FACILITY CONDITION ASSESSMENT

prepared for

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

Hallie Wells Middle School
11701 Little Seneca Parkway
Clarksburg, MD 20871

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BV PROJECT #:
172559.25R000-173.354

DATE OF REPORT:
May 12, 2026

ON SITE DATE:
January 14-16, 2026

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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	11701 Little Seneca Parkway, Clarksburg, MD 20871
Site Developed	2016
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 14 - 16, 2026
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
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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 original school was constructed in 2016 and has not since been renovated. The main school building currently functions as a middle school.

Architectural

The three-story structure generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by steel columns, beams, and CMU bearing walls with brick and concrete veneer. The flat roof is modified bituminous finish while sloping roof sections are covered with standing seam metal. Near term lifecycle replacement of the roof coverings is not anticipated.

All exterior walls consist primarily of brick and concrete with CMU backup. The interior floor finish is primarily VCT throughout the building and is in fair condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Smaller areas of painted gypsum drywall will require repainting by midterm.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central geothermal system of ground source heat pump piping. Geothermal heat pump loops are located below the west side playfield. Geothermal piping enters the building through the main mechanical room where the tempered water is sent to heat pumps and DOAS units. Non central heating and cooling provided by ductless split systems and VRF split systems for certain rooms throughout the building. Specific rooms have pendant unit heaters.

Hot water for plumbing is provided by two gas condensing water heaters which are in the main mechanical room. Water heaters appear to be in good condition. The plumbing infrastructure in the original building is original to building and lifecycle replacement within the reserve term is not anticipated.

The electrical service is controlled by switchboards, transformers and distribution panels in the main electrical room on the first floor. In addition, there are distribution panels, subpanels and transformers in several electrical rooms throughout the building. System replacement is not expected within the reserve term. The building is also equipped with an emergency generator with two automatic transfer switches . The generator appears to be in good condition having been recently installed in 2016. Lifecycle replacement within the reserve term is not anticipated.

The building has a small commercial kitchen. The equipment appears to be original. Lifecyle replacement for equipment is not anticipated in the near term.

A fully addressable fire alarm system is present with the main fire alarm panel in Mechanical Room 171. The panel is original and lifecycle replacement is not anticipated until late term. The building is also protected by an automatic fire suppression system. Sprinkler heads are also original and lifecycle replacement within the reserve term is not anticipated.

Site

The asphalt parking lots are estimated to be original installations from 2016 and are in good condition. Pavement striping is in good condition and restriping appears to have occurred recently. Concrete pavement is generally in good condition throughout the site. Site lighting is with pole-mounted LED for some fixtures and wall packs on the building exterior. Lifecycle replacement is not anticipated within the reserve term.

There are basketball courts and tennis courts at the rear of the property. Pavement markings are in good condition; however, the tennis court pavement exhibits large cracks throughout.

Recommended Additional Studies

No additional studies recommended at this time.

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 0.314166.

Immediate Needs

There are no immediate needs to report.

Key Findings

Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 10" Damper
Main Building Hallie Wells Middle School Upper Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$**$$$

Fan motor is noisy - AssetCALC ID: 10259904

Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Hallie Wells Middle School Site

Uniformat Code: G2050
Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $260,000

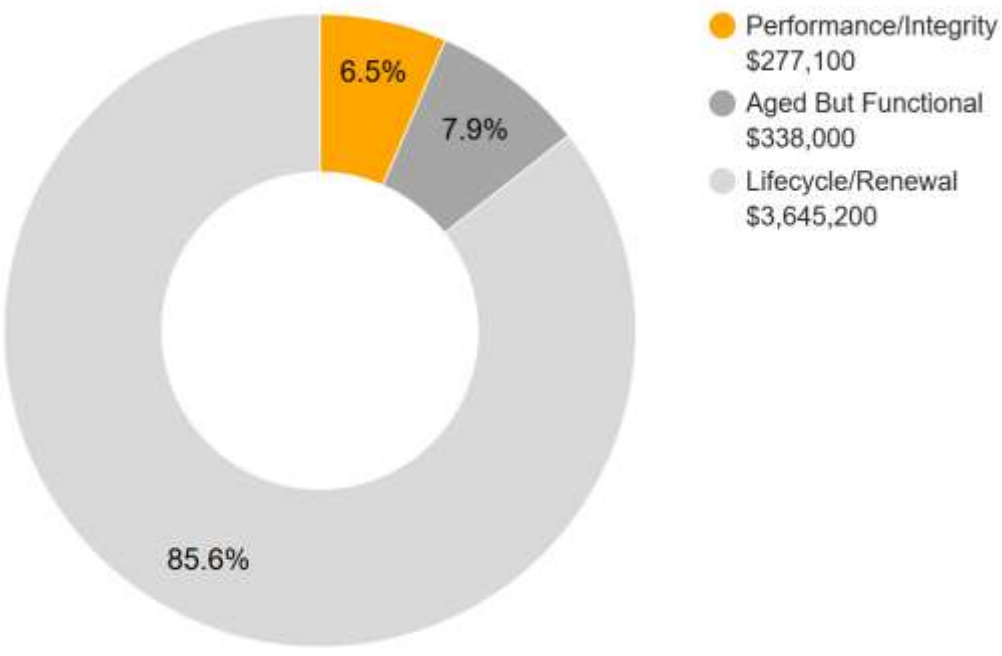
$$$$

Large cracks observed in court paving - AssetCALC ID: 10261556

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: $4,260,300

2. Building Information

Main Building: Systems Summary		
Address	11701 Little Seneca Parkway, Clarksburg, MD 20871	
GPS Coordinates	39.232425, -77.2394722	
Constructed/Renovated	2016	
Building Area	150,089 SF	
Number of Stories	3 stories above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bitumen roofing finish Secondary: Gable and Hip construction with standing seam metal finish	Fair

Main Building: Systems Summary		
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, wood paneling, exposed	Fair
Elevators	Passenger: 1 traction car serving all 3 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Geothermal water source heat pump system, DOAS units, ERU, Heat Pump terminal units Non-Central System: Split-system heat pumps, Ductless split-systems Supplemental components: Ceiling Mounted Unit Heaters Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, Fume hoods	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
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	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	

Main Building: Systems Summary	
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 roofs.
Key Spaces Not Observed	All key areas of the facility were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	$69,800	$69,800
Roofing	-	-	-	-	$1,152,200	$1,152,200
Interiors	-	-	$774,000	$693,600	$3,144,300	$4,611,900
Conveying	-	-	-	$10,700	$6,900	$17,700
Plumbing	-	-	-	$10,400	$70,700	$81,100
HVAC	-	$1,300	-	$258,000	$993,000	$1,252,300
Fire Protection	-	-	-	-	$301,000	$301,000
Electrical	-	-	$109,800	$23,500	$2,944,900	$3,078,200
Fire Alarm & Electronic Systems	-	-	-	$1,413,300	$980,600	$2,393,900
Equipment & Furnishings	-	-	$34,800	$225,700	$1,272,800	$1,533,300
Site Utilities	-	-	-	-	$1,100	$1,100
TOTALS (3% inflation)	**-**	**$1,300**	**$918,600**	**$2,635,200**	**$10,937,300**	**$14,492,400**

3. Site Summary

Site Information		
Site Area	22.37 acres	
Parking Spaces	120 total spaces all in open lots; 6 of which are accessible 16 bus parking lanes	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link, CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Site Information		
Ancillary Structures	Storage shed	Fair
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
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	$275,800	$247,100	$102,700	$799,600	$1,425,300
Site Pavement	-	-	$36,800	$42,700	$503,400	$582,900
Site Utilities	-	-	-	-	$83,100	$83,100
TOTALS (3% inflation)	**-**	**$275,800**	**$283,900**	**$145,400**	**$1,386,100**	**$2,091,200**

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			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2016	Yes	No
Main Building	2016	Yes	No

A prior accessibility survey was performed by Grimm and Parker on 08/04/2014. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include 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 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 Hallie Wells Middle School, 11701 Little Seneca Parkway, Clarksburg, MD 20871, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

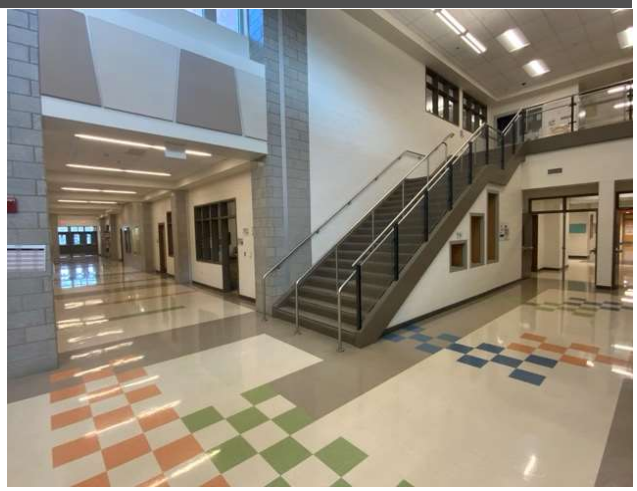
4 - RIGHT ELEVATION

5 - STRUCTURAL OVERVIEW

6 - STANDING SEAM METAL ROOFING

Photographic Overview

7 - ROOFING



8 - MAIN LOBBY

9 - SCIENCE CLASSROOM

10 - OFFICE AREA

11 - CAFETERIA

12 - GYMNASIUM

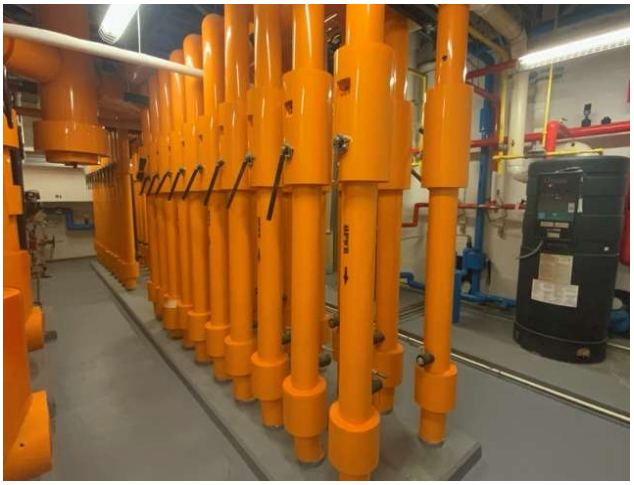
Photographic Overview

13 - ART CLASSROOM

14 - WATER HEATER

15 - VRF HEAT PUMP

16 - GROUND SOURCE HEAT PUMP



17 - HEAT PUMP LOOP SYSTEM

18 - ERU

Photographic Overview

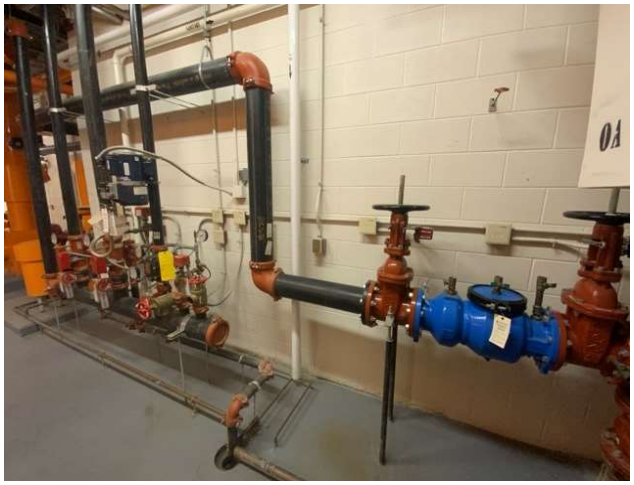
19 - EXTERIOR AIR HANDLER

20 - DOAS UNIT

21 - BACKFLOW PREVENTER

22 - FIRE PUMP

23 - FIRE PUMP CONTROLLER



24 - SPRINKLER RISER

Photographic Overview

25 - SOLAR POWER

26 - AUTOMATIC TRANSFER SWITCHES

27 - SECONDARY TRANSFORMER

28 - SWITCHBOARD

29 - DISTRIBUTION PANEL

30 - SECURITY/SURVEILLANCE SYSTEM

Photographic Overview

31 - SPORTS APPARATUS

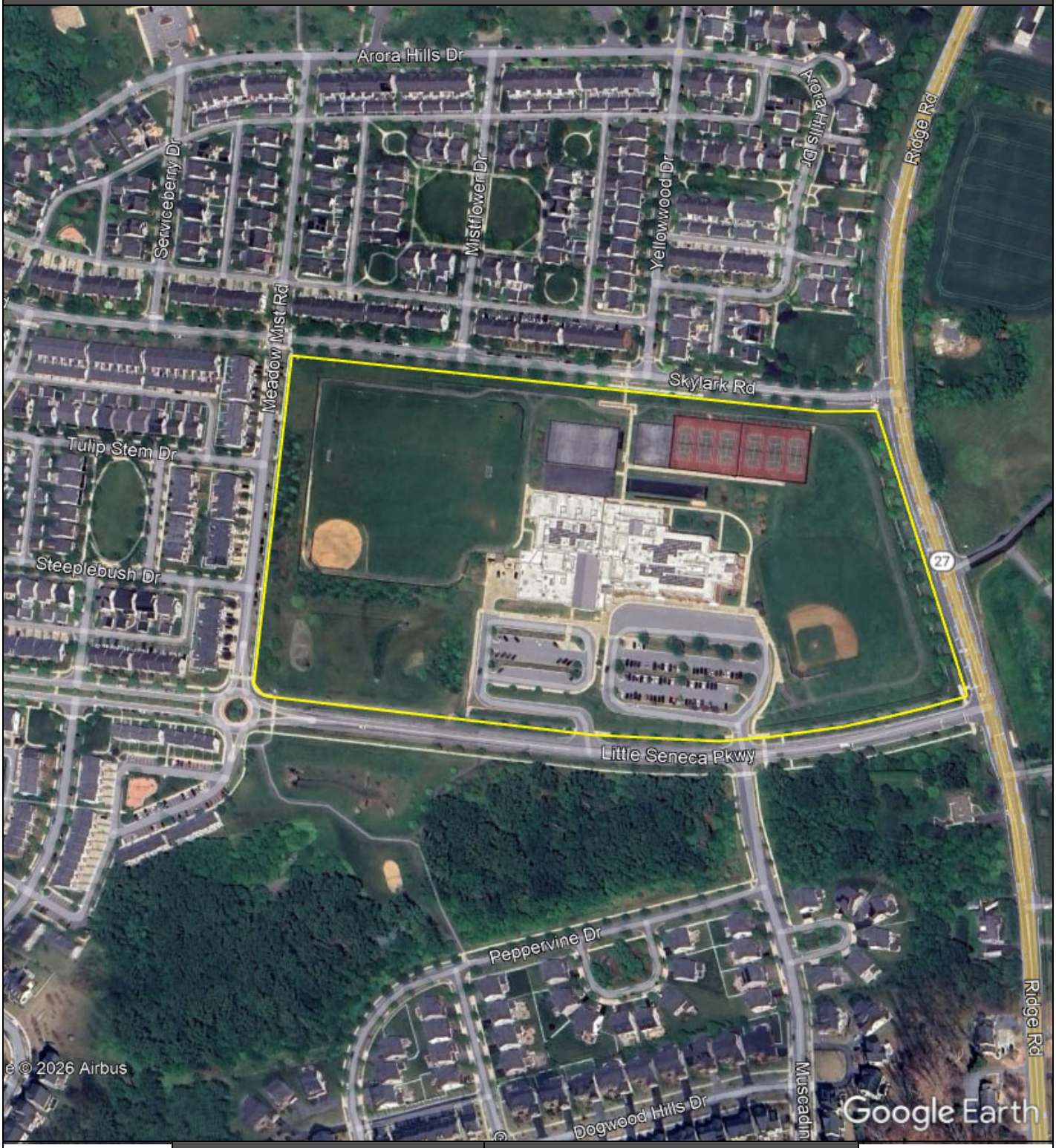
32 - PARK BENCH

33 - SIGNAGE

34 - PARKING AREA OVERVIEW

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-173.354	Hallie Wells Middle School
Source	**On-Site Date**
Google	January 14-16, 2026

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Hallie Wells Middle School

Name of person completing form: Stephen Ricketts

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 10 years

Date Completed: January 11, 2026

Phone Number: 240.401.4409

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 2016	Renovated:	
2	Building size in SF	150,089 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2016	
		Roof	2016	
		Interiors	2016	
		HVAC	2016	
		Electrical	2016	
		Site Pavement	2016	2025 res tripe lines
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None reported		

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			
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				2016
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Hallie Wells Middle School

BV Project Number: 172559.25R000-173.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2016
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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			V
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?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

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

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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			Push button faucets
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

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 ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Hallie Wells Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A1010	Throughout Building	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 3-5 Story Building, 3-5 Story Building	1,629	LF	66	10259853
B1010	Building Exterior	Good	Loading Dock, Concrete	600	SF	66	10259885
B1010	Throughout Building	Good	Superstructure, Steel Columns & Beams, 3+ Story Building	150,089	SF	66	10259659
Facade							
B2010	Building Exterior	Good	Exterior Walls, Concrete	1,900	SF	41	10259615
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	27,100	SF	11	10259773
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	3,900	SF	31	10259924
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	400	SF	31	10259687
B2020	Building Exterior	Good	Glazing, any type by SF	9,700	SF	21	10259822
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2		31	10259864
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	33		21	10259712
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2		21	10259866
Roofing							
B3010	Roof	Fair	Roofing, Modified Bitumen	83,238	SF	11	10259713
B3010	Roof	Good	Roofing, Metal	8,000	SF	31	10259901
B3060	Upper Roof	Good	Roof Skylight, per unit, up to 20 SF	4		21	10259718
Interiors							
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	1,400	SF	16	10259825
C1030	Classrooms General	Good	Interior Door, Wood, Solid-Core Commercial	70		31	10259778
C1030	Hallways & Common Areas	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	15		31	10259720
C1030	Throughout Building	Good	Interior Door, Steel, Standard	50		31	10259857
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	210		31	10259714

Component Condition Report | Hallie Wells Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
C1030	Multi-Purpose Room	Good	Interior Door, Wire Mesh Metal	2		31	10259724
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	97,000	SF	16	10259745
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	35,700	SF	16	10259621
C1090	Girls Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	168	LF	11	10259863
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	45		11	10259630
C1090	Girls Locker Rooms	Fair	Toilet Partitions, Plastic/Laminate	5		11	10259702
C1090	Boys Locker Rooms	Fair	Toilet Partitions, Plastic/Laminate	3		11	10259831
C1090	Boys Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	150	LF	11	10259617
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	1,000	LF	11	10259710
C2010	Girls Locker Rooms	Good	Wall Finishes, Ceramic Tile	3,800	SF	31	10259781
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	93,800	SF	4	10259854
C2010	Auxiliary Gymnasium 160	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259786
C2010	Classrooms Music 157	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259801
C2010	Boys Locker Rooms	Good	Wall Finishes, Ceramic Tile	3,800	SF	31	10259834
C2010	Classrooms Music 159	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259878
C2010	Auxiliary Gymnasium 158	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259910
C2010	Auxiliary Gymnasium 156	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259707
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259846
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	18,800	SF	31	10259623
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,900	SF	6	10259696
C2010	Auxiliary Gymnasium 160	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,900	SF	6	10259802
C2010	Library	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,900	SF	16	10259727
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	236,400	SF	4	10259767
C2010	Multi-Purpose Room	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,900	SF	16	10259811

Component Condition Report | Hallie Wells Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	7,500 SF	4	10259634
C2030	Auxiliary Gymnasium 160	Fair	Flooring, Wrestling Mats, Secured and 2" Thick	1,500 SF	4	10259858
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	7,500 SF	3	10259828
C2030	Restrooms	Good	Flooring, Ceramic Tile	7,500 SF	31	10259879
C2030	Boys Locker Rooms	Good	Flooring, Ceramic Tile	4,500 SF	31	10259912
C2030	Auxiliary Gymnasium 158	Fair	Flooring, Athletic Resilient Rolled Sheeting	1,500 SF	6	10259861
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,500 SF	4	10259929
C2030	Girls Locker Rooms	Good	Flooring, Ceramic Tile	4,500 SF	31	10259829
C2030	Auxiliary Gymnasium 160	Fair	Flooring, Wood, Sports, Refinish	1,500 SF	4	10259914
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	4,500 SF	41	10259779
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	37,500 SF	6	10259927
C2030	Auxiliary Gymnasium 156	Fair	Flooring, Wood, Sports, Refinish	1,500 SF	4	10259873
C2030	Stage	Good	Flooring, Wood, Strip	1,500 SF	21	10259627
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	63,000 SF	6	10259752
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,400 SF	4	10259886
C2050	Library	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,400 SF	4	10259645
C2050	Auxiliary Gymnasium 160	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,400 SF	4	10259890
C2050	Throughout Building	Good	Ceiling Finishes, Wood Paneling	1,400 SF	21	10259805
C2050	Multi-Purpose Room	Good	Ceiling Finishes, Gypsum Board/Plaster	1,400 SF	41	10259700
C2050	Auxiliary Gymnasium 156	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,400 SF	3	10259789
C2050	Auxiliary Gymnasium 158	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,400 SF	4	10259798
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	6	10259632
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	11	10259660

Component Condition Report | Hallie Wells Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2010	Girls Locker Rooms	Good	Sink/Lavatory, Wall-Hung	5	21	10259923
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	10259776
D2010	Boys Locker Rooms	Good	Urinal, Standard	2	21	10259821
D2010	Boys Locker Rooms	Good	Shower, Ceramic Tile	8	21	10259737
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 130 GAL [WH-1]	1	11	10259922
D2010	Girls Locker Rooms	Fair	Toilet, Commercial Water Closet	5	21	10259784
D2010	Boys Locker Rooms	Good	Toilet, Commercial Water Closet	2	21	10259614
D2010	Restrooms	Good	Toilet, Commercial Water Closet	51	21	10259651
D2010	Girls Locker Rooms	Good	Shower, Valves & Heads, Single Showerhead	9	21	10259704
D2010	Boys Locker Rooms	Good	Shower, Valves & Heads, Single Showerhead	8	21	10259769
D2010	Boys Locker Rooms	Good	Sink/Lavatory, Wall-Hung	7	21	10259820
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water, 6 IN	1	21	10259744
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	150,089 SF	31	10259815
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 130 GAL [WH-2]	1	11	10259652
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	21	10259920
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	45	21	10259893
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	6	10259682
D2010	Restrooms	Good	Urinal, Standard	10	21	10259907
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	8	11	10259814
D2010	Girls Locker Rooms	Good	Shower, Ceramic Tile	9	21	10259842
HVAC						
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 5 kW	18	11	10259699
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 300 GAL	1	31	10259624

Component Condition Report | Hallie Wells Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Penthouse Mechanical Room 2	Fair	Unit Heater, Electric, 3.3 kW [PUH-10]	1	11	10259759
D3020	Mechanical Room	Fair	Unit Heater, Electric, 5 kW [PUH-4]	1	11	10259932
D3020	Penthouse Mechanical Room	Fair	Unit Heater, Electric, 3.3 kW [PUH-8]	1	11	10259882
D3020	Penthouse Mechanical Room 1	Fair	Unit Heater, Electric, 3.3 kW [PUH-7]	1	11	10259930
D3020	Mechanical Room	Fair	Unit Heater, Electric, 5 kW [PUH-6]	1	11	10259683
D3020	Mechanical Room	Fair	Unit Heater, Electric, 3.3 kW [PUH-3]	1	11	10259869
D3030	Room 128	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 12]	1	11	10259701
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [DSS-3]	1	6	10259813
D3030	Room 146	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 5]	1	11	10259628
D3030	Room 140	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 10]	1	11	10259804
D3030	Room 337	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 45]	1	11	10259636
D3030	Room 237	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 31]	1	11	10259832
D3030	Penthouse Mechanical Room 2	Fair	Heat Pump, Var Refrig Vol (VRV), 7 TON [VRF1A]	1	6	10259635
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [DSS-4]	1	6	10259816
D3030	Room 246	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 21]	1	11	10259817
D3030	Room 327	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 36]	1	11	10259812
D3030	Room 122	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 8]	1	11	10259790
D3030	Upper Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS.1]	1	6	10259668
D3030	Room 117	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 2]	1	11	10259663
D3030	Room 117	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 1]	1	11	10259716
D3030	Room 228	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 28]	1	11	10259685
D3030	Room 222	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 25]	1	11	10259647

Component Condition Report | Hallie Wells Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 118	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 3]	1	11	10259874
D3030	Penthouse Mechanical Room 2	Fair	Heat Pump, Var Refrig Vol (VRV), 7 TON [VRF2B]	1	6	10259783
D3030	Room 328	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 42]	1	11	10259691
D3030	Room 146	Fair	Heat Pump, Water Source, 5 TON, 2,5 TON [HPU 4]	1	11	10259669
D3030	Room 227	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 22]	1	11	10259754
D3030	Upper Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-11]	1	6	10259646
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, 3 TON [DSS-5]	1	6	10259637
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [DSS-7]	1	6	10259889
D3030	Room 346	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 35]	1	11	10259868
D3030	Room 346	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 34]	1	11	10259764
D3030	Room 137	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 15]	1	11	10259760
D3030	Room 222	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 24]	1	11	10259762
D3030	Room 328	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 43]	1	11	10259664
D3030	Room 227	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 23]	1	11	10259728
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON [DSS-10]	1	6	10259844
D3030	Room 203	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU 32]	1	11	10259799
D3030	Penthouse Mechanical Room 2	Fair	Heat Pump, Var Refrig Vol (VRV), 5 TON [VRF2A]	1	6	10259875
D3030	Room 343	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 44]	1	11	10259888
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON [DSS-9]	1	6	10259818
D3030	Room 140	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 14]	1	11	10259689
D3030	Room 340	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 41]	1	11	10259766
D3030	Room 246	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 20]	1	11	10259928
D3030	Upper Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-12]	1	6	10259612

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 327	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 37]	1	11	10259658
D3030	Room 127	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 6]	1	11	10259671
D3030	Room 128	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 13]	1	11	10259808
D3030	Room 228	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 29]	1	11	10259845
D3030	Room 110	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 16]	1	11	10259884
D3030	Room 240	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 27]	1	11	10259900
D3030	Room 143	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 14]	1	11	10259677
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [DSS-2]	1	6	10259772
D3030	Room 213	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 18]	1	11	10259708
D3030	Room 122	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 9]	1	11	10259835
D3030	Room 240	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 26]	1	11	10259905
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON [DSS-8]	1	6	10259610
D3030	Penthouse Mechanical Room 2	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 46]	1	11	10259611
D3030	Upper Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-14]	1	6	10259777
D3030	Room 203	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 33]	1	11	10259794
D3030	Room 213	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU 19]	1	11	10259768
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [DSS-6]	1	6	10259870
D3030	Room 243	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU 30]	1	11	10259639
D3030	Room 322	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 39]	1	11	10259670
D3030	Upper Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-13]	1	6	10259738
D3030	Room 340	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU 40]	1	11	10259629
D3030	Room 110	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU 17]	1	11	10259725
D3030	Room 127	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 7]	1	11	10259757

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Penthouse Mechanical Room 2	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU 47]	1	11	10259631
D3030	Penthouse Mechanical Room 2	Fair	Heat Pump, Var Refrig Vol (VRV), 7 TON [VRF1A]	1	6	10259919
D3030	Room 322	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU 38]	1	11	10259746
D3050	Penthouse Mechanical Room 2	Good	Air Handler, Interior AHU, Easy/Moderate Access, 7300 CFM [DOAU-3]	1	21	10259643
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 3960 CFM [AHU-2]	1	11	10259913
D3050	Upper Roof	Fair	Air Handler, Exterior AHU, 3800 CFM [DOAU-1]	1	11	10259819
D3050	Mechanical Room 165	Good	Pump, Distribution, HVAC Heating Water, 40 HP	1	16	10259715
D3050	Roof	Fair	Air Handler, Exterior AHU, 10500 CFM [ERU-4]	1	11	10259774
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	150,089 SF	31	10259823
D3050	Penthouse Mechanical Room 2	Good	Air Handler, Interior AHU, Easy/Moderate Access, 5400 CFM [ERU-3]	1	21	10259852
D3050	Penthouse Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 6001 - 8000 CFM	1	21	10259827
D3050	Mechanical Room 165	Good	Pump, Distribution, HVAC Heating Water, 40 HP	1	16	10259620
D3050	Penthouse Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2700 CFM [ERU-2]	1	16	10259908
D3050	Throughout Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	150,089 SF	21	10259753
D3050	Penthouse Mechanical Room 1	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2000 CFM [ERU-1]	1	16	10259665
D3050	Penthouse Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 4650 CFM [DOAU-4]	1	21	10259925
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RHPU-4]	1	11	10259850
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON [RHPU-3]	1	11	10259662
D3050	Upper Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access, 22500 CFM [DOAU-2]	1	21	10259711
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 TON [RHPU-2]	1	11	10259881
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 TON [RHPU-1]	1	11	10259640

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1300 CFM [EF-9]	1	11	10259616
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM [EF-19]	1	11	10259726
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 225 CFM [EF-1]	1	11	10259743
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 450 CFM [EF-10]	1	11	10259719
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1600 CFM [EF-21]	1	11	10259909
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1100 CFM [EF-18]	1	11	10259741
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 450 CFM [EF-7]	1	11	10259675
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 - 15000 CFM [EF-4]	1	11	10259830
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM [EF-27]	1	11	10259622
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4950 CFM [EF-13]	1	11	10259653
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 7500 CFM [EF-3]	1	11	10259883
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2500 CFM [EF-8]	1	11	10259667
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3600 CFM [EF-23]	1	11	10259902
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM [EF-30]	1	11	10259877
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM [EF-15]	1	11	10259750
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM [EF-22]	1	11	10259655
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM [EF-28]	1	11	10259860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1300 CFM [EF-16]	1	11	10259810
D3060	Upper Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 700 CFM [EF-17]	1	11	10259625
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-11]	1	11	10259916
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 7500 CFM [EF-4]	1	11	10259693
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 400 CFM [EF-12]	1	11	10259734
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1700 CFM [EF - 29]	1	11	10259735
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 7500 CFM [EF-5]	1	11	10259780

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 400 CFM [EF-20]	1	11	10259706
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM [EF-26]	1	11	10259694
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 450 CFM [EF-31]	1	11	10259770
D3060	Upper Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-2]	1	2	10259904
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1700 CFM [EF-24]	1	11	10259793
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1700 CFM [EF-25]	1	11	10259650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 975 CFM [EF-14]	1	11	10259756
Fire Protection						
D4010	Mechanical Room	Fair	Supplemental Components, Fire Pump Controller	1	11	10259729
D4010	Mechanical Room	Good	Pump, Fire Suppression, 12 HP	1	16	10259709
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	31	10259680
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Wet, 6 IN	1	31	10259856
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	11	10259848
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 6 IN	1	31	10259742
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	150,089 SF	16	10259891
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 6 IN	1	21	10259736
Electrical						
D5010	Upper Roof	Fair	Solar Power, Photovoltaic (PV) Panels by SF	9,900 SF	11	10259917
D5010	Upper Roof	Fair	Solar Power, Inverter, 2800 WATTS	1	9	10259695
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS, 1600 AMP [ATS-1]	1	16	10259896
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS, 1600 AMP [ATS-2]	1	16	10259771
D5010	Upper Roof	Fair	Solar Power, Inverter, 2800 WATTS	1	9	10259641
D5010	Upper Roof	Fair	Solar Power, Inverter, 2800 WATTS	1	9	10259649
D5010	Upper Roof	Fair	Solar Power, Inverter, 2800 WATTS	1	9	10259797

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Mechanical Room	Good	Generator, Gas or Gasoline, 190 KW	1	16	10259880
D5010	Upper Roof	Fair	Solar Power, Inverter, 2800 WATTS	1	9	10259717
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS, 1600 AMP [MTS:]	1	16	10259903
D5010	Upper Roof	Fair	Solar Power, Inverter, 2800 WATTS	1	9	10259684
D5020	Electrical Room 353	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [T 16]	1	21	10259633
D5020	Penthouse Mechanical Room 2	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [T19]	1	21	10259722
D5020	Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 9 KVA [T17]	1	21	10259688
D5020	Electrical Room 153	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [T-8]	1	21	10259839
D5020	Penthouse Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [T-10]	1	21	10259747
D5020	Penthouse Mechanical Room 2	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [T 18]	1	21	10259859
D5020	Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [T2]	1	21	10259782
D5020	Penthouse Mechanical Room 1	Good	Distribution Panel, 277/480 V, 400 AMP [M2]	1	21	10259613
D5020	Mechanical Room	Good	Switchboard, 277/480 V, 1600 AMP	1	31	10259855
D5020	Electrical Room 353	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [T 15]	1	21	10259732
D5020	Penthouse Mechanical Room	Good	Distribution Panel, 277/480 V, 400 AMP [DP3]	1	21	10259840
D5020	Mechanical Room	Good	Switchboard, 277/480 V, 1600 AMP	1	31	10259775
D5020	Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA [T1]	1	21	10259765
D5020	Penthouse Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [T-9]	1	21	10259906
D5020	Electrical Room 100S	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [T4]	1	21	10259672
D5020	Penthouse Mechanical Room 2	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [T 14]	1	21	10259686
D5020	Penthouse Mechanical Room 2	Good	Switchboard, 277/480 V, 1600 AMP [DP-2]	1	31	10259887

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Penthouse Mechanical Room 2	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA [T-13]	1	21	10259806
D5020	Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [T3]	1	21	10259841
D5020	Electrical Room 257	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [T-11]	1	21	10259876
D5020	Mechanical Room	Good	Distribution Panel, 120/208 V, 400 AMP [RDP]	1	21	10259730
D5020	Electrical Room 257	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [T 12]	1	21	10259921
D5020	Electrical Room 100S	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [T5]	1	21	10259763
D5020	Electrical Room 153	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [T-6]	1	21	10259915
D5020	Electrical Room 353	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [T 20]	1	21	10259911
D5020	Electrical Room 153	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [T -7]	1	21	10259733
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [PUMP 2]	1	11	10259809
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	150,089 SF	31	10259697
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	11	10259807
D5040	Multi-Purpose Room	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	2,000 SF	11	10259792
D5040	Auxiliary Gymnasium 160	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	11	10259703
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	150,089 SF	4	10259679
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	150,089 SF	11	10259644
Fire Alarm & Electronic Systems						
D6030	Multi-Purpose Room	Fair	Sound System, Theater/Auditorium/Church	7,000 SF	11	10259673
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	150,089 SF	11	10259638
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	150,089 SF	6	10259918
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	150,089 SF	6	10259761
D7050	Mechanical Room 171	Fair	Fire Alarm Panel, Fully Addressable	1	7	10259676
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	150,089 SF	11	10259748
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	150,089 SF	6	10259872

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D8010	Mechanical Room	Fair	BAS/HVAC Controls, DDC Host Computer	1	6	10259837
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10259871
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10259795
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10259824
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10259648
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 2-Bowl	1	21	10259739
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10259843
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	10259892
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10259787
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	10259838
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10259862
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10259894
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10259690
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10259656
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10259851
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	11	10259657
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	3	6	10259847
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	10259618
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10259895
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	10259619
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10259692
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	10259899
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10259755

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [COOLER]	1	11	10259833
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	21	10259785
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	7	21	10259898
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10259751
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	10259698
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	10259749
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10259836
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	11	10259931
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	11	10259800
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, 6 LF	8	6	10259897
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	3	10259674
E1040	Engineering Classroom 115	Good	Laboratory Equipment, Sink, 1-Bowl	2	21	10259642
E1040	Classrooms Art	Good	Laboratory Equipment, Sink, 2-Bowl	3	21	10259788
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	45	21	10259731
E1070	Multi-Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	6	10259705
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Operable	6	21	10259740
E2010	Girls Locker Rooms	Good	Fixed Seating, Courtroom/Church, Wood Benches/Pews	100 LF	21	10259666
E2010	Throughout Building	Fair	Window Treatments, Operable Blinds, Fire-Resistant	4,000 SF	11	10259849
E2010	Engineering Classroom 115	Fair	Casework, Cabinetry, Standard	100 LF	11	10259661
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	11	10259926
E2010	Boys Locker Rooms	Good	Fixed Seating, Courtroom/Church, Wood Benches/Pews	100 LF	21	10259626
E2010	Classrooms Music 157	Fair	Casework, Cabinetry, Standard	50 LF	11	10259791
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	600 LF	11	10259678
E2010	Classrooms General	Fair	Window Treatments, Operable Blinds, Fire-Resistant	4,000 SF	11	10259758

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Classrooms Art	Fair	Casework, Cabinetry, Standard	50 LF	11	10259803
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	500 LF	11	10259654
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	200 LF	11	10259723
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	360	11	10259721
E2010	Library	Fair	Casework, Cabinetry, Standard	50 LF	11	10259609
E2010	Engineering Classroom 115	Fair	Casework, Cabinetry, Standard	30 LF	11	10259865
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	150 LF	11	10259826
E2010	Classrooms Music 159	Fair	Casework, Cabinetry, Standard	30 LF	11	10259681
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 100 WATT	1	11	10259867

Component Condition Report | Hallie Wells Middle School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Conveying						
D1010		Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, 3500 LB, Renovate	1	27	10884544

Component Condition Report | Hallie Wells Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Standard	400 SF	26	10261560
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	70,600 SF	5	10261561
G2020	Site	Good	Parking Lots, Pavement, Concrete	7,200 SF	41	10261547
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	70,600 SF	16	10261545
G2030	Site Parking Areas	Good	Sidewalk, Concrete, Large Areas	39,000 SF	41	10261557

Component Condition Report | Hallie Wells Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Athletic, Recreational & Playfield Areas							
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4		16	10261563
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	34,000	SF	16	10261564
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	40,000	SF	3	10261546
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2		11	10261543
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	5,900	SF	4	10261555
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	40,000	SF	2	10261556
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	6		11	10261548
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	40,000	SF	10	10261567
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4		6	10261559
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	2		11	10261539
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	34,000	SF	4	10261568
Sitework							
G2060	Site General	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2		11	10261566
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	400	SF	31	10261540
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,400	LF	31	10261565
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1		11	10261552
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 8'	1,600	LF	31	10261549
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	4		11	10261562
G2060	Site	Good	Flagpole, Metal	1		21	10261554
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	1,000	LF	31	10261542
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	2,500	SF	31	10261550
G2060	Site General	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	LF	31	10261541
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	30		11	10261558
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	3		11	10261553

Component Condition Report | Hallie Wells Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	15		11	10261544
Utilities							
G3030	Site	Good	Retention/Detention Ponds, Grass Lined, Install	73,000	SF	31	10261551

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/3/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Hallie Wells Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Hallie Wells Middle School / Main Building	$0	$0	$1,273	$68,569	$850,021	$0	$2,593,332	$18,448	$0	$23,486	$0	$7,564,568	$0	$92,150	$1,142,357	$0	$2,138,376	$0	$0	$0	$0	**$14,492,581**
Hallie Wells Middle School / Site	$0	$0	$275,834	$196,691	$50,423	$36,830	$2,149	$0	$0	$19,963	$123,331	$193,931	$0	$264,336	$67,764	$49,497	$617,972	$0	$0	$26,829	$165,747	**$2,091,297**
Grand Total	**$0**	**$0**	**$277,107**	**$265,259**	**$900,444**	**$36,830**	**$2,595,481**	**$18,448**	**$0**	**$43,449**	**$123,331**	**$7,758,499**	**$0**	**$356,487**	**$1,210,121**	**$49,497**	**$2,756,348**	**$0**	**$0**	**$26,829**	**$165,747**	**$16,583,878**

Hallie Wells Middle School

Hallie Wells Middle School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10259773	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	27100	SF	$1.86	$50,406												$50,406											**$50,406**
B3010	Roof	10259713	Roofing, Modified Bitumen, Replace	20	9	11	83238	SF	$10.00	$832,380												$832,380											**$832,380**
C1010	Gymnasium	10259825	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	9	16	1400	SF	$22.30	$31,220																	$31,220					**$31,220**
C1070	Throughout Building	10259745	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	97000	SF	$3.50	$339,500																	$339,500					**$339,500**
C1070	Classrooms General	10259621	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	35700	SF	$3.50	$124,950																	$124,950					**$124,950**
C1090	Restrooms	10259630	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	45	EA	$750.00	$33,750												$33,750										**$33,750**
C1090	Girls Locker Rooms	10259702	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	5	EA	$750.00	$3,750												$3,750										**$3,750**
C1090	Boys Locker Rooms	10259831	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	3	EA	$750.00	$2,250												$2,250										**$2,250**
C1090	Girls Locker Rooms	10259863	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	9	11	168	LF	$500.00	$84,000												$84,000										**$84,000**
C1090	Boys Locker Rooms	10259617	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	9	11	150	LF	$500.00	$75,000												$75,000										**$75,000**
C1090	Hallways & Common Areas	10259710	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	9	11	1000	LF	$500.00	$500,000												$500,000										**$500,000**
C2010	Gymnasium	10259696	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	9	6	1900	SF	$16.80	$31,920							$31,920															**$31,920**
C2010	Auxiliary Gymnasium 160	10259802	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	9	6	1900	SF	$16.80	$31,920							$31,920															**$31,920**
C2010	Classrooms General	10259854	Wall Finishes, any surface, Prep & Paint	10	6	4	93800	SF	$1.50	$140,700					$140,700										$140,700							**$281,400**
C2010	Throughout Building	10259767	Wall Finishes, any surface, Prep & Paint	10	6	4	236400	SF	$1.50	$354,600					$354,600										$354,600							**$709,200**
C2010	Auxiliary Gymnasium 160	10259786	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Classrooms Music 157	10259801	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Classrooms Music 159	10259878	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Auxiliary Gymnasium 158	10259910	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Auxiliary Gymnasium 156	10259707	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Gymnasium	10259846	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Library	10259727	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2010	Multi-Purpose Room	10259811	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	9	16	1900	SF	$14.00	$26,600																	$26,600					**$26,600**
C2030	Auxiliary Gymnasium 158	10259861	Flooring, Athletic Resilient Rolled Sheeting, Replace	15	9	6	1500	SF	$9.71	$14,565							$14,565															**$14,565**
C2030	Classrooms General	10259927	Flooring, Vinyl Tile (VCT), Replace	15	9	6	37500	SF	$5.00	$187,500							$187,500															**$187,500**
C2030	Throughout Building	10259752	Flooring, Vinyl Tile (VCT), Replace	15	9	6	63000	SF	$5.00	$315,000							$315,000															**$315,000**
C2030	Office Areas	10259828	Flooring, Carpet, Commercial Standard, Replace	10	7	3	7500	SF	$7.50	$56,250				$56,250										$56,250								**$112,500**
C2030	Library	10259634	Flooring, Carpet, Commercial Standard, Replace	10	6	4	7500	SF	$7.50	$56,250					$56,250										$56,250							**$112,500**
C2030	Auxiliary Gymnasium 160	10259858	Flooring, Wrestling Mats, Secured and 2" Thick, Replace	10	6	4	1500	SF	$7.75	$11,625					$11,625										$11,625							**$23,250**
C2030	Gymnasium	10259929	Flooring, Wood, Sports, Refinish	10	6	4	7500	SF	$5.00	$37,500					$37,500										$37,500							**$75,000**
C2030	Auxiliary Gymnasium 160	10259914	Flooring, Wood, Sports, Refinish	10	6	4	1500	SF	$5.00	$7,500					$7,500										$7,500							**$15,000**
C2030	Auxiliary Gymnasium 156	10259873	Flooring, Wood, Sports, Refinish	10	6	4	1500	SF	$5.00	$7,500					$7,500										$7,500							**$15,000**
C2050	Auxiliary Gymnasium 156	10259789	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	1400	SF	$2.50	$3,500				$3,500										$3,500								**$7,000**
C2050	Gymnasium	10259886	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	1400	SF	$2.50	$3,500					$3,500										$3,500							**$7,000**
C2050	Library	10259645	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	1400	SF	$2.50	$3,500					$3,500										$3,500							**$7,000**
C2050	Auxiliary Gymnasium 160	10259890	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	1400	SF	$2.50	$3,500					$3,500										$3,500							**$7,000**
C2050	Auxiliary Gymnasium 158	10259798	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	1400	SF	$2.50	$3,500					$3,500										$3,500							**$7,000**
D1010	Elevator Shafts/Utility	10259632	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	$9,000.00	$9,000							$9,000															**$9,000**
D1010	Elevator Shafts/Utility	10259660	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
D2010	Mechanical Room	10259922	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	9	11	1	EA	$16,325.00	$16,325												$16,325										**$16,325**
D2010	Mechanical Room	10259652	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	9	11	1	EA	$16,325.00	$16,325												$16,325										**$16,325**
D2010	Hallways & Common Areas	10259776	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,200.00	$1,200							$1,200															**$1,200**
D2010	Hallways & Common Areas	10259682	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	5	EA	$1,500.00	$7,500							$7,500															**$7,500**
D2010	Classrooms Science	10259814	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	9	11	8	EA	$2,300.00	$18,400												$18,400										**$18,400**
D3020	Hallways & Common Areas	10259699	Unit Heater, Electric, Replace	20	9	11	18	EA	$1,800.00	$32,400												$32,400										**$32,400**
D3020	Penthouse Mechanical Room 2	10259759	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**

Replacement Reserves Report

4/3/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3020	Mechanical Room	10259932	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
D3020	Penthouse Mechanical Room	10259882	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
D3020	Penthouse Mechanical Room 1	10259930	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
D3020	Mechanical Room	10259683	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
D3020	Mechanical Room	10259869	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
D3030	Roof	10259813	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Penthouse Mechanical Room 2	10259635	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$44,000.00	$44,000							$44,000															**$44,000**
D3030	Roof	10259816	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Upper Roof	10259668	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D3030	Penthouse Mechanical Room 2	10259783	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$44,000.00	$44,000							$44,000															**$44,000**
D3030	Upper Roof	10259646	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D3030	Roof	10259637	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	9	6	1	EA	$2,880.00	$2,880							$2,880															**$2,880**
D3030	Roof	10259889	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Roof	10259844	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Penthouse Mechanical Room 2	10259875	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$30,000.00	$30,000							$30,000															**$30,000**
D3030	Roof	10259818	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Upper Roof	10259612	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D3030	Roof	10259772	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Roof	10259610	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Upper Roof	10259777	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D3030	Roof	10259870	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Upper Roof	10259738	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$4,800.00	$4,800							$4,800															**$4,800**
D3030	Penthouse Mechanical Room 2	10259919	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$44,000.00	$44,000							$44,000															**$44,000**
D3030	Room 128	10259701	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 146	10259628	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 140	10259804	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 337	10259636	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 237	10259832	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 246	10259817	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 327	10259812	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 122	10259790	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 117	10259663	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 117	10259716	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 228	10259685	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 222	10259647	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 118	10259874	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 328	10259691	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 146	10259669	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 227	10259754	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 346	10259868	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 346	10259764	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 137	10259760	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 222	10259762	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 328	10259664	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 227	10259728	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 203	10259799	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 343	10259888	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 140	10259689	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 340	10259766	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 246	10259928	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 327	10259658	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 127	10259671	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 128	10259808	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 228	10259845	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 110	10259884	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**

Replacement Reserves Report

4/3/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Room 240	10259900	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 143	10259677	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 213	10259708	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 122	10259835	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 240	10259905	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Penthouse Mechanical Room 2	10259611	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 203	10259794	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 213	10259768	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 243	10259639	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 322	10259670	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 340	10259629	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 110	10259725	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 127	10259757	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Penthouse Mechanical Room 2	10259631	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Room 322	10259746	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3050	Mechanical Room 165	10259715	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$22,000.00	$22,000																	$22,000					**$22,000**
D3050	Mechanical Room 165	10259620	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$22,000.00	$22,000																	$22,000					**$22,000**
D3050	Roof	10259913	Make-Up Air Unit, MUA or MAU, Replace	20	9	11	1	EA	$35,000.00	$35,000												$35,000										**$35,000**
D3050	Upper Roof	10259819	Air Handler, Exterior AHU, Replace	20	9	11	1	EA	$26,400.00	$26,400												$26,400										**$26,400**
D3050	Roof	10259774	Air Handler, Exterior AHU, Replace	20	9	11	1	EA	$84,000.00	$84,000												$84,000										**$84,000**
D3050	Roof	10259850	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$9,000.00	$9,000												$9,000										**$9,000**
D3050	Roof	10259662	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$30,000.00	$30,000												$30,000										**$30,000**
D3050	Roof	10259881	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	10259640	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Penthouse Mechanical Room	10259908	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	9	16	1	EA	$22,000.00	$22,000																	$22,000					**$22,000**
D3050	Penthouse Mechanical Room 1	10259665	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	9	16	1	EA	$15,000.00	$15,000																	$15,000					**$15,000**
D3060	Upper Roof	10259904	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	$1,200.00	$1,200			$1,200																			**$1,200**
D3060	Roof	10259616	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Upper Roof	10259726	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	10259743	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10259719	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Upper Roof	10259909	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Upper Roof	10259741	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	10259675	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Upper Roof	10259830	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	9	11	1	EA	$5,600.00	$5,600												$5,600										**$5,600**
D3060	Upper Roof	10259622	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	10259653	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D3060	Upper Roof	10259883	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	9	11	1	EA	$4,000.00	$4,000												$4,000										**$4,000**
D3060	Roof	10259667	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D3060	Upper Roof	10259902	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D3060	Upper Roof	10259877	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Roof	10259750	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Upper Roof	10259655	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Upper Roof	10259860	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	10259810	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Upper Roof	10259625	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Roof	10259916	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Upper Roof	10259693	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	9	11	1	EA	$4,000.00	$4,000												$4,000										**$4,000**
D3060	Roof	10259734	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Upper Roof	10259735	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Upper Roof	10259780	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	9	11	1	EA	$4,000.00	$4,000												$4,000										**$4,000**
D3060	Upper Roof	10259706	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Upper Roof	10259694	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Upper Roof	10259770	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Upper Roof	10259793	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**

Replacement Reserves Report

4/3/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Upper Roof	10259650	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	10259756	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D4010	Mechanical Room	10259729	Supplemental Components, Fire Pump Controller, Replace	20	9	11	1	EA	$17,800.00	$17,800												$17,800										**$17,800**
D4010	Mechanical Room	10259709	Pump, Fire Suppression, Replace	25	9	16	1	EA	$7,500.00	$7,500																	$7,500					**$7,500**
D4010	Throughout Building	10259891	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	150089	SF	$1.07	$160,595																	$160,595					**$160,595**
D4010	Commercial Kitchen	10259848	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	12	LF	$400.00	$4,800												$4,800										**$4,800**
D5010	Mechanical Room	10259880	Generator, Gas or Gasoline, Replace	25	9	16	1	EA	$165,000.00	$165,000																	$165,000					**$165,000**
D5010	Upper Roof	10259695	Solar Power, Inverter, Replace	15	6	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D5010	Upper Roof	10259641	Solar Power, Inverter, Replace	15	6	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D5010	Upper Roof	10259649	Solar Power, Inverter, Replace	15	6	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D5010	Upper Roof	10259797	Solar Power, Inverter, Replace	15	6	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D5010	Upper Roof	10259717	Solar Power, Inverter, Replace	15	6	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D5010	Upper Roof	10259684	Solar Power, Inverter, Replace	15	6	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D5010	Upper Roof	10259917	Solar Power, Photovoltaic (PV) Panels by SF, Replace	20	9	11	9900	SF	$70.00	$693,000												$693,000										**$693,000**
D5010	Mechanical Room	10259896	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	$70,000.00	$70,000																	$70,000					**$70,000**
D5010	Mechanical Room	10259771	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	$70,000.00	$70,000																	$70,000					**$70,000**
D5010	Mechanical Room	10259903	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	$70,000.00	$70,000																	$70,000					**$70,000**
D5030	Mechanical Room	10259809	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$14,700.00	$14,700												$14,700										**$14,700**
D5040	Throughout Building	10259679	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	6	4	150089	SF	$0.65	$97,558					$97,558										$97,558							**$195,116**
D5040	Gymnasium	10259807	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	9	11	20	EA	$1,700.00	$34,000												$34,000										**$34,000**
D5040	Multi-Purpose Room	10259792	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	9	11	2000	SF	$30.00	$60,000												$60,000										**$60,000**
D5040	Auxiliary Gymnasium 160	10259703	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	9	11	20	EA	$1,700.00	$34,000												$34,000										**$34,000**
D5040	Throughout Building	10259644	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	9	11	150089	SF	$5.00	$750,445												$750,445										**$750,445**
D6030	Multi-Purpose Room	10259673	Sound System, Theater/Auditorium/Church, Replace	20	9	11	7000	SF	$1.50	$10,500												$10,500										**$10,500**
D6060	Throughout Building	10259638	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	150089	SF	$1.65	$247,647												$247,647										**$247,647**
D7010	Throughout Building	10259918	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	9	6	150089	SF	$3.25	$487,789							$487,789															**$487,789**
D7030	Throughout Building	10259761	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	150089	SF	$2.00	$300,178							$300,178															**$300,178**
D7050	Mechanical Room 171	10259676	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D7050	Throughout Building	10259748	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	150089	SF	$3.00	$450,267												$450,267										**$450,267**
D8010	Throughout Building	10259872	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	150089	SF	$2.50	$375,223							$375,223															**$375,223**
D8010	Mechanical Room	10259837	BAS/HVAC Controls, DDC Host Computer, Replace	15	9	6	1	EA	$5,000.00	$5,000							$5,000															**$5,000**
E1030	Commercial Kitchen	10259871	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Commercial Kitchen	10259824	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Commercial Kitchen	10259692	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Commercial Kitchen	10259751	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Commercial Kitchen	10259836	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	$5,600.00	$5,600					$5,600										$5,600							**$11,200**
E1030	Commercial Kitchen	10259795	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	10259648	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Commercial Kitchen	10259843	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Roof	10259892	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Commercial Kitchen	10259787	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Roof	10259838	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Commercial Kitchen	10259862	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	10259894	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Commercial Kitchen	10259690	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Commercial Kitchen	10259656	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	10259851	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Commercial Kitchen	10259847	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	3	EA	$4,700.00	$14,100							$14,100															**$14,100**
E1030	Commercial Kitchen	10259618	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Commercial Kitchen	10259895	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	10259619	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$6,700							$6,700															**$6,700**
E1030	Commercial Kitchen	10259899	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Commercial Kitchen	10259755	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	10259698	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Commercial Kitchen	10259749	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**

Replacement Reserves Report

4/3/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Commercial Kitchen	10259657	Foodservice Equipment, Walk-In, Freezer, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
E1030	Commercial Kitchen	10259833	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	9	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
E1040	Classrooms Science	10259897	Laboratory Equipment, Exhaust Hood, 6 LF, Replace	15	9	6	8	EA	$10,600.00	$84,800							$84,800															**$84,800**
E1040	Classrooms Art	10259931	Ceramics Equipment, Kiln, Replace	20	9	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
E1040	Classrooms Art	10259800	Ceramics Equipment, Kiln, Replace	20	9	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
E1040	Office Areas	10259674	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	2	EA	$1,500.00	$3,000				$3,000										$3,000									**$6,000**
E1070	Multi-Purpose Room	10259705	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	500	SF	$13.00	$6,500							$6,500															**$6,500**
E2010	Throughout Building	10259849	Window Treatments, Operable Blinds, Fire-Resistant	20	9	11	4000	SF	$5.42	$21,680												$21,680										**$21,680**
E2010	Classrooms General	10259758	Window Treatments, Operable Blinds, Fire-Resistant	20	9	11	4000	SF	$5.42	$21,680												$21,680										**$21,680**
E2010	Engineering Classroom 115	10259661	Casework, Cabinetry, Standard, Replace	20	9	11	100	LF	$300.00	$30,000												$30,000										**$30,000**
E2010	Library	10259926	Library Shelving, Single-Faced, up to 90" Height, Replace	20	9	11	100	LF	$330.00	$33,000												$33,000										**$33,000**
E2010	Classrooms Music 157	10259791	Casework, Cabinetry, Standard, Replace	20	9	11	50	LF	$300.00	$15,000												$15,000										**$15,000**
E2010	Classrooms General	10259678	Casework, Cabinetry, Standard, Replace	20	9	11	600	LF	$300.00	$180,000												$180,000										**$180,000**
E2010	Classrooms Art	10259803	Casework, Cabinetry, Standard, Replace	20	9	11	50	LF	$300.00	$15,000												$15,000										**$15,000**
E2010	Classrooms Science	10259654	Casework, Cabinetry, High-End or Laboratory, Replace	20	9	11	500	LF	$500.00	$250,000												$250,000										**$250,000**
E2010	Office Areas	10259723	Casework, Cabinetry, Standard, Replace	20	9	11	200	LF	$300.00	$60,000												$60,000										**$60,000**
E2010	Library	10259609	Casework, Cabinetry, Standard, Replace	20	9	11	50	LF	$300.00	$15,000												$15,000										**$15,000**
E2010	Engineering Classroom 115	10259865	Casework, Cabinetry, Standard, Replace	20	9	11	30	LF	$300.00	$9,000												$9,000										**$9,000**
E2010	Library	10259826	Library Shelving, Double-Faced, up to 90" Height, Replace	20	9	11	150	LF	$480.00	$72,000												$72,000										**$72,000**
E2010	Classrooms Music 159	10259681	Casework, Cabinetry, Standard, Replace	20	9	11	30	LF	$300.00	$9,000												$9,000										**$9,000**
E2010	Gymnasium	10259721	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	9	11	360	EA	$300.00	$108,000												$108,000										**$108,000**
G4050	Building Exterior	10259867	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	1	EA	$800.00	$800												$800										**$800**
Totals, Unescalated											**$0**	**$0**	**$1,200**	**$62,750**	**$755,233**	**$0**	**$2,171,875**	**$15,000**	**$0**	**$18,000**	**$0**	**$5,464,805**	**$0**	**$62,750**	**$755,233**	**$0**	**$1,332,565**	**$0**	**$0**	**$0**	**$0**	**$10,639,411**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$1,273**	**$68,569**	**$850,021**	**$0**	**$2,593,332**	**$18,448**	**$0**	**$23,486**	**$0**	**$7,564,568**	**$0**	**$92,150**	**$1,142,357**	**$0**	**$2,138,376**	**$0**	**$0**	**$0**	**$0**	**$14,492,581**

Hallie Wells Middle School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	10261561	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	70600	SF	$0.45	$31,770						$31,770					$31,770				$31,770						$31,770	**$127,080**
G2020	Site Parking Areas	10261545	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	70600	SF	$3.50	$247,100																$247,100						**$247,100**
G2050	Site	10261556	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	23	2	40000	SF	$6.50	$260,000			$260,000																			**$260,000**
G2050	Site	10261546	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	7	3	40000	SF	$4.50	$180,000				$180,000										$180,000									**$360,000**
G2050	Site Sports Fields & Courts	10261555	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	6	4	5900	SF	$5.00	$29,500					$29,500										$29,500							**$59,000**
G2050	Site Sports Fields & Courts	10261568	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	34000	SF	$0.45	$15,300					$15,300					$15,300					$15,300					$15,300		**$61,200**
G2050	Site	10261559	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	4	EA	$450.00	$1,800							$1,800															**$1,800**
G2050	Site	10261567	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	0	10	40000	SF	$1.50	$60,000											$60,000										$60,000	**$120,000**
G2050	Site	10261543	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	2	EA	$5,000.00	$10,000												$10,000										**$10,000**
G2050	Site Sports Fields & Courts	10261548	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	6	EA	$1,400.00	$8,400												$8,400										**$8,400**
G2050	Site Sports Fields & Courts	10261539	Sports Apparatus, Soccer, Regulation Goal, Replace	20	9	11	2	EA	$2,500.00	$5,000												$5,000										**$5,000**
G2050	Site Sports Fields & Courts	10261563	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	9	16	4	EA	$4,750.00	$19,000																$19,000						**$19,000**
G2050	Site Sports Fields & Courts	10261564	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	9	16	34000	SF	$3.50	$119,000																$119,000						**$119,000**
G2060	Site General	10261562	Bike Rack, Fixed 6-10 Bikes, Replace	20	9	11	4	EA	$800.00	$3,200												$3,200										**$3,200**
G2060	Site General	10261553	Park Bench, Metal Powder-Coated, Replace	20	9	11	3	EA	$700.00	$2,100												$2,100										**$2,100**
G2060	Site General	10261552	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
G2060	Site General	10261558	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	30	EA	$1,500.00	$45,000												$45,000										**$45,000**
G2060	Site General	10261566	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	9	11	2	EA	$1,700.00	$3,400												$3,400										**$3,400**
G4050	Site Parking Areas	10261544	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	9	11	15	EA	$4,000.00	$60,000												$60,000										**$60,000**
Totals, Unescalated											**$0**	**$0**	**$260,000**	**$180,000**	**$44,800**	**$31,770**	**$1,800**	**$0**	**$0**	**$15,300**	**$91,770**	**$140,100**	**$0**	**$180,000**	**$44,800**	**$31,770**	**$385,100**	**$0**	**$0**	**$15,300**	**$91,770**	**$1,514,280**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$275,834**	**$196,691**	**$50,423**	**$36,830**	**$2,149**	**$0**	**$0**	**$19,963**	**$123,331**	**$193,931**	**$0**	**$264,336**	**$67,764**	**$49,497**	**$617,972**	**$0**	**$0**	**$26,829**	**$165,747**	**$2,091,297**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10259660	D1010	**Elevator Controls**	Automatic, 1 Car		Hallie Wells Middle School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2016		
2	10884544	D1010	**Passenger Elevator**	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	3500 LB	Hallie Wells Middle School					2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10259922	D2010	**Water Heater** [WH-1]	Gas, Commercial (400 MBH), 100 to 199 GAL	130 GAL	Hallie Wells Middle School / Main Building	Mechanical Room	Conquest	40 L 130A-GCL	118611A	2016		
2	10259652	D2010	**Water Heater** [WH-2]	Gas, Commercial (400 MBH), 100 to 199 GAL	130 GAL	Hallie Wells Middle School / Main Building	Mechanical Room	Conquest	40 L 130A-GCL	118612A	2016		
3	10259744	D2010	**Backflow Preventer**	Domestic Water	6 IN	Hallie Wells Middle School / Main Building	Mechanical Room	Zurn Wilkins	350	J50834	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10259699	D3020	**Unit Heater**	Electric	5 kW	Hallie Wells Middle School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2016		18
2	10259759	D3020	**Unit Heater** [PUH-10]	Electric	3.3 kW	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Taskmaster	G1G5103N	NA	2016		
3	10259869	D3020	**Unit Heater** [PUH-3]	Electric	3.3 kW	Hallie Wells Middle School / Main Building	Mechanical Room	Taskmaster	G1G5103N	NA	2016		
4	10259932	D3020	**Unit Heater** [PUH-4]	Electric	5 kW	Hallie Wells Middle School / Main Building	Mechanical Room	Taskmaster	G1G5105N	NA	2016		
5	10259683	D3020	**Unit Heater** [PUH-6]	Electric	5 kW	Hallie Wells Middle School / Main Building	Mechanical Room	Taskmaster	G1G5105N	No dataplate	2016		
6	10259930	D3020	**Unit Heater** [PUH-7]	Electric	3.3 kW	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 1	Taskmaster	G1G5103N	NA	2016		
7	10259882	D3020	**Unit Heater** [PUH-8]	Electric	3.3 kW	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	Taskmaster	G1G5103N	NA	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10259624	D3020	**Boiler Supplemental Components**	Expansion Tank	300 GAL	Hallie Wells Middle School / Main Building	Mechanical Room				2016		
9	10259637	D3030	**Ductless Mini-Split** [DSS-5]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	3 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RKS36LVJU	E006043	2016		
10	10259716	D3030	**Heat Pump** [HPU 1]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 117	Daikin Industries	W.GS.V.048.B.1.K.GL.R.T.4...Y.C.S.YY-Y-Y-2-A-Y-Y.Y.V.V	E024211300100	2016		
11	10259804	D3030	**Heat Pump** [HPU 10]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 140	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T.4.4.Y.V.C.S.44.4.4.2.A.Y-YYYYY	E824211300400	2016		
12	10259701	D3030	**Heat Pump** [HPU 12]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 128	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y_Y_Y_C_S_YYY.Y.2.A.Y_Y_Y.Y.YY	E024211300900	2016		
13	10259808	D3030	**Heat Pump** [HPU 13]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 128	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.9.Y.Y.C.S.VV.Y.Y.2.A....YYY	E024211300300	2016		
14	10259689	D3030	**Heat Pump** [HPU 14]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 140	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.Y_V.C.S.VV.Y-Y.2.A.Y-Y-Y-Y.YY	E024211300900	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10259677	D3030	**Heat Pump** [HPU 14]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 143	Daikin Industries	W.65.V.048.B.1.K.GL.R.T.4.Y.Y.V.C.S.YYYY.2.A. Y. Y.-Y. Y	E024211300100	2016		
16	10259760	D3030	**Heat Pump** [HPU 15]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 137	Daikin Industries	W.GS.V.048.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY-Y.Y.2.A.Y.Y.Y.Y.YY	E024211300800	2016		
17	10259884	D3030	**Heat Pump** [HPU 16]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 110	Daikin Industries	V.GS.V.036.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.V.V.2.A.V.V...	E024211300600	2016		
18	10259725	D3030	**Heat Pump** [HPU 17]	Water Source, 5 TON	2 TON	Hallie Wells Middle School / Main Building	Room 110	Daikin Industries	0.6S.V.024.B.1.J.GL.L.T.4.Y.Y.V.C.S_VY_Y_Y.2.A.4.4.4.YYY	E024211301100	2016		
19	10259708	D3030	**Heat Pump** [HPU 18]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 213	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4-Y-Y-Y-C-S.YY-Y-Y-2.A.Y-Y-Y-Y.YY	E024211301200	2016		
20	10259768	D3030	**Heat Pump** [HPU 19]	Water Source, 5 TON	2 TON	Hallie Wells Middle School / Main Building	Room 213	Daikin Industries	=W.GS.V.024.B.1.J.GL.R.T.4.V.Y.Y.C.S.YY.Y.Y2.A.Y.Y.Y.V.V	E024211300500	2016		
21	10259663	D3030	**Heat Pump** [HPU 2]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 117	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.9.9.V_C_S_VV_Y_Y.2.A.V.Y.Y.Y.YY	E024211300200	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10259928	D3030	**Heat Pump** [HPU 20]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 246	Daikin Industries	W.GS.V.030.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.2.A.Y.Y.Y.Y.YY	E024211301000	2016		
23	10259817	D3030	**Heat Pump** [HPU 21]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 246	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T.4.Y_Y_Y_C_S_YY.Y.V.2.A.Y.Y.Y.Y.YY	E024211300400	2016		
24	10259754	D3030	**Heat Pump** [HPU 22]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 227	Daikin Industries	U.GS.V.030.B.1.J.GL.R.T.4. Y. Y.V.C.S.YY.Y.V.2.A.Y-Y-Y-Y-YY	E024211300400	2016		
25	10259728	D3030	**Heat Pump** [HPU 23]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 227	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.Y.V.C.S.YY.Y.Y.2.A.Y.Y.Y-Y. Y	E024211300200	2016		
26	10259762	D3030	**Heat Pump** [HPU 24]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 222	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.2.A.Y.Y-Y-Y. Y	E024211300300	2016		
27	10259647	D3030	**Heat Pump** [HPU 25]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 222	Daikin Industries	H.GS.V.036.B.1.J.GL.L.T.4.V.V.V.C.S.VV.4.4.2.A.V.Y...Y	E024211300900	2016		
28	10259905	D3030	**Heat Pump** [HPU 26]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 240	Daikin Industries	W.GS.9.030.B.1.J.GL.R.T.4_Y_Y_Y_C_S.YYY.V.2.A..Y.Y.YYY	E024211300400	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10259900	D3030	**Heat Pump** [HPU 27]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 240	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.Y.V.C.S.YY.Y.Y.2.A.Y-Y.Y.V.YY	E024211300900	2016		
30	10259685	D3030	**Heat Pump** [HPU 28]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 228	Daikin Industries	W.65.V.036.B.1.J.GL.L.T.4.Y.V.V.C.S.YYYY.2.A.1	E024211300900	2016		
31	10259845	D3030	**Heat Pump** [HPU 29]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 228	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.YY.Y.C.S.YY.V.V.2.A...YYYY	E024211300300	2016		
32	10259874	D3030	**Heat Pump** [HPU 3]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 118	Daikin Industries	68.9.036.0.1.J. GL.R. T. 4. V. V. V. C.S.V4.4.4.2.A.V.V...	E024211300300	2016		
33	10259639	D3030	**Heat Pump** [HPU 30]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 243	Daikin Industries	W.GS.V.048.B.1.K.GL.R.T.4.Y.Y.Y.C.S.YY.V.Y.2.A.Y.Y.Y.Y.YY	E024211300100	2016		
34	10259832	D3030	**Heat Pump** [HPU 31]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 237	Daikin Industries	W.65.V.048.B.1.K.GL.L.T.4.V.V.V.C.S.YV.Y.Y.2.A.V.Y.Y.Y.YY	E024211300800	2016		
35	10259799	D3030	**Heat Pump** [HPU 32]	Water Source, 5 TON	2 TON	Hallie Wells Middle School / Main Building	Room 203	Daikin Industries	W.65.9.024.B.1.J.GL.R.T_4.4.V_Y_C_S_V_Y_V.2.A.YYYYPP	E024211300700	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10259794	D3030	**Heat Pump** [HPU 33]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 203	Daikin Industries	W.GS.V.030.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YYY.Y.2.A.V.Y.Y.Y.Y	E024211301000	2016		
37	10259764	D3030	**Heat Pump** [HPU 34]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 346	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T.4. Y. Y. Y.C.S.PY. Y. Y.2.A.YYYYY	E024211300400	2016		
38	10259868	D3030	**Heat Pump** [HPU 35]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 346	Daikin Industries	W.GS.V.030.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.2.A.Y.Y.Y.Y.YY	E024211301000	2016		
39	10259812	D3030	**Heat Pump** [HPU 36]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 327	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T_4_Y_V_Y_C_S.YY_Y_Y.2.A.Y.V.V.V.YY	E024211300400	2016		
40	10259658	D3030	**Heat Pump** [HPU 37]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 327	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.V_Y_V_C_S_YY.Y.V.2.A.Y.Y.Y.Y.YY	E024211300200	2016		
41	10259746	D3030	**Heat Pump** [HPU 38]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 322	Daikin Industries	.65.W.036-B-1-J-GL-RT4CS.YYYY.2.A. Y. Y.-Y. Y	E024211300300	2016		
42	10259670	D3030	**Heat Pump** [HPU 39]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 322	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.V.Y.V.C.S.YY-Y-Y-2.A.4.4.4.4	E024211300900	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10259669	D3030	**Heat Pump** [HPU 4]	Water Source, 5 TON	2,5 TON	Hallie Wells Middle School / Main Building	Room 146	Daikin Industries	U.GS.V.030.B.1.J.GL.R-T-4.V-Y-Y-C.S.YYYY.2.A.Y-YYYYY	E024211300400	2016		
44	10259629	D3030	**Heat Pump** [HPU 40]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 340	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T.4. Y-Y-Y.C.S.YYYY.2.A.YYYYYY	E024211300400	2016		
45	10259766	D3030	**Heat Pump** [HPU 41]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 340	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YYY.Y.2.A.Y.Y.Y.Y. VY	E024211300900	2016		
46	10259691	D3030	**Heat Pump** [HPU 42]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 328	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.V.V.C.S.YYY.Y_2_A_Y_Y=Y.Y.YY	E024211300900	2016		
47	10259664	D3030	**Heat Pump** [HPU 43]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 328	Daikin Industries	: W.65.V.036.B.1.J.GL.R.T.4.V.Y.Y.C.S.YYYY-2.A.YYYYYY	E024211300300	2016		
48	10259888	D3030	**Heat Pump** [HPU 44]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 343	Daikin Industries	: W.GS.V.048.B.1.K.GL.R.T.4.4.Y.Y...YY.Y.4.2.A.4.4.4.Y.YY	E024211300100	2016		
49	10259636	D3030	**Heat Pump** [HPU 45]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Room 337	Daikin Industries	W.GS.V.048.B.1.K.GL.L.T.4.V.Y.Y.C_S.YY.Y_Y_2_A_Y_Y_Y-Y.YY	E024211300800	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10259611	D3030	**Heat Pump** [HPU 46]	Water Source, 5 TON	4 TON	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Daikin Industries	W.GS.V.048.B.1.K.GL.R.T.4.Y.Y.Y.C.S.YYY.Y.2.A.Y.Y.Y.Y.Y	E024211300100	2016		
51	10259631	D3030	**Heat Pump** [HPU 47]	Water Source, 5 TON	2 TON	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Daikin Industries	V.GS.V.048.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YYYY.2.A.Y-Y-Y-Y-Y	E024211300800	2016		
52	10259628	D3030	**Heat Pump** [HPU 5]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 146	Daikin Industries	W.GS.V.030.B.1.J.GL.L.T.4.V.Y.Y.C.S.YY.Y.Y.2.A.Y.Y.Y.Y. YE	E024211301000	2016		
53	10259671	D3030	**Heat Pump** [HPU 6]	Water Source, 5 TON	2.5 TON	Hallie Wells Middle School / Main Building	Room 127	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T.4.Y.Y.V.C.S.YYY.V.2.A.YYY.YYY	E024211300400	2016		
54	10259757	D3030	**Heat Pump** [HPU 7]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 127	Daikin Industries	=V.GS.V.036.B.1.J.GL.L.T.4.Y.Y_V_C_S_YY_Y_Y.2.A-Y-Y-Y-Y-YY	E024211300200	2016		
55	10259790	D3030	**Heat Pump** [HPU 8]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 122	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.V.Y.Y.C.S.YY.Y.Y.2.A.Y.Y.Y.Y.PY	E024211300300	2016		
56	10259835	D3030	**Heat Pump** [HPU 9]	Water Source, 5 TON	3 TON	Hallie Wells Middle School / Main Building	Room 122	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y_Y_Y_C_S_YY.Y.4.2.A.YYYYYY	E024211300900	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10259635	D3030	**Heat Pump** [VRF1A]	Var Refrig Vol (VRV)	7 TON	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Daikin Industries	RWEYQ84PCYD	A000158	2016		
58	10259919	D3030	**Heat Pump** [VRF1A]	Var Refrig Vol (VRV)	7 TON	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Daikin Industries	RWEYQ84PCYD	A000191	2016		
59	10259875	D3030	**Heat Pump** [VRF2A]	Var Refrig Vol (VRV)	5 TON	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Daikin Industries	RWEYQ84PCYD	A000190	2016		
60	10259783	D3030	**Heat Pump** [VRF2B]	Var Refrig Vol (VRV)	7 TON	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Daikin Industries	RWEYQ84PCYD	A000182	2016		
61	10259844	D3030	**Split System** [DSS-10]	Condensing Unit/Heat Pump	1.5 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RK 18NMVJU	G002805	2016		
62	10259772	D3030	**Split System** [DSS-2]	Condensing Unit/Heat Pump	2 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RZQ24PVJU9	1002817	2016		
63	10259813	D3030	**Split System** [DSS-3]	Condensing Unit/Heat Pump	2 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A005254	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
64	10259816	D3030	**Split System** [DSS-4]	Condensing Unit/Heat Pump	2 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RZQ24PVJU9	A003814	2016		
65	10259870	D3030	**Split System** [DSS-6]	Condensing Unit/Heat Pump	2 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RZQ24PVJU9	A002797	2016		
66	10259889	D3030	**Split System** [DSS-7]	Condensing Unit/Heat Pump	2 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RZQ24PVJU9	A003818	2016		
67	10259610	D3030	**Split System** [DSS-8]	Condensing Unit/Heat Pump	1.5 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RK 18NMVJU	002625	2016		
68	10259818	D3030	**Split System** [DSS-9]	Condensing Unit/Heat Pump	1.5 TON	Hallie Wells Middle School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A005252	2016		
69	10259668	D3030	**Split System Ductless** [DSS.1]	Single Zone	1.5 TON	Hallie Wells Middle School / Main Building	Upper Roof	Daikin Industries	RX18NMVJU	G006553	2016		
70	10259646	D3030	**Split System Ductless** [DSS-11]	Single Zone	1.5 TON	Hallie Wells Middle School / Main Building	Upper Roof	Daikin Industries	RX18NMVJU	008791	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
71	10259612	D3030	**Split System Ductless** [DSS-12]	Single Zone	1.5 TON	Hallie Wells Middle School / Main Building	Upper Roof	Daikin Industries	RK 18NMVJU	G002798	2016		
72	10259738	D3030	**Split System Ductless** [DSS-13]	Single Zone	1.5 TON	Hallie Wells Middle School / Main Building	Upper Roof	Daikin Industries	RK18NIMVJU	G002824	2016		
73	10259777	D3030	**Split System Ductless** [DSS-14]	Single Zone	1.5 TON	Hallie Wells Middle School / Main Building	Upper Roof	Daikin Industries	RX18NMVJU	Illegible	2016		
74	10259715	D3050	**Pump**	Distribution, HVAC Heating Water	40 HP	Hallie Wells Middle School / Main Building	Mechanical Room 165				2016		
75	10259620	D3050	**Pump**	Distribution, HVAC Heating Water	40 HP	Hallie Wells Middle School / Main Building	Mechanical Room 165				2016		
76	10259827	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6001 - 8000 CFM	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	Daikin Industries	CAH030GVAM	FB0U150700886	2016		
77	10259819	D3050	**Air Handler** [DOAU-1]	Exterior AHU	3800 CFM	Hallie Wells Middle School / Main Building	Upper Roof	AAON, Inc.	RN-018-3-0-709-000	201508-BNCN10020	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10259711	D3050	**Air Handler** [DOAU-2]	Interior AHU, Easy/Moderate Access	22500 CFM	Hallie Wells Middle School / Main Building	Upper Roof	ANNEXAIR	ERP-E-20-EW-D-FP-WM71-TB	2474-01	2016		
79	10259643	D3050	**Air Handler** [DOAU-3]	Interior AHU, Easy/Moderate Access	7300 CFM	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	ANNEXAIR	ERP-1-07-EW-D-FP-WM30-SS	2474-02	2016		
80	10259925	D3050	**Air Handler** [DOAU-4]	Interior AHU, Easy/Moderate Access	4650 CFM	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	ANNEXAIR	ERP-1-04-FP-H-WM24-TB	2474-03	2016		
81	10259665	D3050	**Air Handler** [ERU-1]	Interior AHU, Easy/Moderate Access	2000 CFM	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 1	ANNEXAIR	ERP-1-02-EW-D-HR-WM6.5-SS	2474-04	2016		
82	10259908	D3050	**Air Handler** [ERU-2]	Interior AHU, Easy/Moderate Access	2700 CFM	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	ANNEXAIR	ERP-1-02-EW-D-HR-WM12-SS	2474-05	2016		
83	10259852	D3050	**Air Handler** [ERU-3]	Interior AHU, Easy/Moderate Access	5400 CFM	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	ANNEXAIR	ERP-1-04-EW02-D-HR-WM16-SS	2474-06	2016		
84	10259774	D3050	**Air Handler** [ERU-4]	Exterior AHU	10500 CFM	Hallie Wells Middle School / Main Building	Roof	ANNEXAIR	ERP-E-09-EW05-D-HR-WM38-SS	2474-07	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
85	10259913	D3050	**Make-Up Air Unit** [AHU-2]	MUA or MAU	3960 CFM	Hallie Wells Middle School / Main Building	Roof	CaptiveAire Systems	Illegible	Illegible	2016		
86	10259640	D3050	**Packaged Unit** [RHPU-1]	RTU, Pad or Roof-Mounted	11 TON	Hallie Wells Middle School / Main Building	Roof	AAON, Inc.	RN-011-3-0-E709-000	201508-ANCZ10005	2016		
87	10259881	D3050	**Packaged Unit** [RHPU-2]	RTU, Pad or Roof-Mounted	11 TON	Hallie Wells Middle School / Main Building	Roof	AAON, Inc.	RN-011-3-0-8709-000	201508-ANCZ10006	2016		
88	10259662	D3050	**Packaged Unit** [RHPU-3]	RTU, Pad or Roof-Mounted	13 TON	Hallie Wells Middle School / Main Building	Roof	AAON, Inc.	RN-013-3-0-E709-000	201508-ANCK10007	2016		
89	10259850	D3050	**Packaged Unit** [RHPU-4]	RTU, Pad or Roof-Mounted	4 TON	Hallie Wells Middle School / Main Building	Roof	AAON, Inc.	RQ-004-3-V-E709-000	201508-AYCD02222	2016		
90	10259735	D3060	**Exhaust Fan** [EF - 29]	Roof or Wall-Mounted, 16" Damper	1700 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB-180-3-X	14333461	2016		
91	10259743	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 10" Damper	225 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	6-095-D-X	14333437	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
92	10259719	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 10" Damper	450 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	6-095-6-X	14333446	2016		
93	10259916	D3060	**Exhaust Fan** [EF-11]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	60-121-3-X	14333447	2016		
94	10259734	D3060	**Exhaust Fan** [EF-12]	Roof or Wall-Mounted, 10" Damper	400 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	6-099-A-Y	143334482	2016		
95	10259653	D3060	**Exhaust Fan** [EF-13]	Roof or Wall-Mounted, 24" Damper	4950 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	NCA74HPFA	Illegible	2016		
96	10259756	D3060	**Exhaust Fan** [EF-14]	Roof or Wall-Mounted, 12" Damper	975 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	6B-121-4-X	14333449	2016		
97	10259750	D3060	**Exhaust Fan** [EF-15]	Roof or Wall-Mounted, 12" Damper	600 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	CUE-101-A-X	14 33345 0	2016		
98	10259810	D3060	**Exhaust Fan** [EF-16]	Roof or Wall-Mounted, 16" Damper	1300 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	6-141-3-X	336451 16J	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
99	10259625	D3060	**Exhaust Fan** [EF-17]	Roof or Wall-Mounted, 12" Damper	700 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	G-103-A-2	4333452	2016		
100	10259741	D3060	**Exhaust Fan** [EF-18]	Roof or Wall-Mounted, 16" Damper	1100 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	68-131-4-X	14333453	2016		
101	10259726	D3060	**Exhaust Fan** [EF-19]	Roof or Wall-Mounted, 16" Damper	1800 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUBE-14 1-2-8	14 333454	2016		
102	10259904	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 10" Damper	500 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	6-103-A-X	14333438	2016		
103	10259706	D3060	**Exhaust Fan** [EF-20]	Roof or Wall-Mounted, 10" Damper	400 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUE-095-D-X	4333455	2016		
104	10259909	D3060	**Exhaust Fan** [EF-21]	Roof or Wall-Mounted, 16" Damper	1600 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB 180-3-X	14333456	2016		
105	10259655	D3060	**Exhaust Fan** [EF-22]	Roof or Wall-Mounted, 12" Damper	600 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	6-103-A-X	4333457	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
106	10259902	D3060	**Exhaust Fan** [EF-23]	Roof or Wall-Mounted, 24" Damper	3600 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUBE-200-10-1	8978887	2016		
107	10259793	D3060	**Exhaust Fan** [EF-24]	Roof or Wall-Mounted, 16" Damper	1700 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB-180-3-X	14333459	2016		
108	10259650	D3060	**Exhaust Fan** [EF-25]	Roof or Wall-Mounted, 16" Damper	1700 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB-180-3-X	14333460	2016		
109	10259694	D3060	**Exhaust Fan** [EF-26]	Roof or Wall-Mounted, 16" Damper	1800 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUBE-141-7-X	14003462	2016		
110	10259622	D3060	**Exhaust Fan** [EF-27]	Roof or Wall-Mounted, 16" Damper	1800 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUBE-141-7-X	14333463	2016		
111	10259860	D3060	**Exhaust Fan** [EF-28]	Roof or Wall-Mounted, 16" Damper	1800 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUBE-141-7-X	14033464	2016		
112	10259883	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 28" Damper	7500 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB-330-10-X	14333439	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
113	10259877	D3060	**Exhaust Fan** [EF-30]	Roof or Wall-Mounted, 12" Damper	900 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	CUBE-101-3-XX	14333465	2016		
114	10259770	D3060	**Exhaust Fan** [EF-31]	Roof or Wall-Mounted, 10" Damper	450 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	6-103-A-X	14333466	2016		
115	10259693	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 28" Damper	7500 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	SB-330-10-X	14333442	2016		
116	10259830	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 36"Damper	8501 - 15000 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB-330-10-X	14333440	2016		
117	10259780	D3060	**Exhaust Fan** [EF-5]	Roof or Wall-Mounted, 28" Damper	7500 CFM	Hallie Wells Middle School / Main Building	Upper Roof	Greenheck	GB-330-10-X	14333441	2016		
118	10259675	D3060	**Exhaust Fan** [EF-7]	Roof or Wall-Mounted, 10" Damper	450 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	G-098-A-X	14333443	2016		
119	10259667	D3060	**Exhaust Fan** [EF-8]	Roof or Wall-Mounted, 24" Damper	2500 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	GB-200-5-X	14333444	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
120	10259616	D3060	**Exhaust Fan** [EF-9]	Roof or Wall-Mounted, 16" Damper	1300 CFM	Hallie Wells Middle School / Main Building	Roof	Greenheck	GB-141-4-X	14333445	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10259736	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Hallie Wells Middle School / Main Building	Mechanical Room	Wilkins Zurn	350	J52893	2016		
2	10259709	D4010	**Pump**	Fire Suppression	12 HP	Hallie Wells Middle School / Main Building	Mechanical Room	Peerless Pump Company	APVF86	9827107880-10-A	2016		
3	10259729	D4010	**Supplemental Components**	Fire Pump Controller		Hallie Wells Middle School / Main Building	Mechanical Room	Tornatect Inc.	GPU-460/15/3/60	Z 157086	2016		
4	10259848	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Hallie Wells Middle School / Main Building	Commercial Kitchen				2016		12

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10259880	D5010	**Generator**	Gas or Gasoline	190 KW	Hallie Wells Middle School / Main Building	Mechanical Room	Kohler	180REZXB	GM78889-GA1	2016		
2	10259695	D5010	**Solar Power**	Inverter	2800 WATTS	Hallie Wells Middle School / Main Building	Upper Roof	Sunny Tripower	STP 20000TL-US-10 DE	191253796	2019		
3	10259641	D5010	**Solar Power**	Inverter	2800 WATTS	Hallie Wells Middle School / Main Building	Upper Roof	Sunny Tripower	STP 24000TL-US-10	191257432	2019		
4	10259649	D5010	**Solar Power**	Inverter	2800 WATTS	Hallie Wells Middle School / Main Building	Upper Roof	Sunny Tripower	STP 20000TL-US-10	191253727	2019		
5	10259797	D5010	**Solar Power**	Inverter	2800 WATTS	Hallie Wells Middle School / Main Building	Upper Roof	Sunny Tripower	STP 24000TL-US-10	191257324	2019		
6	10259717	D5010	**Solar Power**	Inverter	2800 WATTS	Hallie Wells Middle School / Main Building	Upper Roof	Sunny Tripower	STP 24000TL-US-10	191257487	2019		
7	10259684	D5010	**Solar Power**	Inverter	2800 WATTS	Hallie Wells Middle School / Main Building	Upper Roof	Sunny Tripower	STP 12000TL-US-10	191260409	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10259896	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	1600 AMP	Hallie Wells Middle School / Main Building	Mechanical Room	Kohler	KCS-AMVA-0260S	SGM32FNRV	2016		
9	10259771	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	1600 AMP	Hallie Wells Middle School / Main Building	Mechanical Room	Kohler	KCS-AMVA-0260S	SGM32FNRW	2016		
10	10259903	D5010	**Automatic Transfer Switch** [MTS:]	ATS	1600 AMP	Hallie Wells Middle School / Main Building	Mechanical Room	Kohler	KCS-BMTA-1600$	SGM32FRX6	2016		
11	10259921	D5020	**Secondary Transformer** [T 12]	Dry, Stepdown	45 KVA	Hallie Wells Middle School / Main Building	Electrical Room 257	Eaton	DT-3	V48M28B45CUEE	2016		
12	10259686	D5020	**Secondary Transformer** [T 14]	Dry, Stepdown	75 KVA	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Eaton	DT-3	V48M28B75CUEE	2016		
13	10259732	D5020	**Secondary Transformer** [T 15]	Dry, Stepdown	30 KVA	Hallie Wells Middle School / Main Building	Electrical Room 353	Eaton	KT-13	N48M28F30CUEE	2016		
14	10259633	D5020	**Secondary Transformer** [T 16]	Dry, Stepdown	75 KVA	Hallie Wells Middle School / Main Building	Electrical Room 353	Eaton	DT-3	V48M28B75CUEE	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10259859	D5020	**Secondary Transformer** [T 18]	Dry, Stepdown	15 KVA	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Eaton	KT-13	N48M28F15CUEE	2016		
16	10259911	D5020	**Secondary Transformer** [T 20]	Dry, Stepdown	45 KVA	Hallie Wells Middle School / Main Building	Electrical Room 353	Eaton	KT-13	N48M28F45CUEE	2016		
17	10259733	D5020	**Secondary Transformer** [T -7]	Dry, Stepdown	75 KVA	Hallie Wells Middle School / Main Building	Electrical Room 153	Eaton	DT-3	V48M28B75CUEE	2016		
18	10259765	D5020	**Secondary Transformer** [T1]	Dry, Stepdown	112.5 KVA	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	DT -3	V48M28B12CUEE	2016		
19	10259747	D5020	**Secondary Transformer** [T-10]	Dry, Stepdown	75 KVA	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	Eaton	DT-3	V48M28B75CUEE	2016		
20	10259876	D5020	**Secondary Transformer** [T-11]	Dry, Stepdown	30 KVA	Hallie Wells Middle School / Main Building	Electrical Room 257	Eaton	KT-13	N48M28F30CUEE	2016		
21	10259806	D5020	**Secondary Transformer** [T-13]	Dry, Stepdown	112.5 KVA	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Eaton	KT-13	N48M28F12CUEE	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10259688	D5020	**Secondary Transformer** [T17]	Dry, Stepdown	9 KVA	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	DT - 3	V48G28F09CU	2016		
23	10259722	D5020	**Secondary Transformer** [T19]	Dry, Stepdown	15 KVA	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Eaton	DT-3	V48M28B15CUEE	2016		
24	10259782	D5020	**Secondary Transformer** [T2]	Dry, Stepdown	30 KVA	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	KT- 13	N48M28F30CUEE	2016		
25	10259841	D5020	**Secondary Transformer** [T3]	Dry, Stepdown	45 KVA	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	KT - 13	N48M28F45CUEE	2016		
26	10259672	D5020	**Secondary Transformer** [T4]	Dry, Stepdown	45 KVA	Hallie Wells Middle School / Main Building	Electrical Room 100S	Eaton	KT-13	N48M28F45CUEE	2016		
27	10259763	D5020	**Secondary Transformer** [T5]	Dry, Stepdown	75 KVA	Hallie Wells Middle School / Main Building	Electrical Room 100S	Eaton	DT-3	V48M28B75CUEE	2016		
28	10259915	D5020	**Secondary Transformer** [T-6]	Dry, Stepdown	30 KVA	Hallie Wells Middle School / Main Building	Electrical Room 153	Eaton	KT-13	N48M28F30CUEE	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10259839	D5020	**Secondary Transformer** [T-8]	Dry, Stepdown	45 KVA	Hallie Wells Middle School / Main Building	Electrical Room 153	Eaton	KT-13	N48M28F45CUEE	2016		
30	10259906	D5020	**Secondary Transformer** [T-9]	Dry, Stepdown	30 KVA	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	Eaton	KT-13	N48M28F15CUEE	2016		
31	10259855	D5020	**Switchboard**	277/480 V	1600 AMP	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	LLY0013863	NA	2016		
32	10259775	D5020	**Switchboard**	277/480 V	1600 AMP	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	PRL	LLY0013863	2016		
33	10259887	D5020	**Switchboard** [DP-2]	277/480 V	1600 AMP	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 2	Eaton	PRL	LLY0013863	2016		
34	10259840	D5020	**Distribution Panel** [DP3]	277/480 V	400 AMP	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room	Eaton	PRL3A	LLY0013863-060	2016		
35	10259613	D5020	**Distribution Panel** [M2]	277/480 V	400 AMP	Hallie Wells Middle School / Main Building	Penthouse Mechanical Room 1	General Electric	PRL3A	LLY0013863-025	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10259730	D5020	**Distribution Panel** [RDP]	120/208 V	400 AMP	Hallie Wells Middle School / Main Building	Mechanical Room	Eaton	PRL3A	LLY0013863-059	2016		
37	10259809	D5030	**Variable Frequency Drive** [PUMP 2]	VFD, by HP of Motor	30 HP	Hallie Wells Middle School / Main Building	Mechanical Room	ABB	ACH550-VCR-072A-4	2160602555	2016		
38	10259807	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Hallie Wells Middle School / Main Building	Gymnasium				2016		20
39	10259703	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Hallie Wells Middle School / Main Building	Auxiliary Gymnasium 160				2016		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10259676	D7050	**Fire Alarm Panel**	Fully Addressable		Hallie Wells Middle School / Main Building	Mechanical Room 171	Honeywell	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	10259837	D8010	**BAS/HVAC Controls**	DDC Host Computer		Hallie Wells Middle School / Main Building	Mechanical Room				2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10259871	E1030	**Foodservice Equipment**	Convection Oven, Single		Hallie Wells Middle School / Main Building	Commercial Kitchen	Rational	SCC WE 102G	G12SH15072469397	2016		
2	10259824	E1030	**Foodservice Equipment**	Convection Oven, Single		Hallie Wells Middle School / Main Building	Commercial Kitchen	Rational	SCC WE 102G	G12SH15072469399	2016		
3	10259692	E1030	**Foodservice Equipment**	Convection Oven, Single		Hallie Wells Middle School / Main Building	Commercial Kitchen	Blodgett	DFG-100-3	020116RA011T	2016		
4	10259751	E1030	**Foodservice Equipment**	Convection Oven, Single		Hallie Wells Middle School / Main Building	Commercial Kitchen	Rational	SCC WE 102G	G12SH15072469398	2016		
5	10259836	E1030	**Foodservice Equipment**	Convection Oven, Single		Hallie Wells Middle School / Main Building	Commercial Kitchen	Blodgett	DFG-106-3	020116RA0128	2016		
6	10259843	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Hallie Wells Middle School / Main Building	Commercial Kitchen	BSI	No dataplate	268047-1C	2016		
7	10259690	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Hallie Wells Middle School / Main Building	Commercial Kitchen	BSI	No dataplate	768047-2B	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10259899	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Hallie Wells Middle School / Main Building	Commercial Kitchen	CaptiveAire Systems	6630 ND-2	2142169	2016		
9	10259698	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Hallie Wells Middle School / Main Building	Commercial Kitchen	CaptiveAire Systems	6630 ND-2	2142169	2016		
10	10259618	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Hallie Wells Middle School / Main Building	Commercial Kitchen	Traulsen	RW232NP-X0045	T16567A16	2016		
11	10259749	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Hallie Wells Middle School / Main Building	Commercial Kitchen	Traulsen	RW232NP-X0045	T16565A16	2016		
12	10259648	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Hallie Wells Middle School / Main Building	Commercial Kitchen	BSI	NA	768847-24	2016		
13	10259894	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Hallie Wells Middle School / Main Building	Commercial Kitchen	BSI	No dataplate	768047-18	2016		
14	10259851	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Hallie Wells Middle School / Main Building	Commercial Kitchen	BSI	NA	768047-1A	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10259619	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Hallie Wells Middle School / Main Building	Commercial Kitchen	Scotsman	B322S	15111320012352	2016		
16	10259847	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Hallie Wells Middle School / Main Building	Commercial Kitchen				2016		3
17	10259795	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Hallie Wells Middle School / Main Building	Commercial Kitchen	Traulsen	RHT232NPUT-FHG	T37772A16	2016		
18	10259787	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Hallie Wells Middle School / Main Building	Commercial Kitchen	Continental Refrigerator	MC3-SS-D	15625493	2016		
19	10259862	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Hallie Wells Middle School / Main Building	Commercial Kitchen	Traulsen	RW232NP-X0049	T46785D16	2016		
20	10259656	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Hallie Wells Middle School / Main Building	Commercial Kitchen	Continental Refrigerator	MC3-SS-D	15625138	2016		
21	10259895	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Hallie Wells Middle School / Main Building	Commercial Kitchen	Continental Refrigerator	MC3-SS-D	L15625137	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10259755	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Hallie Wells Middle School / Main Building	Commercial Kitchen	Traulsen	RHT232NPUT-FHG	T37647A16	2016		
23	10259898	E1030	**Foodservice Equipment**	Sink, 1-Bowl		Hallie Wells Middle School / Main Building	Commercial Kitchen				2016		7
24	10259739	E1030	**Foodservice Equipment**	Sink, 2-Bowl		Hallie Wells Middle School / Main Building	Commercial Kitchen				2016		
25	10259785	E1030	**Foodservice Equipment**	Sink, 3-Bowl		Hallie Wells Middle School / Main Building	Commercial Kitchen				2016		
26	10259892	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Hallie Wells Middle School / Main Building	Roof	Heatcraft	BZS055L6C	T15L13980	2016		
27	10259838	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Hallie Wells Middle School / Main Building	Roof	Heatcraft	BHS015X6C	T15L13981	2016		
28	10259657	E1030	**Foodservice Equipment**	Walk-In, Freezer		Hallie Wells Middle School / Main Building	Commercial Kitchen	Bally Engineered Structures	3681.5-3-P-A-W	DX1408222-02	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10259833	E1030	**Foodservice Equipment** [COOLER]	Walk-In, Refrigerator		Hallie Wells Middle School / Main Building	Commercial Kitchen	Bally Engineered Structures	3681.5-3-A-W	DX1408222-01	2016		
30	10259931	E1040	**Ceramics Equipment**	Kiln		Hallie Wells Middle School / Main Building	Classrooms Art	L&L Kiln Mfg, Inc.			2016		
31	10259800	E1040	**Ceramics Equipment**	Kiln		Hallie Wells Middle School / Main Building	Classrooms Art				2016		
32	10259897	E1040	**Laboratory Equipment**	Exhaust Hood, 6 LF		Hallie Wells Middle School / Main Building	Classrooms Science				2016		8
33	10259674	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Hallie Wells Middle School / Main Building	Office Areas						2