1996		
30	9960661	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Carrier	39NXH32	4695T74595	1996		
31	9960619	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Carrier	39NXH261	4695T74591	1996		
32	9960614	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Carrier	39NXH13	4695T74592	1996		
33	9960523	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical / Storage room Stage	Carrier	Inaccessible	Inaccessible	1996		
34	9960628	D3050	Air Handler [AHU-7]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Carrier	39NXH091	4695T74596	1996		
35	9960409	D3050	Air Handler [AHU-8]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Carrier	39NXH391	4695T74597	1996		
36	9960569	D3050	Air Handler [AHU-9]	Interior AHU, Easy/Moderate Access	12500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen Above Suspended Ceiling	Carrier	Inaccessible	Inaccessible	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	9960552	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Classrooms General	AAF McQuay					44
38	9960491	D3060	Exhaust Fan	Wall-Mounted, 12" Damper	750 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Greenheck	Inaccessible	Inaccessible	1996		
39	9960486	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	650 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-140-5-X	95K02776	1996		
40	9960406	D3060	Exhaust Fan [EF-11]	Centrifugal, 12" Damper	650 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-140-4-X	95K02777	1996		
41	9960518	D3060	Exhaust Fan [EF-12]	Centrifugal, 12" Damper	625 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	G-130-B-X	95K03591	1996		
42	9960651	D3060	Exhaust Fan [EF-13]	Centrifugal, 12" Damper	800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-180-4-X	95K02901	1996		
43	9960554	D3060	Exhaust Fan [EF-14]	Centrifugal, 12" Damper	800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-180-4-X	95K02902	1996		
44	9960452	D3060	Exhaust Fan [EF-15]	Centrifugal, 12" Damper	800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-180-4-X	95K02903	1996		
45	9960432	D3060	Exhaust Fan [EF-16]	Centrifugal, 24" Damper	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-330-7-X	95K03032	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	9960429	D3060	Exhaust Fan [EF-17]	Centrifugal, 24" Damper	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-330-7-X	95K03033	1996		
47	9960420	D3060	Exhaust Fan [EF-18]	Centrifugal, 24" Damper	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-330-7-X	95K03034	1996		
48	9960635	D3060	Exhaust Fan [EF-19]	Centrifugal, 24" Damper	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-3307-X	95K03035	1996		
49	9960417	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-300-10-X	95K04615	1996		
50	9960412	D3060	Exhaust Fan [EF-20]	Centrifugal, 12" Damper	400 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	G-80-G-X	95K06025	1996		
51	9960609	D3060	Exhaust Fan [EF-23]	Centrifugal, 12" Damper	400 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Elevator Machine Room	Greenheck	SE1-10-440-G-X	95K05657	1996		
52	9960445	D3060	Exhaust Fan [EF-27]	Centrifugal, 12" Damper	600 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-120-4-X	95K05250	1996		
53	9960433	D3060	Exhaust Fan [EF-28]	Centrifugal, 12" Damper	700 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-160-5-X	95K02844	1996		
54	9960550	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-300-10-X	95K04616	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
55	9960460	D3060	Exhaust Fan [EF-4A]	Centrifugal, 16" Damper	2000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-260-15	95K04610	1996		
56	9960477	D3060	Exhaust Fan [EF-4B]	Centrifugal, 16" Damper	2000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-260-15	95K04611	1996		
57	9960558	D3060	Exhaust Fan [EF-5]	Centrifugal, 16" Damper	1800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-220-5-X	95K03790	1996		
58	9960600	D3060	Exhaust Fan [EF-6B]	Centrifugal, 12" Damper	800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-180-7	95K02904	1996		
59	9960493	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper	400 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	G-80-G-X	95K06024	1996		
60	9960524	D3060	Exhaust Fan [RAF-1]	Centrifugal, 24" Damper	3500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	No dataplate	No dataplate	No dataplate	1996		
61	9960496	D3060	Exhaust Fan [RAF-2]	Centrifugal, 12" Damper	1000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	No dataplate	No dataplate	No dataplate	1996		
62	9960663	D3060	Exhaust Fan [RAF-3]	Centrifugal, 24" Damper	5000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Greenheck	No dataplate	No dataplate	1996		
63	9960555	D3060	Exhaust Fan [RAF-4]	Centrifugal, 24" Damper	5000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Inaccessible	Inaccessible	Inaccessible	1996		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
64	9960556	D3060	Exhaust Fan [RAF-5]	Centrifugal, 24" Damper	5000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146		Inaccessible	Inaccessible	1996		
65	9960438	D3060	Exhaust Fan [RV-2]	Centrifugal, 12" Damper	1000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1996		
66	9960572	D3060	Exhaust Fan [RV-3]	Centrifugal, 12" Damper	1000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1996		
67	9960608	D3060	Exhaust Fan [RV-4]	Centrifugal, 12" Damper	1000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	FHI-12X38-G-BS	95K06636	1996		
68	9960459	D3060	Exhaust Fan [RV-5]	Centrifugal, 12" Damper	300 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1996		
69	9960562	D3060	Exhaust Fan [RV-6]	Centrifugal, 12" Damper	1000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1996		
70	9960543	D3060	Exhaust Fan [RV-7]	Centrifugal, 12" Damper	300 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1996		
71	9960605	D3060	Exhaust Fan [RV-8]	Centrifugal, 12" Damper	500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1996		
72	9960656	D3060	Fan [EF-10]	Centrifugal, 16" Diameter	1800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-220-4-X	95K03789	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
73	9960646	D3060	Fan [EF-21]	Centrifugal, 24" Diameter	2500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	CUBE-300HP-50-G	95K03776	1996		
74	9960442	D3060	Fan [EF-6A]	Centrifugal, 16" Diameter	2000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-260-15	95K04612	1996		
75	9960570	D3060	Fan [EF-7]	Centrifugal, 16" Diameter	1800 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	GB-220-7-X	95K03791	1996		
76	9960506	D3060	Fan [RV-1]	Centrifugal, 16" Diameter	1500 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1996		
77	9960618	D3060	Fan [SF-1]	Centrifugal, 12" Diameter	1000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Greenheck	RSFP-180-20	95K06690	1996		
78	9960638	D3060	Supplemental Components	Air Purifier, Electrostatic	2000 CFM	Dr. Martin Luther King, Jr. Middle School / Main Building	Classrooms General	Price Industries, Inc.					44

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9960490	D4010	Backflow Preventer	Fire Suppression	6 IN	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Watts Regulator	709	Illegible			
2	9960511	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Ansul	R-102	R 422232			10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9960599	D5010	Generator	Gas or Gasoline	180 KW	Dr. Martin Luther King, Jr. Middle School / Main Building	Building Exterior	Kohler	KG180	34LRGMNC0001	2025		
2	9960634	D5010	Solar Power	Inverter, 2.5 KW		Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	SolarEdge			2025		12
3	9960532	D5010	Solar Power	Inverter, 2.8 KW		Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	SolarEdge			2025		4
4	9960632	D5010	Automatic Transfer Switch	ATS	200 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Receiving C143	Kohler	MPAC 1200	No dataplate	2025		
5	9960583	D5010	Automatic Transfer Switch	ATS	400 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Receiving C143	Kohler	MPAC 1200	No dataplate	2025		
6	9960451	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet B118	Powersmiths	Esaver-80R-45-480-208	80080	2024		
7	9960574	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet A122	Powersmiths	Esaver-80R-112.5-480-208-T115	80090	2024		
8	9960546	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical Room	Powersmiths	Esaver-80R-75-480-208	80088	2024		
9	9960428	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Receiving C143	Eaton	V48M28T4516CU	J24L0801085	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9960498	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet A222	Square D	EE45T3HB	0829	2008		
11	9960522	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet B218	Powersmiths	Esaver-80R-45-480-208	80081	2024		
12	9960538	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Powersmiths	Esaver-80R-75-480-208	80086	2024		
13	9960469	D5020	Switchboard [MSWBD]	277/480 V	2000 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical Room	GE	9980669D03	No dataplate	1996		
14	9960480	D5020	Distribution Panel	277/480 V	400 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Receiving C143	Eaton	PRL3X	11/27/2024	2024		
15	9960434	D5020	Distribution Panel [1H3]	277/480 V	400 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet A122	GE	AEF3424MBX	No dataplate	1996		
16	9960621	D5020	Distribution Panel [1L3]	120/208 V	400 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet A122	GE	AQF3244CBX	No dataplate	1996		
17	9960495	D5020	Distribution Panel [1L3]	120/208 V	400 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical closet A122	GE	AQF3364MTX	No dataplate	1996		
18	9960458	D5020	Distribution Panel [DP1]	277/480 V	600 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical Room	GE	SCP	No dataplate	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9960472	D5020	Distribution Panel [DP2]	277/480 V	800 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Electrical Room	GE	SCP	No dataplate	1996		
20	9960499	D5020	Motor Control Center [MCC-A]	w/ Main Breaker	600 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	GE	998X0669L01	K-245652	1996		
21	9960529	D5020	Motor Control Center [MCC-B]	w/ Main Breaker	600 AMP	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	GE	998X0669L02	K-245650	1996		
22	9960426	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	ABB	ACH580-01-023A-4+P922	2252853818			
23	9960410	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	ABB	ACH580-01-023A-4+P922	2252853814			
24	9960474	D5030	Variable Frequency Drive [VFD-AHU-1]	VFD, by HP of Motor	20 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Yaskawa	CIMR-E7U4011	1W1192874290001			
25	9960416	D5030	Variable Frequency Drive [VFD-AHU3]	VFD, by HP of Motor	20 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Yaskawa	CIMR-E7U4011	1W1192882500001			
26	9960481	D5030	Variable Frequency Drive [VFD-AHU-5]	VFD, by HP of Motor	20 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Yaskawa	CIPR-HV60U4040CFAA-AAAAHA-0166	1W2459096600004			
27	9960513	D5030	Variable Frequency Drive [VFD-P-3]	VFD, by HP of Motor	30 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Yaskawa	CIMR-E7U4018	1W0942358720002			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9960652	D5030	Variable Frequency Drive [VFD-P-4]	VFD, by HP of Motor	30 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	Eaton		No dataplate		No dataplate	
29	9960636	D5030	Variable Frequency Drive [VFD-RAF-1]	VFD, by HP of Motor	5 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Yaskawa	CIMR-E7U43P7	1W11Y29120100001			
30	9960427	D5030	Variable Frequency Drive [VFD-RAF-3]	VFD, by HP of Motor	15 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Penthouse Mechanical Room	Yaskawa	CIMR-E7U4011	1W11Y2909040002			
31	9960547	D5030	Variable Frequency Drive [VFD-RAF-4]	VFD, by HP of Motor	15 HP	Dr. Martin Luther King, Jr. Middle School / Main Building	Mechanical Room C146	AC Tech	Q34010PKB	43225-512			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D60 Communications													
1	9960542	D6060	Intercom/Public Address Component	Master Station	1	Dr. Martin Luther King, Jr. Middle School / Main Building	Work Room C118						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9960537	D7050	Fire Alarm Panel	Fully Addressable		Dr. Martin Luther King, Jr. Middle School / Main Building	Vestibule	Notifier	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9960534	E1030	Laundry Equipment	Dryer, Commercial	50 LB	Dr. Martin Luther King, Jr. Middle School / Main Building	PE Office	Belco	No dataplate	No dataplate			
2	9960444	E1030	Laundry Equipment	Washer, Commercial	50 LB	Dr. Martin Luther King, Jr. Middle School / Main Building	PE Office	Belco	W185 986450003	9511/012801			
3	9960611	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen						4
4	9960612	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen						
5	9960512	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen						
6	9960606	E1030	Foodservice Equipment	Convection Oven, Double		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Blodgett	HV-100G	080318KI083B			
7	9960643	E1030	Foodservice Equipment	Convection Oven, Double		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
8	9960435	E1030	Foodservice Equipment	Convection Oven, Single		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Blodgett	HydroVection	030113KJ033S			
9	9960541	E1030	Foodservice Equipment	Dairy Cooler/Wells		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Beverage-Air Corporation	STF58-1-W	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9960597	E1030	Foodservice Equipment	Deep Fryer		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Garland	No dataplate	No dataplate			
11	9960598	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Garland	CM-B-MA	U3-223.31B			
12	9960505	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Cres Cor	5495 039	FJG-K5080A			
13	9960586	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	KCFT-50-NU	07-02-1996	1996		
14	9960507	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen		KCFT-50-NU	07-02-1996			
15	9960521	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	SLRPT29	341464-T			
16	9960456	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	SLHPT29-SHSH	341485-T			
17	9960464	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	SLHPT29-SHSH	341486-T			
18	9960579	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	SLRPT29-SHSH	341465-T			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9960482	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Illegible	Illegible	Illegible			
20	9960616	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	SLR56-SH	341484-T			
21	9960629	E1030	Foodservice Equipment	Steam Kettle		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Cleveland Range	KGL-40	WT6920-96D-02			
22	9960642	E1030	Foodservice Equipment	Steamer, Freestanding		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	KH-5-NU	07-02-1996			
23	9960526	E1030	Foodservice Equipment	Steamer, Freestanding		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	KH-5-NU	07-02-1996			
24	9960408	E1030	Foodservice Equipment	Steamer, Freestanding		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Delfield	KH-2-NU	07-02-1996			
25	9960423	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Dr. Martin Luther King, Jr. Middle School / Main Building	Trash room	Inaccessible	Inaccessible	Inaccessible			
26	9960497	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Trenton / KeepRite	TEHA01M6-HT3C-B	199100683			
27	9960627	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Dr. Martin Luther King, Jr. Middle School / Main Building	Roof	Cold Zone	ORL-S3014-2T	R96 6261-011			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9960573	E1030	Foodservice Equipment	Walk-In, Evaporator for Freezer		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Cold Zone	AE36-120 B	E9693181-031			
29	9960539	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Trenton / KeepRite	No dataplate	No dataplate			
30	9960455	E1030	Foodservice Equipment	Walk-In, Freezer		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Thermo-Kool	No dataplate	27203/STLY			
31	9960530	E1030	Foodservice Equipment	Walk-In, Refrigerator		Dr. Martin Luther King, Jr. Middle School / Main Building	Commercial Kitchen	Thermo-Kool	No dataplate	27203/STLY			
32	9960517	E1040	Healthcare Equipment	Bleeding Control, Cabinet-Mounted		Dr. Martin Luther King, Jr. Middle School / Main Building	Hallways & Common Areas						2
33	9960508	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Dr. Martin Luther King, Jr. Middle School / Main Building	Hallways & Common Areas						2