



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Julius West Middle School
651 Great Falls Road
Rockville, MD 20850

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BV PROJECT #:

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ON SITE DATE:

October 27-30, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	651 Great Falls Road, Rockville, MD 20850
Site Developed	1961 Renovated 2015
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 27-30, 2025
Management Point of Contact	Montgomery County Public Schools 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

Julius West Middle School is located in Rockville, Maryland. It was originally constructed in 1961 and has received occasional updates to the structure over the years. Most recently, a significant quantity of electrical and HVAC equipment was replaced in 2015.

Architectural

The building is constructed using masonry bearing walls with brick exterior performing adequately. The modified bituminous roof is in fair condition but there are portions over the secondary gymnasium that have blisters on the surface that appear to be allowing water in. There is a reported leak from a water pipe in the main gymnasium where there are paint blisters at the top of the wall. The floor of the rooftop mechanical penthouse is cracked and slightly bouncy when walked on. The interior finishes have been replaced periodically as needed and generally in fair condition. Typical lifecycle-based finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of two large boilers in the old boiler room along with two smaller boilers that were added in 2015. There is one chiller in the old boiler room along with another in a newer mechanical room. To support these there are multiple rooftop packaged units and ductless mini split systems. The cooling tower is from 1994 and should be replaced in the near future. Each classroom has a wall mounted ventilator with fresh air intake. The majority of these units were installed in 1994 with a few being installed in 2015.

The electrical system has seen minor renovations in 2015 but the switchgear and a few other panels and transformers are from 1994. There is a full solar array on the roof of the building aiding with supplemental power.

The plumbing is in good condition and one of the water heaters was replaced in 2024 and the older one in 2014.

There is a fully addressable fire alarm system and the building has full sprinkler coverage.

Site

The site has a large field area for sports and physical education along with three tennis courts and a basketball court. There is a courtyard in the middle of the school that has picnic tables and benches.

Recommended Additional Studies

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

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 have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the MDCl 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 0.526177

Immediate Needs

There are no immediate needs to report.



Key Findings



Roofing in Poor Condition.

Modified Bitumen
Julius West Middle School
Roof above Auxiliary Gymnasium

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Roof above auxiliary gym has crunchy portions where it appears the finish is bubbling up. - AssetCALC ID: 10027689



Exhaust Fan in Poor Condition.

Roof or Wall-Mounted, 10" Damper
Julius West Middle School
Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Fan housing is heavily corroded. - AssetCALC ID: 10027807



Exhaust Fan in Poor Condition.

Roof or Wall-Mounted, 16" Damper
Julius West Middle School
Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Fan housing is heavily corroded. - AssetCALC ID: 10027770



Exhaust Fan in Poor Condition.

Roof or Wall-Mounted, 12" Damper
Julius West Middle School
Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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Fan making loud clicking noises. - AssetCALC ID: 10027663





Exhaust Fan in Poor Condition.

Roof or Wall-Mounted, 24" Damper
Julius West Middle School
Roof

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

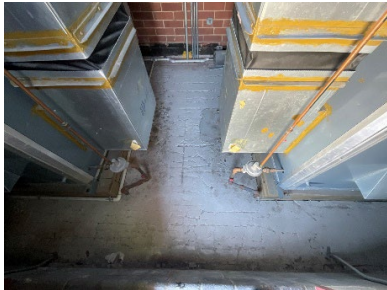
Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Fan housing is heavily corroded. - AssetCALC ID: 10027692



Flooring in Poor Condition.

Concrete
Julius West Middle School
Roof

Uniformat Code: C2030
Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

Floor is extremely cracked and the floor is slightly bouncy when walked on. - AssetCALC ID: 10027730



Split System in Poor Condition.

Condensing Unit, 6 to 7.5 TON
Julius West Middle School
Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

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Unit is corroded, exceedingly aged, and uses R22 refrigerant. - AssetCALC ID: 10027660



Packaged Unit in Poor Condition.

RTU, Pad or Roof-Mounted
Julius West Middle School
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Unit is corroded and worn on the exterior. - AssetCALC ID: 10027606



Make-Up Air Unit in Poor Condition.

MUA or MAU, 2000 to 6000 CFM
Julius West Middle School
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,000

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Unit is corroded and weathered. - AssetCALC ID: 10027665



Split System in Poor Condition.

Condensing Unit/Heat Pump
Julius West Middle School
Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

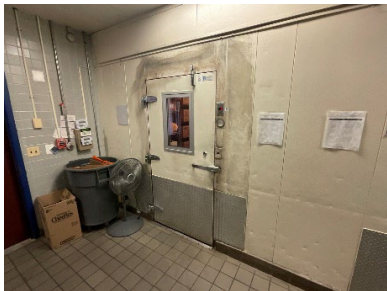
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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Unit is corroded on the exterior and is aged well beyond its expected useful lifespan - AssetCALC ID: 10027681



Foodservice Equipment in Poor Condition.

Walk-In, Freezer
Julius West Middle School
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

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Walk in had a mildew smell - AssetCALC ID: 10027751



Air Compressor in Poor Condition.

Tank-Style
Julius West Middle School
05 Old Boiler Room

Uniformat Code: D2060
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,600

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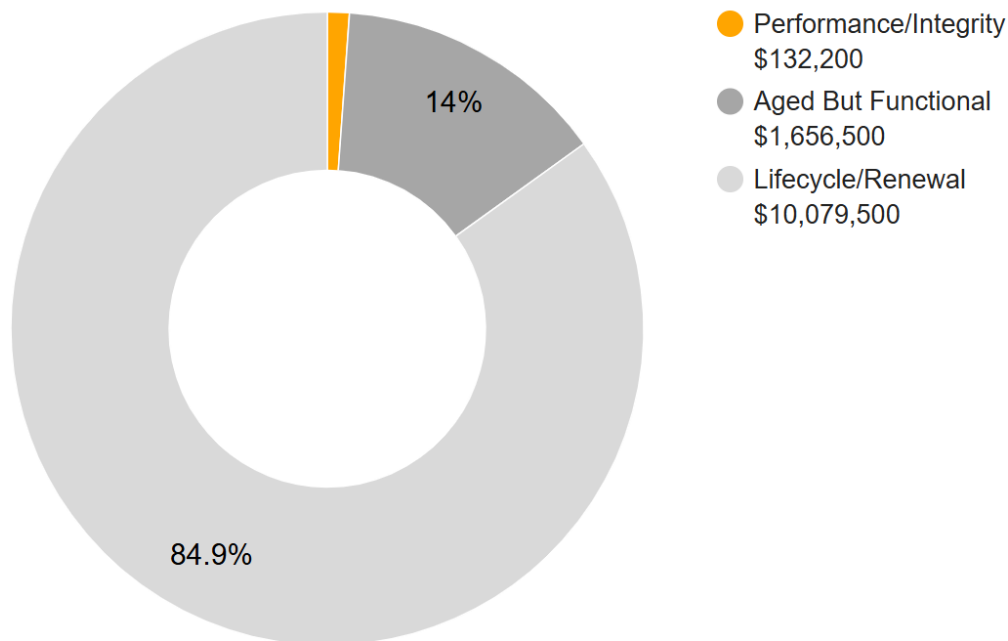
Compressor is extremely loud and was noted by POC as having issues with its functionality. - AssetCALC ID: 10027652

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 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: \$11,868,200

2. Building Information



Main Building: Systems Summary		
Address	651 Great Falls Road, Rockville, MD 20850	
GPS Coordinates	39.07742, -77.1646258	
Constructed/Renovated	1961	
Building Area	182,617 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl, quarry tile, wood strip, terrazzo, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving the top 2 floors	Fair
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

Main Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding hydronic baseboard radiators and cabinet terminal units Supplemental components: Packaged rooftop units, Split-system heat pumps, Suspended unit heaters, Make-up air units, Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	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.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the 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	-	-	-	-	\$1,959,700	\$1,959,700
Facade	-	-	-	-	\$665,000	\$665,000
Roofing	-	\$6,400	-	\$1,250,800	\$17,300	\$1,274,400
Interiors	-	\$15,500	\$727,400	\$1,271,200	\$4,162,100	\$6,176,200
Conveying	-	-	\$6,600	\$6,300	\$177,700	\$190,600
Plumbing	-	\$11,200	\$1,300	\$46,800	\$295,400	\$354,800
HVAC	-	\$208,500	\$1,476,800	\$539,600	\$2,218,000	\$4,442,900
Fire Protection	-	-	-	\$500	\$338,900	\$339,400
Electrical	-	-	\$7,800	\$1,714,100	\$1,695,100	\$3,417,000
Fire Alarm & Electronic Systems	-	-	-	\$1,108,500	\$1,250,500	\$2,359,100
Equipment & Furnishings	-	\$26,500	\$72,100	\$300,500	\$348,000	\$747,100
TOTALS (3% inflation)	-	\$268,100	\$2,292,000	\$6,238,400	\$13,127,700	\$21,926,200



3. Site Summary



Site Information		
Site Area	20 acres (estimated)	
Parking Spaces	132 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--

Site Information	
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	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
Site Development	-	-	\$118,200	\$15,400	\$125,200	\$258,700
Site Pavement	-	-	\$59,300	\$68,700	\$171,900	\$299,900
Site Utilities	-	-	-	\$121,600	-	\$121,600
TOTALS (3% inflation)	-	-	\$177,500	\$205,700	\$297,100	\$680,300



4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1961 / 2015	No	No
Main Building	1961 / 2015	No	No

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



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include 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 Julius West Middle School, 651 Great Falls Road, Rockville, MD 20850, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

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8. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



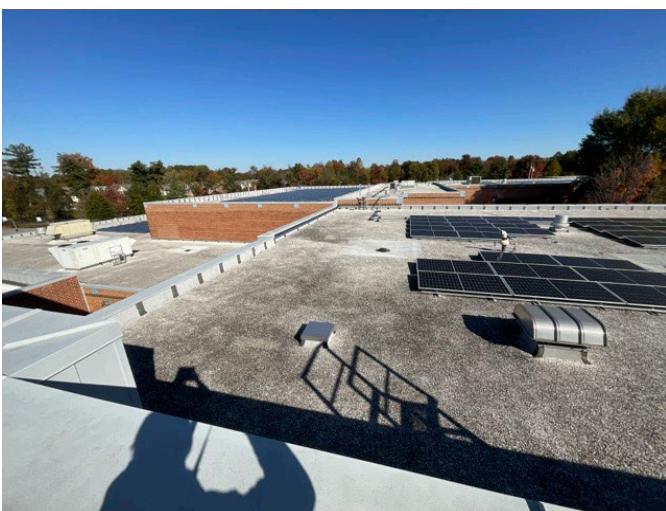
2 - LEFT ELEVATION



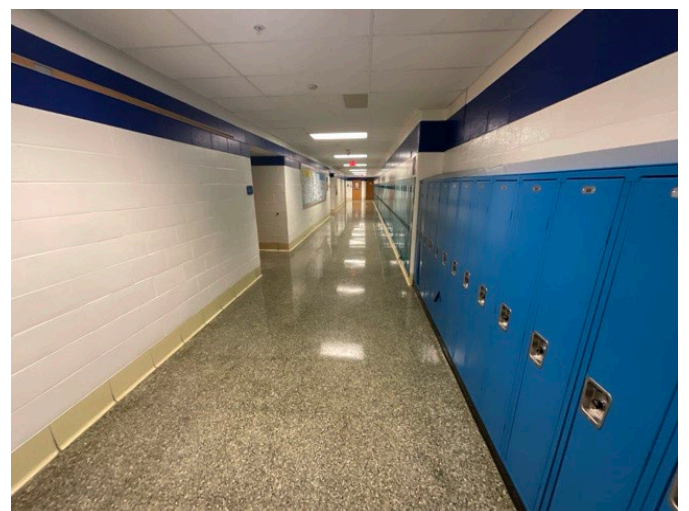
3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF PHOTO



6 - INTERIOR CONSTRUCTION PHOTO



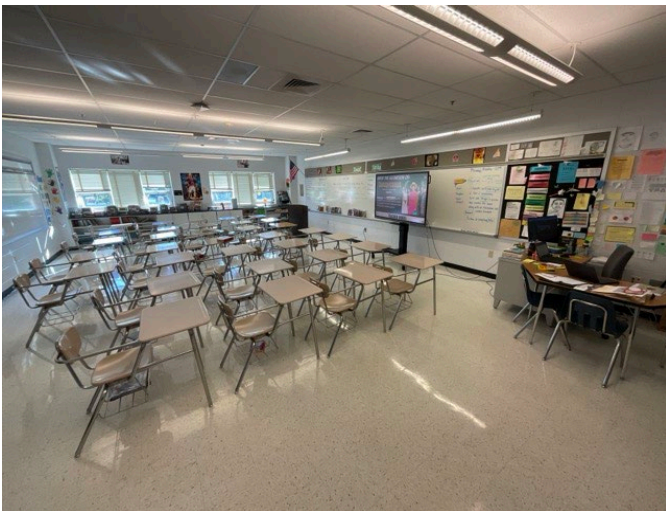
Photographic Overview



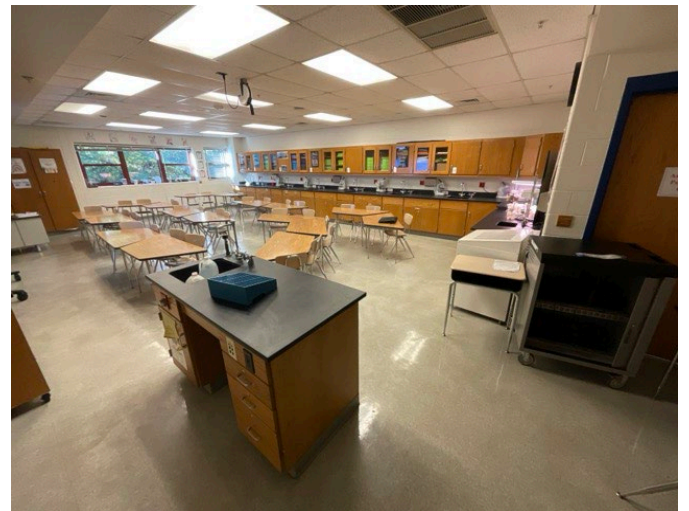
7 - TYPICAL HALLWAY



8 - TYPICAL CLASSROOM



9 - TYPICAL CLASSROOM



10 - SCIENCE CLASSROOM



11 - TECHNOLOGY LAB



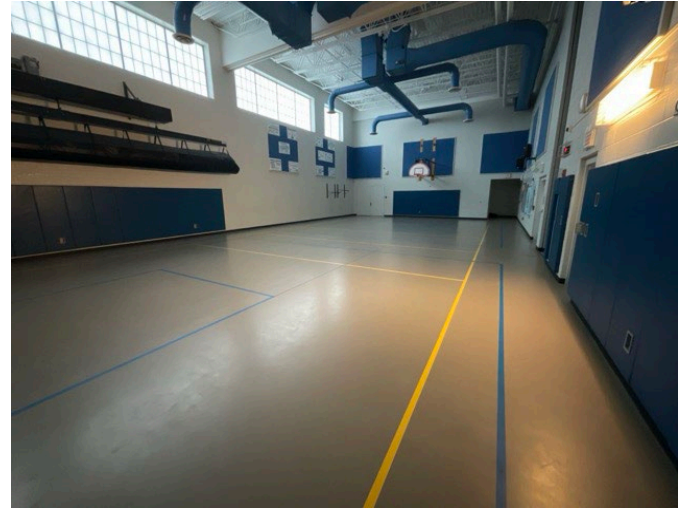
12 - MEDIA CENTER



Photographic Overview



13 - GYMNASIUM



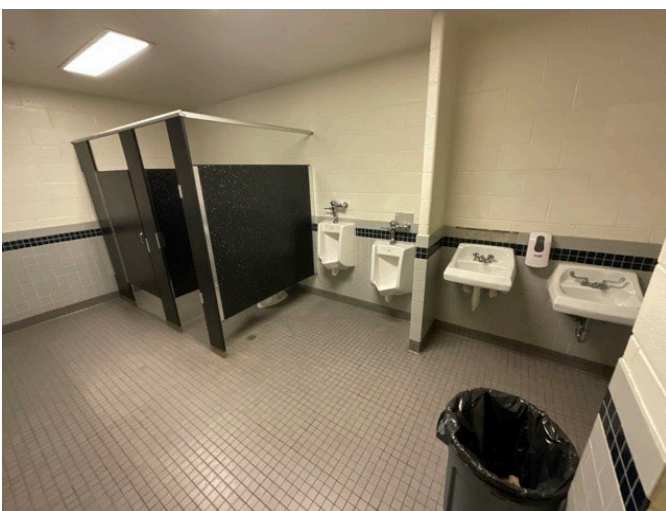
14 - SECONDARY GYMNASIUM



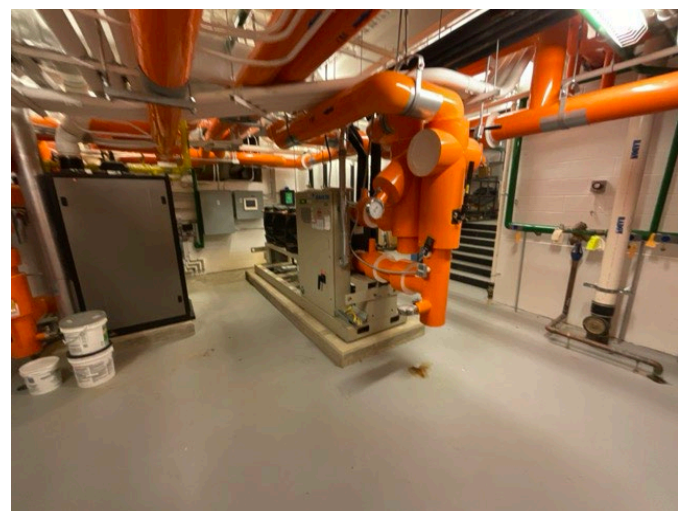
15 - LOCKER ROOM



16 - CAFETERIA



17 - RESTROOM



18 - CHILLER ROOM

Photographic Overview



19 - MAIN BOILER ROOM



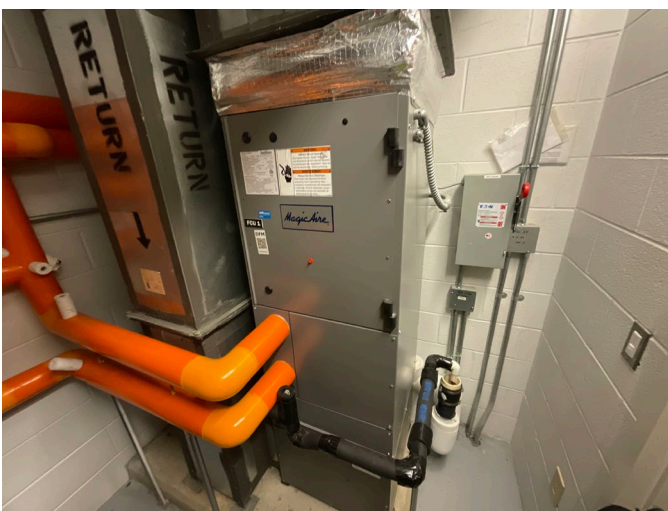
20 - BOILER



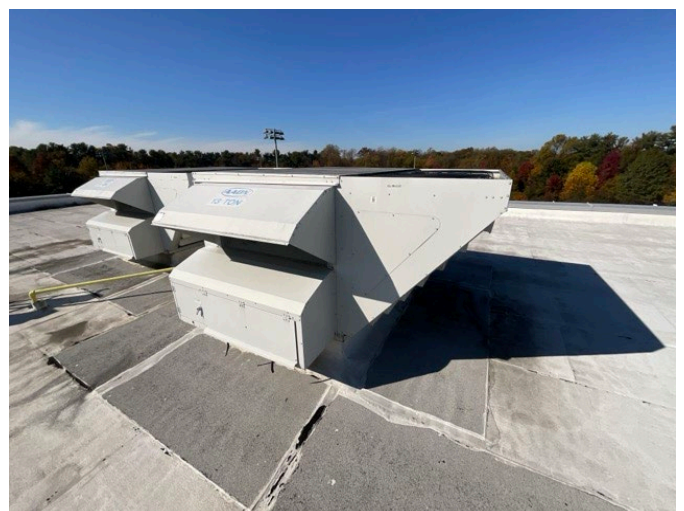
21 - CHILLER



22 - COOLING TOWER



23 - AIR HANDLER



24 - PACKAGED UNIT

Photographic Overview



25 - AIR HANDLER



26 - PLUMBING SYSTEM



27 - BACKFLOW PREVENTER



28 - ELECTRICAL SYSTEM



29 - GENERATOR



30 - SOLAR POWER

Photographic Overview



31 - FIRE ALARM SYSTEM



32 - COURTYARD



33 - SITE PHOTO



34 - PARKING LOTS



35 - SIDEWALK





36 - ATHLETIC SURFACES AND COURTS

Appendix B: Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-174.354	Julius West Middle School	
	Source	On-Site Date	
	Google	October 27-30, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Julius West Middle School

Name of person completing form: Yunior Payano

Title / Association w/ property: Facility Manager

Length of time associated w/ property:

Date Completed: 10/27/2025

Phone Number:


Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1961	Renovated 2015	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Handicap lift in gym		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

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				Cafeteria potential sinkhole; drainpipe underneath swelling
8	Are there any wall, window, basement or roof leaks?	X				Drain pipe; old metal pipes, roof drain pipe; gymnasium wall has weak soft wall
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Remediation ongoing in one spot
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				Freon leak by new boiler by outfield. One boiler on the other is not
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Air compressor underpowered; rusty valves
14	Is the electrical service outdated, undersized, or problematic?		X			Some issues with tripping fuses; interior lighting issues — difficult to get bulbs
15	Are there any problems or inadequacies with exterior lighting?	X				Old building has issues and parking lot very bad. Parking lot too small
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?	X				
21	Are any areas of the property leased to outside occupants?	X				Fields



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Julius West Middle School

BV Project Number: 172559.25R000-174.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	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



AUTOMATIC DOOR OPENER

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E: Component Condition Report

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Good	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	101,700 SF	15	10027791
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	1,700 SF	15	10027582
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	36,100 SF	12	10027594
B2020	Building Exterior	Fair	Glazing, any type by SF	6,400 SF	16	10027586
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	32	22	10027657
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	11	10027840
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	101,700 SF	7	10027726
B3010	Roof above Auxiliary Gymnasium	Poor	Roofing, Modified Bitumen	600 SF	2	10027689
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	15	10027684
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,700 SF	15	10027739
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	1,000 SF	3	10027608
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	215	26	10027664
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	79	28	10027814
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	133,700 SF	8	10027731
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	40	10	10027699
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1 LF	5	10027759
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,200 SF	9	10027709
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	245,400 SF	6	10027717
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	43,800 SF	16	10027779
C2030	Secondary Gymnasium	Fair	Flooring, Vinyl Sheeting	3,000 SF	10	10027669

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Media Center	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	6	10027673
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	126,100 SF	4	10027842
C2030	Throughout Building	Fair	Flooring, Terrazzo	27,400 SF	15	10027813
C2030	Restrooms	Fair	Flooring, Ceramic Tile	14,600 SF	15	10027831
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	6,000 SF	8	10027653
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	21	10027633
C2030	Roof	Poor	Flooring, Concrete, Repair	500 SF	0	10027730
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	24,700 SF	7	10027602
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,000 SF	7	10027603
Conveying						
D1010	123G	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	14	10027616
D1010	07	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	15	10027714
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	1	3	10027793
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	1	3	10027828
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	8	10027723
Plumbing						
D2010	05 Old Boiler Room	Good	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	19	10027620
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	12	10027581
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	182,617 SF	30	10027680
D2010	15	Fair	Backflow Preventer, Domestic Water, 1 IN	1	18	10027817
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	10027829
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	10027704
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	11	7	10027637
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	15	10027832
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	40	16	10027820

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Lab Classroom	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	12	10027847
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	34	17	10027621
D2010	05 Old Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 80 GAL	1	9	10027695
D2010	Restrooms	Fair	Urinal, Standard	19	17	10027605
D2060	05 Old Boiler Room	Poor	Air Compressor, Tank-Style, 5 HP	1	2	10027652
D2060	05 Old Boiler Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	8	10027816
HVAC						
D3020	05 Old Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	4	10027777
D3020	05 Old Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 60 GAL	1	28	10027694
D3020	15	Fair	Unit Heater, Hydronic, 40 MBH [PUH2]	1	11	10027836
D3020	15	Fair	Boiler, Gas, HVAC, 750 MBH	1	20	10027789
D3020	15	Fair	Boiler, Gas, HVAC, 750 MBH	1	20	10027822
D3020	Roof	Fair	Furnace, Gas, 151 to 200 MBH, 175 MBH [HV-1]	1	8	10027754
D3020	05 Old Boiler Room	Fair	Unit Heater, Electric, 10 kW [EUH-3]	1	5	10027631
D3020	15	Fair	Unit Heater, Hydronic, 40 MBH [PUH1]	1	11	10027734
D3020	07	Fair	Unit Heater, Electric, 10 kW [EUH-4]	1	8	10027677
D3020	05 Old Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 400 GAL	1	15	10027755
D3020	05 Old Boiler Room	Fair	Boiler, Gas, HVAC, 3015 MBH	1	6	10027595
D3020	05 Old Boiler Room	Fair	Boiler, Gas, HVAC, 3015 MBH	1	6	10027638
D3020	15	Good	Boiler Supplemental Components, Expansion Tank, 200 GAL	1	40	10027610
D3020	Roof	Fair	Furnace, Gas, 151 to 200 MBH, 175 MBH	1	8	10027797
D3020	15	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	9	10027784
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 CFM	13	4	10027747
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 110 TON	1	15	10027662
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	9	10027611

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	10027788
D3030	15	Fair	Chiller, Water-Cooled, 80 TON	1	15	10027691
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 2 TON	1	11	10027782
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	5	10027644
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	3	10027675
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, 7.5 TON	1	2	10027783
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 3 TON	1	2	10027681
D3030	Courtyard	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	8	10027768
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	3	10027780
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 2 TON	1	2	10027837
D3030	Roof	Poor	Split System, Condensing Unit, 6 to 7.5 TON, 7.5 TON	1	1	10027660
D3030	Roof	Fair	Chiller, Air-Cooled, 21 to 30 TON, 30 TON	1	2	10027600
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 15 TON	1	3	10027705
D3030	05 Old Boiler Room	Fair	Chiller, Water-Cooled, 450 TON	1	3	10027744
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 307 TON	1	3	10027656
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 15 TON	1	3	10027592
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton, 1250 CFM	30	4	10027806
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 TON	1	7	10027607
D3030	05 Old Boiler Room	Fair	Chilled Water, Chemical Feed Dosing System, No dataplate	1	5	10027623
D3050	05 Old Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 40 HP	1	8	10027654
D3050	A209	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027760
D3050	11	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 600 CFM	1	15	10027846
D3050	214A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 900 CFM	1	3	10027674
D3050	122A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 900 CFM	1	3	10027648
D3050	05 Old Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP	1	12	10027667

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	11	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027790
D3050	1	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1200 CFM	1	15	10027641
D3050	205	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM	1	3	10027756
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	182,617 SF	22	10027827
D3050	106	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1500 CFM	1	3	10027733
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON	1	10	10027767
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	182,617 SF	15	10027728
D3050	A24	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027841
D3050	9	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027710
D3050	105	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM	1	3	10027729
D3050	A220	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 400 CFM	1	15	10027589
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON	1	12	10027719
D3050	123E	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3000 CFM	1	3	10027758
D3050	A24	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027596
D3050	121A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3000 CFM	1	3	10027771
D3050	1	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1200 CFM	1	15	10027849
D3050	15	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP	1	12	10027766
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON	1	2	10027618
D3050	Roof	Poor	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Illegible	1	2	10027665
D3050	103	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM	1	3	10027670
D3050	15	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP	1	12	10027614
D3050	Roof	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM, Illegible	1	2	10027838
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON	1	2	10027718
D3050	09	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1200 CFM	1	15	10027716
D3050	234B	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1500 CFM	1	3	10027839

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	A205	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027748
D3050	9	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027804
D3050	A216	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 400 CFM	1	15	10027720
D3050	A205	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027706
D3050	09	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027601
D3050	150D	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 12500 CFM	1	3	10027702
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON	1	12	10027636
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	3	10027697
D3050	A220	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 400 CFM	1	15	10027645
D3050	05 Old Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP	1	12	10027830
D3050	A209	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	15	10027701
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	2	10027606
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM	1	4	10027845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM	1	3	10027750
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU)	1	10	10027617
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM	1	15	10027661
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10027685
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 200 CFM	1	8	10027590
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	4	10027649
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 100 CFM	1	4	10027628
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM	1	4	10027698
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	12	10027774
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	8	10027666
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM	1	4	10027727
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2200 CFM	1	4	10027643

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10027598
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2200 CFM	1	4	10027757
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10027778
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10027742
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027819
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2100 CFM	1	2	10027692
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6250 CFM	1	17	10027848
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU)	1	10	10027708
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	4	10027715
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10027593
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 200 CFM	1	8	10027792
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027619
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10027587
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027724
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027629
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10027835
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027752
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027696
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10027588
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1400 CFM	1	3	10027826
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM	1	4	10027815
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM	1	4	10027764
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1600 CFM	1	12	10027615
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	12	10027580
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	2	10027663

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10027740
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10027736
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10027794
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	2	10027770
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027635
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10027659
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10027769
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM	1	4	10027745
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10027787
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10027809
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM	1	4	10027703
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2200 CFM	1	4	10027597
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10027627
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM	1	2	10027807
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	12	10027812
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10027647
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM	1	4	10027721
Fire Protection						
D4010	05 Old Boiler Room	Fair	Supplemental Components, Fire Riser, Wet, 6 IN	1	22	10027821
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	1 LF	7	10027585
D4010	15	Fair	Supplemental Components, Fire Riser, Wet, 6 IN	1	15	10027642
D4010	05 Old Boiler Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	16	10027824
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	182,617 SF	14	10027668
Electrical						
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 125 KW	1	8	10027624

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	400	15	10027686
D5010	07	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	14	10027781
D5010	15A	Fair	Automatic Transfer Switch, ATS, 1200 AMP	1	18	10027761
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS	1	9	10027707
D5020	150D	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	5	10027671
D5020	126C	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10027639
D5020	05 Old Boiler Room	Fair	Distribution Panel, 120/208 V, 500 AMP	1	12	10027743
D5020	Electrical Room near courtyard entrance	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10027808
D5020	A214	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	20	10027690
D5020	05 Old Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	24	10027650
D5020	05 Old Boiler Room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	20	10027800
D5020	15A	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	20	10027741
D5020	07	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	24	10027625
D5020	Electrical Room next to 220	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10027722
D5020	05 Old Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	14	10027753
D5020	05 Old Boiler Room	Fair	Switchboard, 277/480 V, 1200 AMP	1	30	10027612
D5020	05 Old Boiler Room	Fair	Switchgear, 277/480 V, 2000 AMP	1	8	10027682
D5020	15A	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	20	10027583
D5020	234B	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	10027604
D5020	15A	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	21	10027630
D5020	05 Old Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	20	10027811
D5020	15A	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	20	10027658
D5020	A214	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	20	10027823
D5030	15	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	16	10027763
D5030	15	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	16	10027785

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	182,617 SF	25	10027646
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	182,617 SF	8	10027725
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	182,617 SF	6	10027672
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	30	13	10027746
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	182,617 SF	15	10027798
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	182,617 SF	9	10027626
D7050	05 Old Boiler Room	Fair	Fire Alarm Panel, Fully Addressable	1	7	10027825
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	182,617 SF	12	10027693
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	182,617 SF	10	10027773
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	10027711
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10027843
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10027632
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	10027799
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	10027700
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	10027776
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10027678
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	10027651
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	9	10027801
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10027834
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10027802
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	8	10027640
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10027609
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	10027599

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Poor	Foodservice Equipment, Walk-In, Freezer	1	2	10027751
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	10027818
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	10027613
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	7	10027795
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	10027805
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	10027762
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	10027687
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	10027712
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10027833
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10027803
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	10027679
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10027737
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	7	10027735
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	11	10027772
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	9	10027796
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	10027738
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10027591
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	10027584
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	10027749
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10027765
E1040	Art Classroom	Fair	Ceramics Equipment, Kiln	1	7	10027676
E1040	Art Classroom	Fair	Ceramics Equipment, Kiln	1	7	10027622
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	6	18	10027683
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	8	10027844
E1070	Secondary Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	2	18	10027634

Component Condition Report | Julius West Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Media Center	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	110 LF	12	10027732
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	320	9	10027810
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	200 LF	10	10027786

Component Condition Report | Julius West Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	5,400 LF	35	10028897
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	120,500 SF	3	10028901
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	25,000 SF	30	10028893
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	8	3	10028894
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	40,000 SF	5	10028902
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,500 SF	3	10028900
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	14	10028891
Sitework						
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	3	12	10028892
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	10028896
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	900 LF	25	10028898
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	6	8	10028899
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	24	8	10028895

Component Condition Report | Julius West Middle School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	150,000 SF	6	10103047

Appendix F: Replacement Reserves

Replacement Reserves Report



2/24/2026

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
Julius West Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$2,686,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,610,589	\$0	\$0	\$0	\$0	\$6,297,207
Julius West Middle School / Main Building	\$0	\$28,634	\$239,445	\$1,006,074	\$1,208,481	\$77,440	\$942,347	\$1,416,446	\$2,281,751	\$706,162	\$891,746	\$56,477	\$1,159,567	\$88,699	\$507,474	\$6,440,818	\$2,788,019	\$302,967	\$365,819	\$1,135,220	\$282,656	\$21,926,241
Julius West Middle School / Site	\$0	\$0	\$0	\$107,907	\$0	\$69,556	\$1,791	\$0	\$203,887	\$0	\$0	\$0	\$3,422	\$89,213	\$7,563	\$93,478	\$0	\$0	\$103,423	\$0	\$0	\$680,240
Grand Total	\$0	\$28,634	\$239,445	\$1,113,981	\$1,208,481	\$146,996	\$3,630,756	\$1,416,446	\$2,485,637	\$706,162	\$891,746	\$56,477	\$1,162,989	\$177,913	\$515,037	\$6,534,296	\$6,398,608	\$302,967	\$469,242	\$1,135,220	\$282,656	\$28,903,688

Julius West Middle School

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									
G2050	Site Sports Fields & Courts	10103047	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	4	6	150000	SF	\$15.00	\$2,250,000							\$2,250,000									\$2,250,000					\$4,500,000										
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$2,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500,000				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$2,686,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,297,207

Julius West 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			
A4010	Substructure	10027791	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	75	60	15	101700	SF	\$11.90	\$1,210,230																					\$1,210,230	\$1,210,230			
B1010	Superstructure	10027582	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	75	60	15	1700	SF	\$28.00	\$47,600																						\$47,600	\$47,600		
B2010	Building Exterior	10027594	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	8	12	36100	SF	\$1.86	\$67,146																	\$67,146						\$67,146		
B2020	Building Exterior	10027586	Glazing, any type by SF, Replace	30	14	16	6400	SF	\$55.00	\$352,000																						\$352,000	\$352,000		
B2050	Building Exterior	10027840	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	19	11	1	EA	\$3,200.00	\$3,200															\$3,200								\$3,200		
B3010	Roof above Auxiliary Gymnasium	10027689	Roofing, Modified Bitumen, Replace	20	18	2	600	SF	\$10.00	\$6,000			\$6,000																				\$6,000		
B3010	Roof	10027726	Roofing, Modified Bitumen, Replace	20	13	7	101700	SF	\$10.00	\$1,017,000										\$1,017,000													\$1,017,000		
B3060	Roof	10027684	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	2	EA	\$1,300.00	\$2,600																							\$2,600	\$2,600	
B3080	Building Exterior	10027739	Soffit/Fascia, Metal, Replace	25	10	15	1700	SF	\$5.00	\$8,500																							\$8,500	\$8,500	
C1010	Gymnasium	10027608	Movable Partition, Gym Divider, Basic/Manual, Replace	25	22	3	1000	SF	\$15.70	\$15,700						\$15,700																		\$15,700	
C1070	Throughout Building	10027731	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	133700	SF	\$3.50	\$467,950														\$467,950									\$467,950		
C1090	Restrooms	10027699	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	40	EA	\$750.00	\$30,000															\$30,000								\$30,000		
C1090	Throughout Building	10027759	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	1	LF	\$500.00	\$500						\$500																	\$500		
C2010	Restrooms	10027779	Wall Finishes, Ceramic Tile, Replace	40	24	16	43800	SF	\$18.00	\$788,400																							\$788,400	\$788,400	
C2010	Gymnasium	10027709	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	6	9	1200	SF	\$16.80	\$20,160															\$20,160								\$20,160		
C2010	Throughout Building	10027717	Wall Finishes, any surface, Prep & Paint	10	4	6	245400	SF	\$1.50	\$368,100							\$368,100																\$368,100	\$736,200	
C2030	Roof	10027730	Flooring, Concrete, Repair	0	0	* 0	500	SF	\$30.00	\$15,000		\$15,000																					\$15,000		
C2030	Restrooms	10027831	Flooring, Ceramic Tile, Replace	40	25	15	14600	SF	\$18.00	\$262,800																							\$262,800	\$262,800	
C2030	Throughout Building	10027842	Flooring, Vinyl Tile (VCT), Replace	15	11	4	126100	SF	\$5.00	\$630,500						\$630,500																	\$630,500	\$1,261,000	
C2030	Secondary Gymnasium	10027669	Flooring, Vinyl Sheeting, Replace	15	5	10	3000	SF	\$7.00	\$21,000															\$21,000								\$21,000		
C2030	Throughout Building	10027813	Flooring, Terrazzo, Replace	50	35	15	27400	SF	\$14.00	\$383,600																							\$383,600	\$383,600	
C2030	Media Center	10027673	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3000	SF	\$7.50	\$22,500							\$22,500																\$22,500	\$45,000	
C2030	Gymnasium	10027653	Flooring, Wood, Sports, Refinish	10	2	8	6000	SF	\$5.00	\$30,000														\$30,000									\$30,000	\$60,000	
C2050	Throughout Building	10027602	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	24700	SF	\$2.00	\$49,400																							\$49,400	\$98,800	
C2050	Gymnasium	10027603	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	3	7	6000	SF	\$2.50	\$15,000																							\$15,000	\$30,000	
D1010	Elevator Shafts/Utility	10027793	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	\$3,000.00	\$3,000						\$3,000																		\$3,000	\$6,000
D1010	Elevator Shafts/Utility	10027828	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	\$3,000.00	\$3,000						\$3,000																		\$3,000	\$6,000
D1010	Elevator Shafts/Utility	10027723	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	\$5,000.00	\$5,000														\$5,000										\$5,000	
D1010	123G	10027616	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	16	14	1	EA	\$55,000.00	\$55,000																								\$55,000	\$55,000
D1010	07	10027714	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	\$55,000.00	\$55,000																								\$55,000	\$55,000
D2010	05 Old Boiler Room	10027695	Water Heater, Gas, Commercial (200 MBH), Replace	20	11	9	1	EA	\$16,600.00	\$16,600															\$16,600									\$16,600	
D2010	05 Old Boiler Room	10027620	Water Heater, Gas, Commercial (125 MBH), Replace	20	1	19	1	EA	\$12,400.00	\$12,400																								\$12,400	\$12,400
D2010	15	10027817	Backflow Preventer, Domestic Water, Replace	30	12	18	1	EA	\$1,400.00	\$1,400																								\$1,400	\$1,400
D2010	Throughout Building	10027704	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$1,200							\$1,200																	\$1,200	\$2,400
D2010	Throughout Building	10027829	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,500.00	\$1,500																								\$1,500	\$1,500
D2010	Throughout Building	10027637	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	11	EA	\$1,200.00	\$13,200																									

Replacement Reserves Report



2/24/2026

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	
D2010	Restrooms	10027605	Urinal, Standard, Replace	30	13	17	19	EA	\$1,100.00	\$20,900																					\$20,900	\$20,900	
D2060	05 Old Boiler Room	10027652	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$10,600.00	\$10,600			\$10,600																			\$10,600	\$10,600
D2060	05 Old Boiler Room	10027816	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	12	8	1	EA	\$5,600.00	\$5,600									\$5,600													\$5,600	\$5,600
D3020	05 Old Boiler Room	10027595	Boiler, Gas, HVAC, Replace	30	24	6	1	EA	\$135,000.00	\$135,000							\$135,000															\$135,000	\$135,000
D3020	05 Old Boiler Room	10027638	Boiler, Gas, HVAC, Replace	30	24	6	1	EA	\$135,000.00	\$135,000							\$135,000															\$135,000	\$135,000
D3020	Roof	10027754	Furnace, Gas, 151 to 200 MBH, Replace	20	12	8	1	EA	\$7,800.00	\$7,800									\$7,800													\$7,800	\$7,800
D3020	Roof	10027797	Furnace, Gas, 151 to 200 MBH, Replace	20	12	8	1	EA	\$7,800.00	\$7,800									\$7,800													\$7,800	\$7,800
D3020	15	10027789	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$26,200.00	\$26,200																				\$26,200	\$26,200	\$26,200	\$26,200
D3020	15	10027822	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$26,200.00	\$26,200																				\$26,200	\$26,200	\$26,200	\$26,200
D3020	05 Old Boiler Room	10027631	Unit Heater, Electric, Replace	20	15	5	1	EA	\$2,200.00	\$2,200					\$2,200																	\$2,200	\$2,200
D3020	07	10027677	Unit Heater, Electric, Replace	20	12	8	1	EA	\$2,200.00	\$2,200									\$2,200													\$2,200	\$2,200
D3020	15	10027836	Unit Heater, Hydronic, Replace	20	9	11	1	EA	\$2,100.00	\$2,100												\$2,100										\$2,100	\$2,100
D3020	15	10027734	Unit Heater, Hydronic, Replace	20	9	11	1	EA	\$2,100.00	\$2,100												\$2,100										\$2,100	\$2,100
D3020	05 Old Boiler Room	10027777	Boiler Supplemental Components, Shot Feed Tank, Replace	30	26	4	1	EA	\$1,520.00	\$1,520				\$1,520																		\$1,520	\$1,520
D3020	15	10027784	Boiler Supplemental Components, Shot Feed Tank, Replace	30	21	9	1	EA	\$1,520.00	\$1,520									\$1,520													\$1,520	\$1,520
D3020	05 Old Boiler Room	10027755	Boiler Supplemental Components, Expansion Tank, Replace	40	25	15	1	EA	\$13,000.00	\$13,000															\$13,000							\$13,000	\$13,000
D3030	Roof	10027600	Chiller, Air-Cooled, 21 to 30 TON, Replace	25	23	2	1	EA	\$39,700.00	\$39,700			\$39,700																			\$39,700	\$39,700
D3030	05 Old Boiler Room	10027744	Chiller, Water-Cooled, Replace	25	22	3	1	EA	\$500,000.00	\$500,000				\$500,000																		\$500,000	\$500,000
D3030	Building Exterior	10027656	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	\$67,300.00	\$67,300				\$67,300																		\$67,300	\$67,300
D3030	Building Exterior	10027662	Chiller, Air-Cooled, Replace	25	10	15	1	EA	\$180,000.00	\$180,000															\$180,000							\$180,000	\$180,000
D3030	15	10027691	Chiller, Water-Cooled, Replace	25	10	15	1	EA	\$88,400.00	\$88,400															\$88,400							\$88,400	\$88,400
D3030	Roof	10027660	Split System, Condensing Unit, 6 to 7.5 TON, Replace	15	14	1	1	EA	\$12,800.00	\$12,800		\$12,800															\$12,800					\$12,800	\$25,600
D3030	Roof	10027788	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400																	\$3,400		\$3,400	\$6,800
D3030	Roof	10027783	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, Replace	15	13	2	1	EA	\$12,800.00	\$12,800			\$12,800															\$12,800			\$12,800	\$25,600	
D3030	Roof	10027681	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$4,000			\$4,000															\$4,000			\$4,000	\$8,000	
D3030	Roof	10027837	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	13	2	1	EA	\$4,800.00	\$4,800			\$4,800															\$4,800			\$4,800	\$9,600	
D3030	Roof	10027675	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600																\$4,600		\$4,600	\$9,200
D3030	Roof	10027780	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$12,800.00	\$12,800				\$12,800															\$12,800		\$12,800	\$25,600	
D3030	Roof	10027705	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$25,300.00	\$25,300				\$25,300															\$25,300		\$25,300	\$50,600	
D3030	Roof	10027592	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$25,300.00	\$25,300				\$25,300															\$25,300		\$25,300	\$50,600	
D3030	Throughout Building	10027747	Unit Ventilator, approx/nominal 2 Ton, Replace	20	16	4	13	EA	\$7,400.00	\$96,200					\$96,200																	\$96,200	\$96,200
D3030	Throughout Building	10027806	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	30	EA	\$9,000.00	\$270,000					\$270,000																	\$270,000	\$270,000
D3030	Roof	10027644	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000		\$4,000	\$8,000
D3030	Roof	10027607	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$12,800.00	\$12,800								\$12,800														\$12,800	\$12,800
D3030	Courtyard	10027768	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	7	8	1	EA	\$6,100.00	\$6,100									\$6,100													\$6,100	\$6,100
D3030	Roof	10027611	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$4,800.00	\$4,800										\$4,800												\$4,800	\$4,800
D3030	Roof	10027782	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$3,400.00	\$3,400												\$3,400										\$3,400	\$3,400
D3030	05 Old Boiler Room	10027623	Chilled Water, Chemical Feed Dosing System, Replace	15	10	5	1	EA	\$5,000.00	\$5,000					\$5,000																\$5,000	\$5,000	
D3050	05 Old Boiler Room	10027654	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$22,000.00	\$22,000									\$22,000													\$22,000	\$22,000
D3050	05 Old Boiler Room	10027667	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	\$13,600.00	\$13,600													\$13,600									\$13,600	\$13,600
D3050	15	10027766	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500													\$6,500									\$6,500	\$6,500
D3050	15	10027614	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500													\$6,500									\$6,500	\$6,500
D3050	05 Old Boiler Room	10027830	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	\$13,600.00	\$13,600													\$13,600									\$13,600	\$13,600
D3050	Roof	10027618	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																			\$11,000	\$11,000
D3050	Roof	10027665	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	18	2	1	EA	\$35,000.00	\$35,000			\$35,000																			\$35,000	\$35,000
D3050	Roof	10027838	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	18	2	1	EA	\$26,400.00	\$26,400			\$26,400																			\$26,400	\$26,400
D3050	Roof	10027718	Packaged Unit, RTU, Pad or Roof-M																														

Replacement Reserves Report



2/24/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3060	Roof	10027769	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400	
D3060	Roof	10027745	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400	
D3060	Roof	10027787	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,200.00	\$1,200					\$1,200																	\$1,200	
D3060	Roof	10027809	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400	
D3060	Roof	10027703	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000	
D3060	Roof	10027597	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000	
D3060	Roof	10027647	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400	
D3060	Roof	10027721	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400	
D3060	Roof	10027819	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027619	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027724	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027629	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027752	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027696	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027635	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027627	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200	
D3060	Roof	10027590	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	1	EA	\$1,200.00	\$1,200									\$1,200													\$1,200	
D3060	Roof	10027666	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400	
D3060	Roof	10027792	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	1	EA	\$1,200.00	\$1,200									\$1,200													\$1,200	
D3060	Roof	10027774	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	8	12	1	EA	\$1,400.00	\$1,400													\$1,400									\$1,400	
D3060	Roof	10027615	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	\$2,400.00	\$2,400													\$2,400									\$2,400	
D3060	Roof	10027580	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	8	12	1	EA	\$1,400.00	\$1,400													\$1,400									\$1,400	
D3060	Roof	10027812	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	\$2,400.00	\$2,400													\$2,400									\$2,400	
D3060	Roof	10027661	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	\$1,200.00	\$1,200																\$1,200						\$1,200	
D3060	Roof	10027848	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	3	17	1	EA	\$4,000.00	\$4,000																	\$4,000					\$4,000	
D3060	Roof	10027617	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	10	10	1	EA	\$33,000.00	\$33,000											\$33,000											\$33,000	
D3060	Roof	10027708	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	10	10	1	EA	\$33,000.00	\$33,000											\$33,000											\$33,000	
D4010	Throughout Building	10027668	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	182617	SF	\$1.07	\$195,400															\$195,400							\$195,400	
D4010	15	10027642	Supplemental Components, Fire Riser, Wet, Replace	40	25	15	1	EA	\$17,000.00	\$17,000																	\$17,000					\$17,000	
D4010	05 Old Boiler Room	10027824	Backflow Preventer, Fire Suppression, Replace	30	14	16	1	EA	\$10,500.00	\$10,500																	\$10,500					\$10,500	
D4010	Kitchen	10027585	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	1	LF	\$400.00	\$400							\$400															\$400	
D5010	Building Exterior	10027624	Generator, Gas or Gasoline, Replace	25	17	8	1	EA	\$82,000.00	\$82,000									\$82,000													\$82,000	
D5010	Roof	10027707	Solar Power, Inverter, Replace	15	6	9	1	EA	\$6,000.00	\$6,000										\$6,000												\$6,000	
D5010	Roof	10027686	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	5	15	400	EA	\$1,800.00	\$720,000																\$720,000						\$720,000	
D5010	07	10027781	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	\$8,500.00	\$8,500															\$8,500							\$8,500	
D5010	15A	10027761	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	\$50,000.00	\$50,000																		\$50,000				\$50,000	
D5020	150D	10027671	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$6,700.00	\$6,700						\$6,700																\$6,700	
D5020	05 Old Boiler Room	10027682	Switchgear, 277/480 V, Replace	40	32	8	1	EA	\$240,000.00	\$240,000									\$240,000													\$240,000	
D5020	126C	10027639	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600	
D5020	Electrical Room near courtyard entrance	10027808	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600	
D5020	Electrical Room next to 220	10027722	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600	
D5020	05 Old Boiler Room	10027753	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$20,000.00	\$20,000															\$20,000							\$20,000	
D5020	234B	10027604	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,000.00	\$10,000															\$10,000							\$10,000	
D5020	A214	10027690	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$6,700.00	\$6,700																					\$6,700	\$6,700	
D5020	15A	10027741	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$6,700.00	\$6,700																					\$6,700	\$6,700	
D5020	15A	10027583	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$10,000.00	\$10,000																					\$10,000	\$10,000	
D5020	05 Old Boiler Room	10027811	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$6,000.00	\$6,000																					\$6,000	\$6,000	
D5020	A214	10027823	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$7,600.00	\$7,600																					\$7,600	\$7,600	
D5020	05 Old Boiler Room	10027743	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$6,000.00	\$6,000													\$6,000									\$6,000	
D5020	05 Old Boiler Room	10027800	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	\$5,300.00	\$5,300																				\$5,300	\$5,300		
D5020	15A	10027658	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	\$14,000.00	\$14,000																				\$14,000	\$14,000		
D5030	15	10027763	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$6,200.00	\$6,200																	\$6,200					\$6,200	
D5030	15	10027785	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$6,200.00	\$6,200																		\$6,200					\$6,200
D5040	Throughout Building	10027672	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	182617	SF	\$0.65	\$118,701							\$118,701										\$118,701					\$237,402	

Replacement Reserves Report



2/24/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
G2020	Site Parking Areas	10028901	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	120500	SF	\$0.45	\$54,225				\$54,225					\$54,225					\$54,225								\$54,225	\$216,900		
G2050	Site Sports Fields & Courts	10028894	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	22	3	8	EA	\$4,750.00	\$38,000				\$38,000																			\$38,000		
G2050	Site Sports Fields & Courts	10028900	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	14500	SF	\$0.45	\$6,525				\$6,525					\$6,525					\$6,525									\$6,525	\$26,100	
G2050	Site Sports Fields & Courts	10028902	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	5	5	40000	SF	\$1.50	\$60,000					\$60,000											\$60,000								\$120,000	
G2050	Site Sports Fields & Courts	10028891	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	6	14	1	EA	\$5,000.00	\$5,000															\$5,000									\$5,000	
G2060	Site General	10028899	Park Bench, Metal Powder-Coated, Replace	20	12	8	6	EA	\$700.00	\$4,200									\$4,200															\$4,200	
G2060	Site General	10028892	Bike Rack, Fixed 6-10 Bikes, Replace	20	8	12	3	EA	\$800.00	\$2,400													\$2,400												\$2,400
G2060	Site General	10028896	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00	\$1,500							\$1,500																		\$1,500
G4050	Site Parking Areas	10028895	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	12	8	24	EA	\$4,000.00	\$96,000									\$96,000																\$96,000
Totals, Unescalated											\$0	\$0	\$0	\$98,750	\$0	\$60,000	\$1,500	\$0	\$160,950	\$0	\$0	\$0	\$2,400	\$60,750	\$5,000	\$60,000	\$0	\$0	\$60,750	\$0	\$0	\$510,100			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$107,907	\$0	\$69,556	\$1,791	\$0	\$203,887	\$0	\$0	\$0	\$3,422	\$89,213	\$7,563	\$93,478	\$0	\$0	\$103,423	\$0	\$0	\$680,240			

* 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	10027723	D1010	Elevator Controls	Automatic, 1 Car		Julius West Middle School / Main Building	Elevator Shafts/Utility						
2	10027616	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Julius West Middle School / Main Building	123G	United Technologies Otis	5620	R- AAA 20390 E			
3	10027714	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Julius West Middle School / Main Building	07	United Technologies Otis	5620	RAAA 20390E			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10027620	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Julius West Middle School / Main Building	05 Old Boiler Room	State Industries, Inc.	SBD-81-199NE 118	2415138601908	2024		
2	10027695	D2010	Water Heater	Gas, Commercial (200 MBH)	80 GAL	Julius West Middle School / Main Building	05 Old Boiler Room	A. O. Smith	BTR 199 118	1426M002387	2014		
3	10027817	D2010	Backflow Preventer	Domestic Water	1 IN	Julius West Middle School / Main Building	15	Wilkins	Inaccessible	4085188			
4	10027652	D2060	Air Compressor	Tank-Style	5 HP	Julius West Middle School / Main Building	05 Old Boiler Room	Quincy Compressor	MQC05012D	5043870			
5	10027816	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Julius West Middle School / Main Building	05 Old Boiler Room	Schulz	ADS 10	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10027789	D3020	Boiler	Gas, HVAC	750 MBH	Julius West Middle School / Main Building	15	Fulton	EDR-750	120120	2015		
2	10027822	D3020	Boiler	Gas, HVAC	750 MBH	Julius West Middle School / Main Building	15	Fulton	EDR-750	120115	2015		
3	10027595	D3020	Boiler	Gas, HVAC	3015 MBH	Julius West Middle School / Main Building	05 Old Boiler Room	Burnham	4FW-360A-40-G-GP	22494			
4	10027638	D3020	Boiler	Gas, HVAC	3015 MBH	Julius West Middle School / Main Building	05 Old Boiler Room	Burnham	4FW-360A-40-G-GP	22495			
5	10027797	D3020	Furnace	Gas, 151 to 200 MBH	175 MBH	Julius West Middle School / Main Building	Roof	Heatex	No dataplate	No dataplate			
6	10027754	D3020	Furnace [HV-1]	Gas, 151 to 200 MBH	175 MBH	Julius West Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
7	10027631	D3020	Unit Heater [EUH-3]	Electric	10 kW	Julius West Middle School / Main Building	05 Old Boiler Room	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10027677	D3020	Unit Heater [EUH-4]	Electric	10 kW	Julius West Middle School / Main Building	07	Berko	Inaccessible				
9	10027734	D3020	Unit Heater [PUH1]	Hydronic	40 MBH	Julius West Middle School / Main Building	15	Rittling	Inaccessible	Inaccessible			
10	10027836	D3020	Unit Heater [PUH2]	Hydronic	40 MBH	Julius West Middle School / Main Building	15	Rittling	Inaccessible	Inaccessible			
11	10027694	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Julius West Middle School / Main Building	05 Old Boiler Room						
12	10027755	D3020	Boiler Supplemental Components	Expansion Tank	400 GAL	Julius West Middle School / Main Building	05 Old Boiler Room						
13	10027610	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Julius West Middle School / Main Building	15						
14	10027662	D3030	Chiller	Air-Cooled	110 TON	Julius West Middle School / Main Building	Building Exterior	Illegible	ACX110AD	T15H08730	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10027600	D3030	Chiller	Air-Cooled, 21 to 30 TON	30 TON	Julius West Middle School / Main Building	Roof	Trane	RAUCC304BJ03	J94E81442	1994		
16	10027691	D3030	Chiller	Water-Cooled	80 TON	Julius West Middle School / Main Building	15	Daikin Industries	WGZ080DA27-ER10	STNU150800089	2015		
17	10027744	D3030	Chiller	Water-Cooled	450 TON	Julius West Middle School / Main Building	05 Old Boiler Room	Trane	CVHE450	L94H08430	1994		
18	10027656	D3030	Cooling Tower	(Typical) Open Circuit	307 TON	Julius West Middle School / Main Building	Building Exterior	Baltimore Aircoil Company	VT1-307-OCR	R94100412	1994		
19	10027660	D3030	Split System	Condensing Unit, 6 to 7.5 TON	7.5 TON	Julius West Middle School / Main Building	Roof	Trane	TTA090A400CA	Illegible	1994		
20	10027788	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Julius West Middle School / Main Building	Roof	Trane	Illegible	Illegible	1994		
21	10027782	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Julius West Middle School / Main Building	Roof	Nortek	WSA2BE4M1SN48K	WSG2107020585	2021		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10027644	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Julius West Middle School / Main Building	Roof	AAON, Inc.	CB-B-036-9-B-1:GA00DA0	201508-CDCC02900	2015		
23	10027675	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Julius West Middle School / Main Building	Roof	American Standard Inc.	TTA042C400A0	J31287979	1994		
24	10027681	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Julius West Middle School / Main Building	Roof	Trane	Illegible	Illegible			
25	10027780	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Julius West Middle School / Main Building	Roof	American Standard Inc.	TTA090A400CA	J24198247	1994		
26	10027705	D3030	Split System	Condensing Unit/Heat Pump	15 TON	Julius West Middle School / Main Building	Roof	American Standard Inc.	TTR012C100A1	J27229816	1994		
27	10027592	D3030	Split System	Condensing Unit/Heat Pump	15 TON	Julius West Middle School / Main Building	Roof	American Standard Inc.	TTA180B400BA	J18198272	1994		
28	10027607	D3030	Split System	Condensing Unit/Heat Pump	6 TON	Julius West Middle School / Main Building	Roof	Daikin Industries	REYQ72TYDN	1505386113	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10027783	D3030	Split System	Condensing Unit/Heat Pump, 6 to 7.5 TON	7.5 TON	Julius West Middle School / Main Building	Roof	Trane	TTA090A400CA	J29198068			
30	10027611	D3030	Split System Ductless	Single Zone	1.5 TON	Julius West Middle School / Main Building	Roof	Daikin Industries	RXN18KEVJU5	G004943			
31	10027768	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3 TON	Julius West Middle School / Main Building	Courtyard	Mitsubishi Electric	PUY-A36NHA4	2XU07270A			
32	10027837	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Julius West Middle School / Main Building	Roof	Mitsubishi	Illegible	Illegible			
33	10027747	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Julius West Middle School / Main Building	Throughout Building						13
34	10027806	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Julius West Middle School / Main Building	Throughout Building						30
35	10027623	D3030	Chilled Water	Chemical Feed Dosing System	No dataplate	Julius West Middle School / Main Building	05 Old Boiler Room				2015		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10027766	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Julius West Middle School / Main Building	15	Baldor Reliance	EM3219T-G	F1509180259			
37	10027614	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Julius West Middle School / Main Building	15	Baldor Reliance	EM3219T-G	F1510192754			
38	10027654	D3050	Pump	Distribution, HVAC Heating Water	40 HP	Julius West Middle School / Main Building	05 Old Boiler Room	Marathon Electric	IVE 324T0DP 4026CC L				
39	10027667	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Julius West Middle School / Main Building	05 Old Boiler Room	Marathon Electric	1VB256TTDR4026BR	NA			
40	10027830	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Julius West Middle School / Main Building	05 Old Boiler Room	Marathon Electric	1VE 324770P 4026CC L	NA			
41	10027838	D3050	Air Handler	Exterior AHU, 2401 to 4000 CFM	Illegible	Julius West Middle School / Main Building	Roof	Trane	Illegible	Illegible	1994		
42	10027760	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	A209	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083239	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10027846	D3050	Air Handler	Interior AHU, Easy/Moderate Access	600 CFM	Julius West Middle School / Main Building	11	Magic Aire	DVA06BASA3BAAM	W151083352	2015		
44	10027674	D3050	Air Handler	Interior AHU, Easy/Moderate Access	900 CFM	Julius West Middle School / Main Building	214A	Magic Aire	90-BVW/BVX CABINET	940592676	1994		
45	10027648	D3050	Air Handler	Interior AHU, Easy/Moderate Access	900 CFM	Julius West Middle School / Main Building	122A	Magic Aire	90-BVW/BVX CABINET	940592674	1994		
46	10027790	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	11	Magic Aire	NDB08CBAAAAEAAA3BDAAAM	W151083226	2015		
47	10027641	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Julius West Middle School / Main Building	1	Magic Aire	NDB16CSAAH2AEAPG5BDAAAM	W151083241	2015		
48	10027756	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Julius West Middle School / Main Building	205	Trane	MCCA008GAH0ABC000D0ECA00B0A0000AA000D0000	K94F44845	1994		
49	10027733	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1500 CFM	Julius West Middle School / Main Building	106	Trane	MCCA003RBD0B0AA00000	K94F44794	1994		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10027841	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	A24	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083236	2015		
51	10027710	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	9	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083227	2015		
52	10027729	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Julius West Middle School / Main Building	105	Trane	MCCA012HCC0B0C0A000	K94F44820	1994		
53	10027589	D3050	Air Handler	Interior AHU, Easy/Moderate Access	400 CFM	Julius West Middle School / Main Building	A220	Magic Aire	DVA04BASA3BAAM	W151083354	2015		
54	10027758	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	Julius West Middle School / Main Building	123E	Trane	MCCA006GAH0BBC000C0ECA00B0A0000AA000D0000	K94F44842	1994		
55	10027596	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	A24	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083237	2015		
56	10027771	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	Julius West Middle School / Main Building	121A	Trane	MCCA006GAH0BBC000C0ECA00B0A0000BA000D0000	K94F44854	1994		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10027849	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Julius West Middle School / Main Building	1	Magic Aire	NDB12CSAAAAAEAAA3BDAAAM	W151083242			
58	10027670	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Julius West Middle School / Main Building	103	Trane	MCCA008GAH0BFC000C0ECA00B0A0000BA000D0000	K94F44779	1994		
59	10027716	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Julius West Middle School / Main Building	09	Magic Aire	NDB12CBAAAAAEAAA3BDAAAM	W151083243	2015		
60	10027839	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1500 CFM	Julius West Middle School / Main Building	234B	Trane	MCCA003GAH0BBC000A0ECA00B0A0000BA000D0000	K94F44833	1994		
61	10027748	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	A205	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083234	2015		
62	10027804	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	9	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083228	2015		
63	10027720	D3050	Air Handler	Interior AHU, Easy/Moderate Access	400 CFM	Julius West Middle School / Main Building	A216	Magic Aire	DVA04BASA3AAAM	W151083350	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
64	10027706	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	A205	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083235	2015		
65	10027601	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	09	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083240	2015		
66	10027702	D3050	Air Handler	Interior AHU, Easy/Moderate Access	12500 CFM	Julius West Middle School / Main Building	150D	Trane	MCCA025GAH0ABC000G0ECA00B0A0000AC000D0000	K94F44597	1994		
67	10027645	D3050	Air Handler	Interior AHU, Easy/Moderate Access	400 CFM	Julius West Middle School / Main Building	A220	Magic Aire	DVA04BASA3AAAM	W151083349	2015		
68	10027701	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Julius West Middle School / Main Building	A209	Magic Aire	NDB08CBAAAAAEAAA3BDAAAM	W151083238	2015		
69	10027665	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	Illegible	Julius West Middle School / Main Building	Roof	Trane	Illegible	Illegible			
70	10027767	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	Julius West Middle School / Main Building	Roof	AAON	Illegible	201508	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
71	10027719	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	Julius West Middle School / Main Building	Roof	AAON, Inc.	RN-013-3-0-EB09-3F9	201507-ANGK45692	2015		
72	10027718	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	Julius West Middle School / Main Building	Roof	AAON	Illegible	Illegible	1995		
73	10027636	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Julius West Middle School / Main Building	Roof	AAON, Inc.	RN-020-3-0-EA09-EJN	201507 BNWP04692	2015		
74	10027697	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Julius West Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
75	10027606	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Julius West Middle School / Main Building	Roof	Trane	Illegible	Illegible			
76	10027618	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Julius West Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
77	10027661	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	250 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10027685	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
79	10027590	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	200 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
80	10027628	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	100 CFM	Julius West Middle School / Main Building	Roof	Greenheck	G-75-DGX	94H04271			
81	10027819	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
82	10027792	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	200 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
83	10027619	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
84	10027724	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
85	10027629	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
86	10027835	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-100-4X	94H03704			
87	10027752	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
88	10027696	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
89	10027740	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-80-4X	94H03285			
90	10027736	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-80-4X	94H03284			
91	10027794	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-100-4X	94H03705			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
92	10027635	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
93	10027787	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-90-4X	94H03310			
94	10027627	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
95	10027807	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	250 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
96	10027649	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-100-4X-QD-2A	94H03718			
97	10027774	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	CUE-095-V6-6-X	14366369 15K	2015		
98	10027598	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-140-4X	94H04803			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
99	10027742	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-140-4X	94H04802			
100	10027593	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-140-4X-QD	94G05143			
101	10027815	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-130-4X	94H04770			
102	10027764	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-130-4X	94H04769			
103	10027580	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	CUE-095-V6-6-X	14365370 15K	2015		
104	10027663	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-120-4X	94H03763			
105	10027745	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-130-4X	94H04768			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
106	10027809	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-140-4X	94H04806			
107	10027666	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
108	10027778	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-180-4X	94H04885			
109	10027715	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-220-3X	94H03360			
110	10027587	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-180-4X	94H04889			
111	10027588	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-180-4X	94H04886			
112	10027826	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1400 CFM	Julius West Middle School / Main Building	Roof	Greenheck	CUBE-100-4X	94H03312	1994		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
113	10027615	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Julius West Middle School / Main Building	Roof	Greenheck	CUE-101-V6-4-X	14365371 15K	2015		
114	10027770	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
115	10027659	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-180-4X-QD	93L02142			
116	10027769	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-180-4X	94H04887			
117	10027812	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	CUE-099-VG-4-X	14365368 15K	2015		
118	10027647	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-180-4X	94H04888			
119	10027721	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-200-4X	94H04924			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
120	10027845	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-300-5	94H10968			
121	10027750	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	CUBE-140-5X	94H03809	1994		
122	10027698	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-300-5	94H10967			
123	10027727	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-300-7X	94H03390			
124	10027643	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-240-3X	94H03369			
125	10027757	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-240-4X	94H03370			
126	10027692	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2100 CFM	Julius West Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
127	10027703	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-360-10X	94H04949			
128	10027597	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2200 CFM	Julius West Middle School / Main Building	Roof	Greenheck	GB-240-3X	94H03368			
129	10027848	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	6250 CFM	Julius West Middle School / Main Building	Roof	FloAire	BDU30HP	5494438	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10027824	D4010	Backflow Preventer	Fire Suppression	6 IN	Julius West Middle School / Main Building	05 Old Boiler Room	Ames	2000 SS	2KJ0288			
2	10027585	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Julius West Middle School / Main Building	Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10027624	D5010	Generator	Gas or Gasoline	125 KW	Julius West Middle School / Main Building	Building Exterior	Kohler	Inaccessible	Inaccessible			
2	10027707	D5010	Solar Power	Inverter	7500 WATTS	Julius West Middle School / Main Building	Roof	Solar edge	SE120KUS	SJ2922-07E052EC4-75			
3	10027686	D5010	Solar Power	Photovoltaic (PV) Panel, 24 SF		Julius West Middle School / Main Building	Roof						400
4	10027781	D5010	Automatic Transfer Switch	ATS	100 AMP	Julius West Middle School / Main Building	07	Kohler	Inaccessible	Inaccessible			
5	10027761	D5010	Automatic Transfer Switch	ATS	1200 AMP	Julius West Middle School / Main Building	15A	Kohler	Inaccessible	Inaccessible			
6	10027671	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Julius West Middle School / Main Building	150D	Inaccessible	Inaccessible	Inaccessible			
7	10027639	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Julius West Middle School / Main Building	126C	GE	9T23B3873	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10027808	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Julius West Middle School / Main Building	Electrical Room near courtyard entrance	GE	9T23B3873	NA			
9	10027690	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Julius West Middle School / Main Building	A214	Eaton	N48M28F30CUEE	J15J50257	2015		
10	10027650	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Julius West Middle School / Main Building	05 Old Boiler Room	Square D	EX30T3H	1072519267	2019		
11	10027741	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Julius West Middle School / Main Building	15A	Eaton	N48M28F30CUEE	J15J50456	2015		
12	10027625	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Julius West Middle School / Main Building	07	Square D	EXN45T3H	1021519052	2019		
13	10027722	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Julius West Middle School / Main Building	Electrical Room next to 220	GE	9T23B3873	NA			
14	10027753	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Julius West Middle School / Main Building	05 Old Boiler Room	GE	9T23B3876	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10027583	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Julius West Middle School / Main Building	15A	Eaton	V48M28B75CUEE	J15J50944	2015		
16	10027604	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Julius West Middle School / Main Building	234B	GE	9T23B3874	NA			
17	10027811	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Julius West Middle School / Main Building	05 Old Boiler Room	Eaton	V48M28B15CUEE	J15F51305	2015		
18	10027823	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Julius West Middle School / Main Building	A214	Eaton	V48M28B45CUEE	J15J56887	2015		
19	10027612	D5020	Switchboard	277/480 V	1200 AMP	Julius West Middle School / Main Building	05 Old Boiler Room	Eaton	Inaccessible	SLY0610956	2015		
20	10027682	D5020	Switchgear	277/480 V	2000 AMP	Julius West Middle School / Main Building	05 Old Boiler Room	General Electric	Inaccessible	97605930D1			
21	10027743	D5020	Distribution Panel	120/208 V	500 AMP	Julius West Middle School / Main Building	05 Old Boiler Room	GE	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10027800	D5020	Distribution Panel	277/480 V	400 AMP	Julius West Middle School / Main Building	05 Old Boiler Room	Eaton	PRL3a	SLY0610956-009	2015		
23	10027630	D5020	Distribution Panel	277/480 V	1200 AMP	Julius West Middle School / Main Building	15A	Eaton	PRL4	SLY0610956- 003	2016		
24	10027658	D5020	Distribution Panel	277/480 V	1200 AMP	Julius West Middle School / Main Building	15A	Eaton	PRL4	SLY0610956 -002	2015		
25	10027763	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Julius West Middle School / Main Building	15	ABB	ACH550-VDR-012A-4	2153300303	2021		
26	10027785	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Julius West Middle School / Main Building	15	ABB	ACH550-VDR-012A-4		2021		
27	10027746	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Julius West Middle School / Main Building	Gymnasium						30

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10027825	D7050	Fire Alarm Panel	Fully Addressable		Julius West Middle School / Main Building	05 Old Boiler Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10027640	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Julius West Middle School / Main Building	Kitchen						
2	10027613	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Julius West Middle School / Main Building	Kitchen						
3	10027749	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Julius West Middle School / Main Building	Kitchen						
4	10027678	E1030	Foodservice Equipment	Convection Oven, Single		Julius West Middle School / Main Building	Kitchen	Blodgett	Inaccessible	Inaccessible			
5	10027795	E1030	Foodservice Equipment	Convection Oven, Single		Julius West Middle School / Main Building	Kitchen	Rational	LM 108C0.AXXXX	062SJ22093000835			
6	10027735	E1030	Foodservice Equipment	Convection Oven, Single		Julius West Middle School / Main Building	Kitchen	Rational	LM100CG.AXXXX	G62SJ22103003835			
7	10027765	E1030	Foodservice Equipment	Convection Oven, Single		Julius West Middle School / Main Building	Kitchen	Blodgett	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10027712	E1030	Foodservice Equipment	Dairy Cooler/Wells		Julius West Middle School / Main Building	Kitchen	Beverage-Air Corporation	STF58-1-W	29308.23103			
9	10027833	E1030	Foodservice Equipment	Dairy Cooler/Wells		Julius West Middle School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
10	10027591	E1030	Foodservice Equipment	Dairy Cooler/Wells		Julius West Middle School / Main Building	Kitchen	Inaccessible	Inaccessible	15560279			
11	10027818	E1030	Foodservice Equipment	Deep Fryer		Julius West Middle School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
12	10027687	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Julius West Middle School / Main Building	Kitchen	CaptiveAire Systems	6024 R				
13	10027738	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Julius West Middle School / Main Building	Kitchen						
14	10027711	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Julius West Middle School / Main Building	Kitchen	Vulcan	VHFA18	WM0002364	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10027776	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Julius West Middle School / Main Building	Kitchen	Vulcan	VHFA18	WM0002357	2023		
16	10027805	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Julius West Middle School / Main Building	Kitchen						
17	10027679	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Julius West Middle School / Main Building	Kitchen	True Manufacturing Co	STR1HPT-1G-2HS	8612624			
18	10027843	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Julius West Middle School / Main Building	Kitchen	Low Temp	50-CFT	A95C0236			
19	10027632	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Julius West Middle School / Main Building	Kitchen	Low Temp	5E2-CPA	A95B0242			
20	10027802	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Julius West Middle School / Main Building	Kitchen	Low Temp	50-CFT	A95C0237			
21	10027609	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Julius West Middle School / Main Building	Kitchen	Low Temp	SE5-CPA	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10027803	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Julius West Middle School / Main Building	Kitchen	Low Temp	5E5-CPA	A95B0239			
23	10027737	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Julius West Middle School / Main Building	Kitchen	Delfield	KH4-NU	0506036002135M			
24	10027762	E1030	Foodservice Equipment	Icemaker, Freestanding		Julius West Middle School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
25	10027584	E1030	Foodservice Equipment	Range, 2-Burner		Julius West Middle School / Main Building	Kitchen	Garland	Inaccessible	Inaccessible			
26	10027651	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Julius West Middle School / Main Building	Kitchen	True Manufacturing Co.	Inaccessible	Inaccessible			
27	10027834	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Julius West Middle School / Main Building	Kitchen	Traulsen	RHT232NUT	V702520JS4			
28	10027772	E1030	Foodservice Equipment	Steam Kettle		Julius West Middle School / Main Building	Kitchen	Groen	AH/1E-40	37394			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10027799	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Julius West Middle School / Main Building	Roof	Trenton Refrigeration	TEZA045L8-HT3D-F	249357189	2024		
30	10027700	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Julius West Middle School / Main Building	Roof	Trenton Refrigeration	TEZA008H8-HT3D-B	249348755	2024		
31	10027801	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Julius West Middle School / Main Building	Kitchen	Trenton Refrigeration	TPLP209MAS1DR2	249341818			
32	10027599	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Julius West Middle School / Main Building	Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
33	10027751	E1030	Foodservice Equipment	Walk-In, Freezer		Julius West Middle School / Main Building	Kitchen						
34	10027796	E1030	Foodservice Equipment	Walk-In, Refrigerator		Julius West Middle School / Main Building	Kitchen						
35	10027676	E1040	Ceramics Equipment	Kiln		Julius West Middle School / Main Building	Art Classroom	L&L	JD230-EZ-208-1P	070318-H-SHF			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10027622	E1040	Ceramics Equipment	Kiln		Julius West Middle School / Main Building	Art Classroom	L&L	J230	T71195			