FACILITY CONDITION ASSESSMENT

prepared for

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

Arcola Elementary School
1820 Franwall Avenue
Silver Spring, MD 20902

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BV PROJECT #:
172559.25R000-001.354

DATE OF REPORT:
April 10, 2026

ON SITE DATE:
November 12-13, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1820 Franwall Avenue, Silver Spring, MD 20902
Site Developed	1956 Renovated 2008
Outside Occupants / Leased Spaces	Leased by local church on weekends
Date(s) of Visit	November 12-13, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Walter Cruz
Assessment and Report Prepared By	Tyler Murphy
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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

Arcola Elementary School was originally constructed in 1956 and served well until it closed in the 1980s. A complete rebuild/replacement took place in 2007 and the school reopened for the 2007/2008 school year.

Architectural

The building is largely in a contemporary building style and has open hallways and classrooms with large clerestory windows for a large amount of natural light. The steel frame and masonry structure is in good condition with no signs of settlement. Modern day double-paned aluminum windows are performing adequately. The roofing systems should before well into the early to middle 1930s. Interior finishes are largely in fair condition and typical lifecycle-based interior replacements are budgeted. The carpet in the music classroom has a large tear down the middle running the length of the room that must be addressed to avoid a potential trip hazard.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system is mostly original to the 2007 and many significant components are nearing the end of their estimated useful life; specifically, all of the water source heat pumps 18 to 19 years old and equipped with outdate R-22 refrigerant. Two ERU's have been noted to have issues cooling spaces in the summer. These provide cooling along with a 272-ton cooling tower while multiple gas boilers provide heating. There is also a plate and frame heat exchanger located in the boiler room. These systems feed hydronic fan coil units in each classroom throughout the school.
The electrical needs are met by a 1600 amp switchboard with multiple smaller panels and transformers throughout the building. Emergency power is provided by a 125 KW diesel generator located in the rear of the building.
The plumbing is fully modern and restroom fixtures are in fair condition. Hot water is provided by a new high-efficiency water heater installed in 2024.
The building has full sprinkler coverage along with a fully addressable alarm system.

Site

The parking lots and sidewalks are in fair condition with few cracks or other defects. There is a playground area with sports courts at the rear of the building and a large grass field behind the fenced in play area.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the MDCI will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.447832.

Immediate Needs

There are no immediate needs to report.

Key Findings

Boiler Supplemental Components in Poor condition.

Shot Feed Tank
Main Building Arcola Elementary School 055

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$**$$$

The tank is covered in corrosion on the exterior and in need of replacement. - AssetCALC ID: 10050797

Furnace in Poor condition.

Gas
Main Building Arcola Elementary School Roof

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: $40,000

**$$$**$

Unit was reported to have issues heating parts of the building. - AssetCALC ID: 10050886

Air Handler in Poor condition.

Outside Air Intake Energy Recovery Unit (ERU)
Main Building Arcola Elementary School Roof

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

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $66,000

$$$$

Unit is noted to have issues cooling parts of the building. - AssetCALC ID: 10050745

Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Arcola Elementary School Trash loading area in parking lot

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Poor drainage in front of trash loading dock where asphalt slopes down - AssetCALC ID: 10051583

Flooring in Poor condition.

Carpet, Commercial Standard
Main Building Arcola Elementary School 176

Uniformat Code: C2030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,800

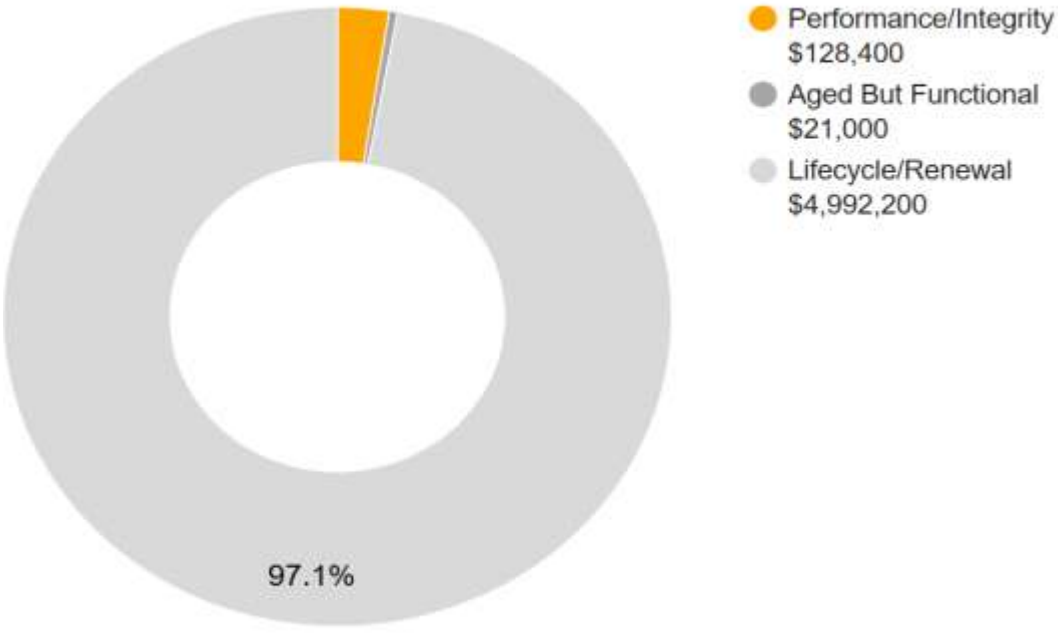
**$$**$$

Large tear in carpet running the length of the room. - AssetCALC ID: 10050804

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



10-YEAR TOTAL: $5,141,600

2. Building Information

Main Building: Systems Summary		
Address	1820 Franwall Avenue, Silver Spring, MD 20902	
GPS Coordinates	39.0454167, -77.0392654	
Constructed/Renovated	1956 / 2008	
Building Area	95,421 SF	
Number of Stories	1 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks *over concrete pad column footings*	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with premium asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, cooling tower, water source heat pumps, air handlers, furnaces Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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	-	-	-	-	-	-
Facade	-	-	-	$32,000	$1,114,300	$1,146,300
Roofing	-	-	-	$650,800	$187,800	$838,600
Interiors	-	$7,200	$323,600	$716,000	$1,725,400	$2,772,200
Conveying	-	-	$3,400	-	$90,200	$93,600
Plumbing	-	-	$5,200	$3,900	$282,400	$291,500
HVAC	-	$114,100	$619,500	$253,000	$952,200	$1,938,800
Fire Protection	-	-	-	$125,600	-	$125,600
Electrical	-	-	$100,600	$692,900	$386,100	$1,179,600
Fire Alarm & Electronic Systems	-	-	-	$960,800	$224,500	$1,185,300
Equipment & Furnishings	-	-	$25,200	$240,800	$170,700	$436,700
TOTALS (3% inflation)	**-**	**$121,200**	**$1,077,500**	**$3,675,900**	**$5,133,600**	**$10,008,200**

3. Site Summary

Site Information		
Site Area	5 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	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 and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Severe site slopes along north boundary	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair

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	-	$9,500	$8,100	$61,100	$104,500	$183,200
Site Pavement	-	-	$21,600	$159,400	$62,800	$243,800
Site Utilities	-	-	-	-	$72,600	$72,600
TOTALS (3% inflation)	**-**	**$9,500**	**$29,700**	**$220,500**	**$239,900**	**$499,600**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1956 / 2007	No	No
Building or Buiding Cluster 1	1956 / 2007	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 Arcola Elementary School, 1820 Franwall Avenue, Silver Spring, MD 20902, 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 – BUILT-UP ROOF

6 – BUILT-UP ROOF

Photographic Overview

7 – ROOF SHINGLES

8 - MAIN MECHANICAL ROOM

9 - COOLING TOWER

10 - HEAT EXCHANGER

11 - HEAT PUMP

12 - PACKAGED UNIT

Photographic Overview

13 - PACKAGED UNIT

14 - AIR HANDLER

15 - ELEVATOR

16 - ELECTRICAL ROOM

17 - GENERATOR

18 - WATER HEATER

Photographic Overview

19 - FIRE SUPPRESSION SYSTEM

20 - FIRE ALARM SYSTEM

21 - LOBBY

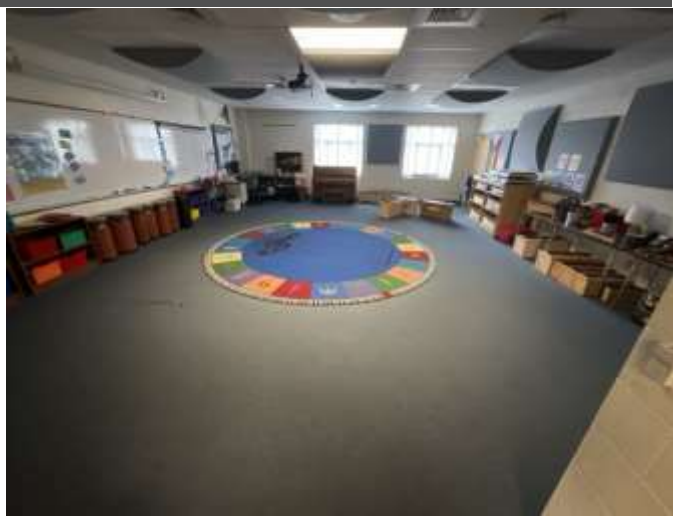
22 - MAIN OFFICE

23 - TYPICAL HALLWAY

24 - STAIRWELL

Photographic Overview

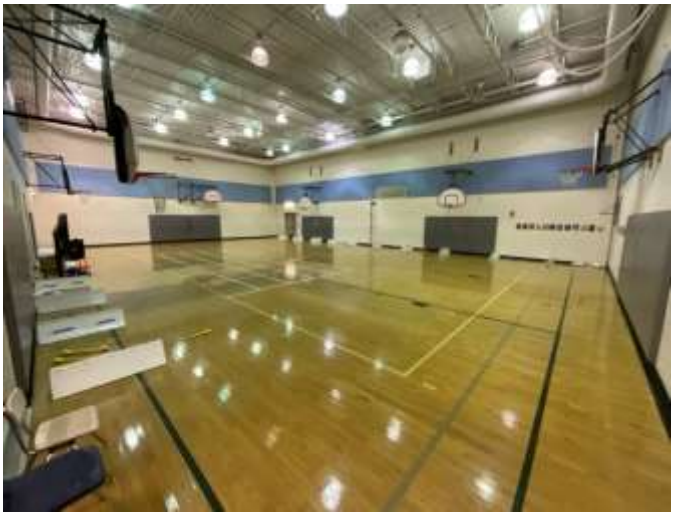
25 - TYPICAL CLASSROOM



26 - MUSIC CLASSROOM

27 - KINDERGARTEN CLASSROOM

28 - CAFETERIA



29 - GYMNASIUM

30 - MEDIA CENTER

Photographic Overview

31 - FACULTY LOUNGE

32 - RESTROOM

33 - PARKING LOT

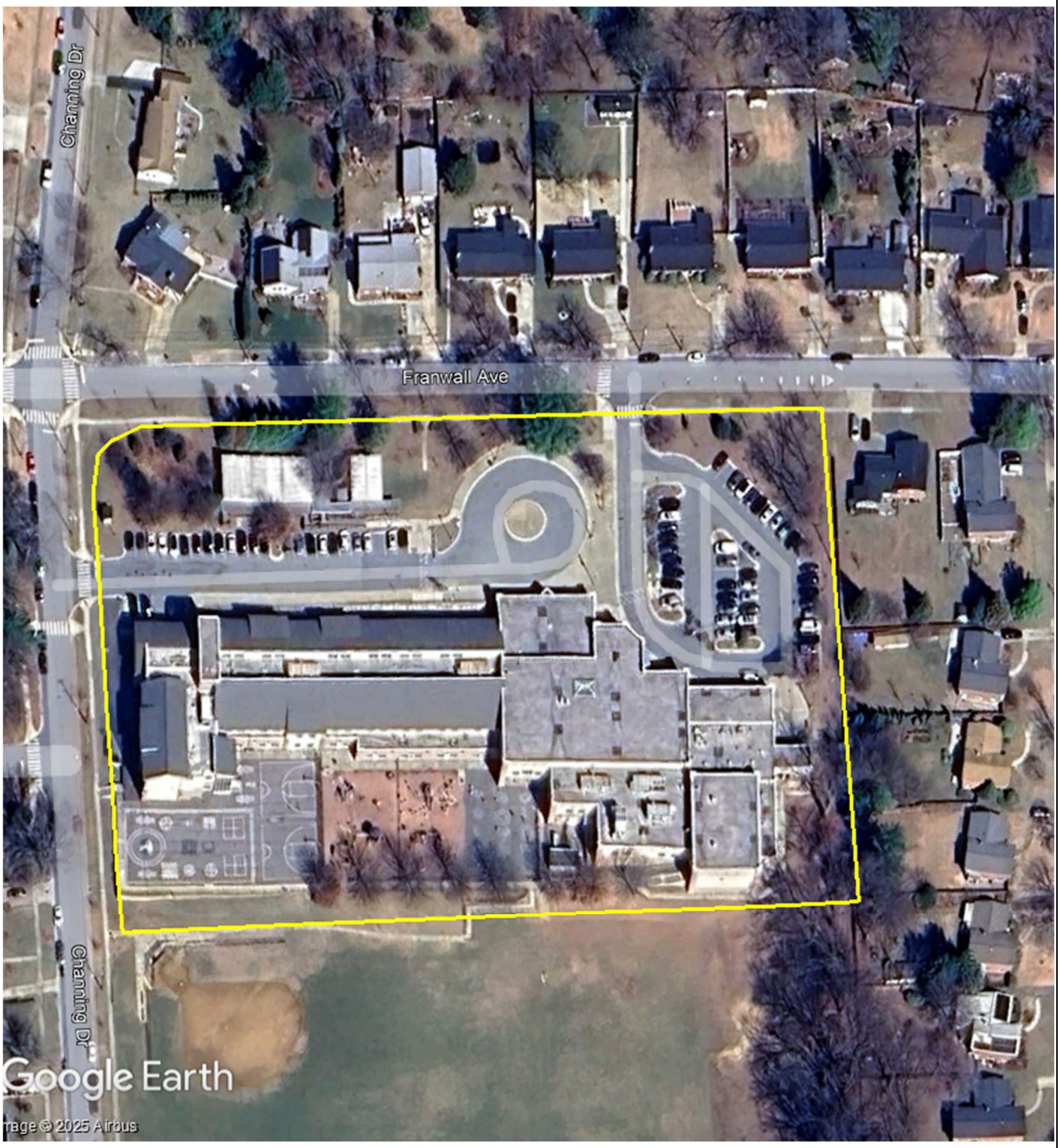
34 - SITE OVERVIEW

35 - MODULAR CLASSROOMS

36 - PLAY STRUCTURE

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-001.354	Arcola Elementary School
Source	**On-Site Date**
Google	November 12-13, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Arcola Elementary School

Name of person completing form: Walter Cruz

Title / Association w/ property: Building Service Manager

Length of time associated w/ property:

Date Completed: 11/12/2025

Phone Number: 240-755-5436

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: 1956	Renovated: 2008	
2	Building size in SF	85,800 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		2 ERUs having issues
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Kitchen walk-in fridge and freezer are new		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Exterior steps to playground are budgeted for		
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			
8	Are there any wall, window, basement or roof leaks?		X			Mitigated
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				90 percent working— minor issues with some bulbs
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Poor drainage in front of dumpster
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				Church leases on sundays

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Arcola Elementary School

BV Project Number: 172559.25R000-001.354

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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE 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

AUTOMATIC DOOR OPENER

ACCESSIBLE ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS

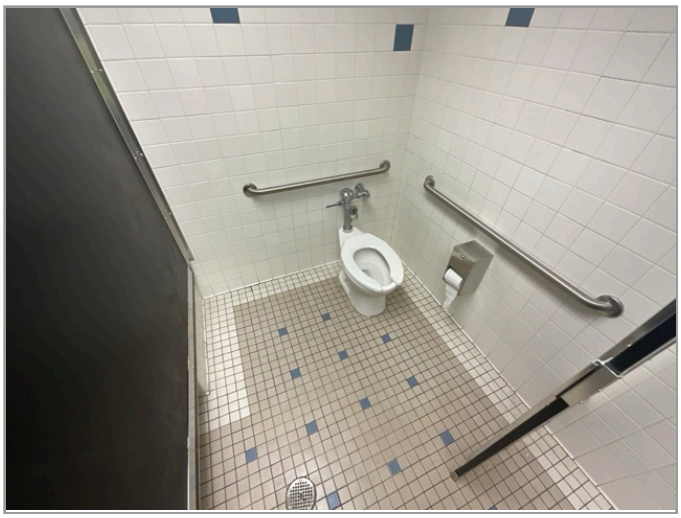
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Good	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	61,100 SF	57	10051471
B1010	Superstructure	Good	Structural Framing, Steel Columns & Beams, 1-2 Story Building, 1-2 Story Building	95,421 SF	57	10051468
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	14,000 SF	7	10050823
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	30,800 SF	13	10050842
B2020	Building Exterior	Fair	Glazing, any type by SF	11,200 SF	12	10050857
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	15	15	10050832
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	25	19	10050772
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	22,200 SF	12	10050800
B3010	Roof	Fair	Roofing, Built-Up	37,800 SF	7	10050806
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	1	14	10050749
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,600 SF	13	10050774
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	14	17	10050740
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	178	22	10050736
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	77,300 SF	14	10050789
C1090	Hallways & Common Areas	Fair	Lockers (2 per LF), Steel-Baked Enamel, 6' Height per LF	575 LF	4	10050813
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	33	14	10050859
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	22,900 SF	17	10050867
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	504 SF	7	10050729
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	129,800 SF	6	10050878

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Main Office	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	6	10050721
C2030	Restrooms	Fair	Flooring, Ceramic Tile	12,900 SF	25	10050756
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,400 SF	20	10050875
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	60,900 SF	9	10050746
C2030	176	Poor	Flooring, Carpet, Commercial Standard	900 SF	2	10050804
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	5,200 SF	7	10050847
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,600 SF	6	10050828
Conveying						
D1010	051	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	15	10050825
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	1	4	10050788
Plumbing						
D2010	055	Good	Water Heater, Gas, High-Efficiency Condensing Style, 100 GAL	1	14	10050884
D2010	055	Fair	Backflow Preventer, Domestic Water, 2 IN	1	12	10050894
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	95,421 SF	22	10050779
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	44	16	10050846
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	33	16	10050869
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	10050827
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	6	3	10050722
D2010	Restrooms	Fair	Urinal, Standard	9	16	10050782
D2010	055	Fair	Backflow Preventer, Domestic Water, 2 IN	1	12	10050868
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25	12	10050753
HVAC						
D3020	055	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1400 MBH	1	12	10050860
D3020	055	Fair	Boiler Supplemental Components, Expansion Tank, 400 GAL	1	30	10050801

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	055	Fair	Boiler Supplemental Components, Chemical Feed System	1	7	10050821
D3020	055	Fair	Boiler Supplemental Components, Expansion Tank, 175 GAL	1	25	10050793
D3020	055	Fair	Heat Exchanger, Plate & Frame, HVAC, 26 GPM	1	18	10050852
D3020	Roof	Poor	Furnace, Gas, 300 MBH	1	2	10050886
D3020	055	Poor	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	2	10050797
D3020	055	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1400 MBH	1	12	10050899
D3020	055	Fair	Unit Heater, Electric, 10 kW	1	5	10050896
D3020	Restrooms	Fair	Unit Heater, Electric, 5 kW	4	5	10050771
D3020	055	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1400 MBH	1	12	10050840
D3020	Roof	Fair	Furnace, Gas, 300 MBH	1	3	10050744
D3030	153	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HP-B]	1	11	10050871
D3030	042	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050807
D3030	Portable Classrooms	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, 3 TON	1	7	10050720
D3030	100I	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050726
D3030	026	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050796
D3030	020	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050747
D3030	011	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050892
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	6	10050754
D3030	Stairwells	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 CFM	5	5	10050757
D3030	029	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050768
D3030	111	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050787
D3030	49	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HP-B]	1	11	10050858
D3030	136	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050814
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	3	10050863

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Portable Classrooms	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, 3 TON	1	8	10050737
D3030	149	Fair	Heat Pump, Water Source, 5 TON, 2 TON	1	11	10050838
D3030	005	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050887
D3030	026	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050856
D3030	055	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050763
D3030	Mechanical room between 015 and 019	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050725
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	3	10050876
D3030	53	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HP-B]	1	11	10050824
D3030	117	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050885
D3030	014	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050873
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	3	10050844
D3030	120	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050776
D3030	025	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050820
D3030	100I	Fair	Heat Pump, Water Source, 5 TON, 6 TON	1	3	10050822
D3030	117	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050809
D3030	120	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050831
D3030	025	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050839
D3030	49	Fair	Heat Pump, Water Source, 5 TON, 2 TON	1	11	10050778
D3030	012B	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050785
D3030	178	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050861
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	3	10050743
D3030	178	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050837
D3030	136	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050803
D3030	005	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050742

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	149	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HP-B]	1	11	10050818
D3030	129	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050862
D3030	029	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050791
D3030	Portable Classrooms	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, 3 TON	1	6	10050755
D3030	153	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HP-B]	1	11	10050765
D3030	178	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050891
D3030	053A	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050798
D3030	114	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050739
D3030	Across hall from Cafeteria	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050795
D3030	129	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050751
D3030	002A	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050783
D3030	055	Fair	Heat Pump, Water Source, 7.5 TON, 3000 CFM	1	3	10050890
D3030	020	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050718
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit, 272 TON	1	7	10050889
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	11	10050761
D3030	055	Fair	Heat Pump, Water Source, 5 TON, 5 TON	1	3	10050849
D3030	012B	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050728
D3030	111	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050893
D3030	Mechanical room between 015 and 019	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050816
D3030	121/125	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050879
D3030	53	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	11	10050780
D3030	121/125	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050727
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	11	10050877
D3030	114	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050762

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Portable Classrooms	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, 3 TON	1	4	10050794
D3030	042	Fair	Heat Pump, Water Source, 5 TON, 3 TON	1	3	10050864
D3030	006A	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON	1	3	10050777
D3030	011	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	3	10050851
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	12	10050900
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM, 5000 CFM	1	5	10050845
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM, 6000 CFM [ERU-1]	1	4	10050805
D3050	055	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 25	1	15	10050826
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	3	10050866
D3050	055	Fair	Pump, Distribution, HVAC Heating Water, 11 to 15 HP, 15	1	12	10050734
D3050	055	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 25	1	15	10050766
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	95,421 SF	12	10050799
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	3	10050717
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	95,421 SF	22	10050881
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	8	10050897
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3500 CFM	1	4	10050895
D3060	Roof	Poor	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-2]	1	2	10050745
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	4	10050752
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM	1	4	10050874
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU)	1	10	10050769
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	5	10050812
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM	1	3	10050767
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	95,421 SF	7	10050724

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Sprinkler Room on Building Exterior	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	23	10050808
Electrical						
D5010	055	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	18	10050898
D5010	Building Exterior	Fair	Generator, Diesel, 125 KW	1	12	10050833
D5010	055	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	18	10050843
D5020	055	Fair	Switchboard, 277/480 V, 1600 AMP	1	26	10050735
D5020	055	Fair	Distribution Panel, 277/480 V, 800 AMP	1	18	10050836
D5020	055	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10050817
D5020	Electrical room next to 164	Fair	Distribution Panel, 277/480 V, 400 AMP	1	18	10050819
D5020	150A	Fair	Distribution Panel, 277/480 V, 400 AMP	1	18	10050855
D5020	Electrical room next to 164	Fair	Distribution Panel, 277/480 V, 400 AMP	1	18	10050854
D5020	055	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10050750
D5020	Electrical room between 021 and 025	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10050815
D5020	150A	Fair	Distribution Panel, 277/480 V, 400 AMP	1	18	10050811
D5020	055	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	17	10050841
D5020	055	Fair	Distribution Panel, 277/480 V, 400 AMP	1	18	10050733
D5020	Electrical room next to 121	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10050775
D5020	055	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10050773
D5020	Electrical room next to 164	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10050872
D5020	150A	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10050883
D5030	055	Fair	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace/Install	1	5	10050764
D5030	055	Fair	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace/Install	1	5	10050802
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	95,421 SF	22	10050748
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	95,421 SF	5	10050760

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	95,421 SF	10	10050731
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, 400 WATT	24	8	10050829
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	95,421 SF	12	10050732
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	95,421 SF	10	10050781
D7050	055	Fair	Fire Alarm Panel, Fully Addressable	1	9	10050770
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	95,421 SF	9	10050790
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	95,421 SF	9	10050810
Equipment & Furnishings						
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	14	10050853
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	19	10050848
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	19	10050723
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10050835
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	14	10050865
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	14	10050888
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	10050830
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	10050719
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	7	10050759
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	7	10050741
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	10050870
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	10050850
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	10050738
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	14	10050786
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10050792

Component Condition Report | Arcola Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	7	10050880
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	11	10050758
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	300 LF	8	10050730
E2010		Fair	Library Shelving, Double-Faced, up to 90" Height	70 LF	10	10051470
E2010		Fair	Library Shelving, Single-Faced, up to 90" Height	120 LF	10	10051469

Component Condition Report | Arcola Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	44,000 SF	3	10051592
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	1,600 LF	30	10051594
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	12,500 SF	6	10051599
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,500 SF	3	10051588
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10051584
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	10051596
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	12	10051598
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	14	10051597
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	9,000 SF	2	10051586
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10051587
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	2	7	10051600
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	12,000 SF	3	10051585
Sitework						
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	6	10051591
G2060	Site General	Good	Bike Rack, Fixed 1-5 Bikes	1	17	10051595

Component Condition Report | Arcola Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	2		11	10051601
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	75	LF	22	10051593
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	620	LF	22	10051589
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	12		14	10051590

Component Condition Report | Arcola Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Follow-up Studies						
P2030	Trash loading area in parking lot	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	10051583

Appendix F:
Replacement Reserves

Replacement Reserves Report

3/5/2026

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
Arcola Elementary School	$0	$7,210	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,210**
Arcola Elementary School / Main Building	$0	$0	$121,229	$385,186	$425,105	$267,240	$286,334	$971,610	$183,302	$1,105,555	$1,129,087	$108,358	$2,200,204	$95,878	$511,860	$353,384	$580,101	$847,911	$149,133	$127,129	$159,660	**$10,008,265**
Arcola Elementary School / Site	$0	$0	$9,548	$29,749	$0	$0	$137,913	$22,753	$59,823	$0	$0	$1,938	$55,605	$39,981	$80,167	$0	$0	$15,867	$46,349	$0	$0	**$499,693**
Grand Total	**$0**	**$7,210**	**$130,777**	**$414,936**	**$425,105**	**$267,240**	**$424,247**	**$994,362**	**$243,125**	**$1,105,555**	**$1,129,087**	**$110,296**	**$2,255,808**	**$135,858**	**$592,028**	**$353,384**	**$580,101**	**$863,778**	**$195,482**	**$127,129**	**$159,660**	**$10,515,169**

Arcola Elementary 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
P2030	Trash loading area in parking lot	10051583	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	* 0	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
Totals, Unescalated											**$0**	**$7,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,000**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$7,210**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,210**

Arcola Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10050823	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	14000	SF	$1.86	$26,040								$26,040															**$26,040**
B2010	Building Exterior	10050842	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	7	13	30800	SF	$1.86	$57,288														$57,288								**$57,288**
B2020	Building Exterior	10050857	Glazing, any type by SF, Replace	30	18	12	11200	SF	$55.00	$616,000													$616,000									**$616,000**
B2050	Building Exterior	10050832	Exterior Door, Steel, Commercial, Replace	40	25	15	15	EA	$4,060.00	$60,900																$60,900						**$60,900**
B2050	Building Exterior	10050772	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	11	19	25	EA	$1,300.00	$32,500																				$32,500		**$32,500**
B3010	Roof	10050800	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	22200	SF	$5.50	$122,100													$122,100									**$122,100**
B3010	Roof	10050806	Roofing, Built-Up, Replace	25	18	7	37800	SF	$14.00	$529,200								$529,200														**$529,200**
B3060	Roof	10050749	Roof Skylight, per unit, up to 20 SF, Replace	30	16	14	1	EA	$1,300.00	$1,300															$1,300						**$1,300**
B3080	Building Exterior	10050774	Soffit/Fascia, Metal, Replace	25	12	13	1600	SF	$5.00	$8,000														$8,000								**$8,000**
C1030	Throughout Building	10050740	Interior Door, Steel, Standard, Replace	40	23	17	14	EA	$600.00	$8,400																	$8,400					**$8,400**
C1070	Throughout Building	10050789	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	77300	SF	$3.50	$270,550															$270,550							**$270,550**
C1090	Restrooms	10050859	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	33	EA	$750.00	$24,750															$24,750							**$24,750**
C1090	Hallways & Common Areas	10050813	Lockers (2 per LF), Steel-Baked Enamel, 6' Height per LF, Replace	20	16	4	575	LF	$500.00	$287,500					$287,500																	**$287,500**
C2010	Restrooms	10050867	Wall Finishes, Ceramic Tile, Replace	40	23	17	22900	SF	$18.00	$412,200																	$412,200					**$412,200**
C2010	Gymnasium	10050729	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	8	7	504	SF	$16.80	$8,467								$8,467														**$8,467**
C2010	Throughout Building	10050878	Wall Finishes, any surface, Prep & Paint	10	4	6	129800	SF	$1.50	$194,700							$194,700										$194,700					**$389,400**
C2030	Kitchen	10050875	Flooring, Quarry Tile, Replace	50	30	20	3400	SF	$26.00	$88,400																					$88,400	**$88,400**
C2030	Throughout Building	10050746	Flooring, Vinyl Tile (VCT), Replace	15	6	9	60900	SF	$5.00	$304,500											$304,500											**$304,500**
C2030	176	10050804	Flooring, Carpet, Commercial Standard, Replace	10	8	2	900	SF	$7.50	$6,750			$6,750										$6,750									**$13,500**
C2030	Main Office	10050721	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2600	SF	$7.50	$19,500							$19,500										$19,500					**$39,000**
C2030	Gymnasium	10050847	Flooring, Maple Sports Floor, Refinish	10	3	7	5200	SF	$5.00	$26,000								$26,000										$26,000				**$52,000**
C2050	Throughout Building	10050828	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	8600	SF	$2.00	$17,200							$17,200										$17,200					**$34,400**
D1010	Elevator Shafts/Utility	10050788	Elevator Cab Finishes, Economy, Replace	10	6	4	1	EA	$3,000.00	$3,000					$3,000										$3,000							**$6,000**
D1010	051	10050825	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	$55,000.00	$55,000																$55,000						**$55,000**
D2010	055	10050884	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	1	14	1	EA	$17,000.00	$17,000															$17,000							**$17,000**
D2010	055	10050894	Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	$3,200.00	$3,200													$3,200									**$3,200**
D2010	055	10050868	Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	$3,200.00	$3,200													$3,200									**$3,200**
D2010	Utility Rooms/Areas	10050722	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	6	EA	$800.00	$4,800				$4,800																		**$4,800**
D2010	Hallways & Common Areas	10050827	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	$1,500.00	$3,000											$3,000											**$3,000**
D2010	Classrooms General	10050753	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	25	EA	$1,200.00	$30,000													$30,000									**$30,000**
D2010	Restrooms	10050846	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	44	EA	$1,700.00	$74,800																	$74,800					**$74,800**
D2010	Restrooms	10050869	Toilet, Commercial Water Closet, Replace	30	14	16	33	EA	$1,300.00	$42,900																	$42,900					**$42,900**
D2010	Restrooms	10050782	Urinal, Standard, Replace	30	14	16	9	EA	$1,100.00	$9,900																	$9,900					**$9,900**
D3020	Roof	10050886	Furnace, Gas, Replace	20	18	2	1	EA	$40,000.00	$40,000			$40,000																			**$40,000**
D3020	Roof	10050744	Furnace, Gas, Replace	20	17	3	1	EA	$40,000.00	$40,000				$40,000																		**$40,000**
D3020	055	10050860	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	18	12	1	EA	$50,800.00	$50,800													$50,800									**$50,800**
D3020	055	10050899	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	18	12	1	EA	$50,800.00	$50,800													$50,800									**$50,800**
D3020	055	10050840	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	18	12	1	EA	$50,800.00	$50,800													$50,800									**$50,800**
D3020	055	10050852	Heat Exchanger, Plate & Frame, HVAC, Replace	35	17	18	1	EA	$11,400.00	$11,400																			$11,400			**$11,400**
D3020	055	10050896	Unit Heater, Electric, Replace	20	15	5	1	EA	$2,200.00	$2,200						$2,200																**$2,200**
D3020	Restrooms	10050771	Unit Heater, Electric, Replace	20	15	5	4	EA	$1,800.00	$7,200						$7,200																**$7,200**
D3020	055	10050797	Boiler Supplemental Components, Shot Feed Tank, Replace	30	28	2	1	EA	$1,520.00	$1,520			$1,520																			**$1,520**
D3020	055	10050821	Boiler Supplemental Components, Chemical Feed System, Replace	15	8	7	1	EA	$11,700.00	$11,700								$11,700														**$11,700**
D3030	Roof	10050889	Cooling Tower, (Typical) Open Circuit, Replace	25	18	7	1	EA	$67,300.00	$67,300								$67,300														**$67,300**
D3030	042	10050807	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**

Replacement Reserves Report

3/5/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	100I	10050726	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	026	10050796	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	020	10050747	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	011	10050892	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	029	10050768	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	111	10050787	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	136	10050814	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Roof	10050863	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	005	10050887	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	026	10050856	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	055	10050763	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Mechanical room between 015 and 019	10050725	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Roof	10050876	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	117	10050885	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	014	10050873	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Roof	10050844	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	120	10050776	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	025	10050820	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	100I	10050822	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	117	10050809	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	120	10050831	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	025	10050839	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	012B	10050785	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	178	10050861	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Roof	10050743	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	178	10050837	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	136	10050803	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	005	10050742	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	129	10050862	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	029	10050791	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	178	10050891	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	053A	10050798	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	114	10050739	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Across hall from Cafeteria	10050795	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	129	10050751	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	002A	10050783	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	055	10050890	Heat Pump, Water Source, 7.5 TON, Replace	20	17	3	1	EA	$10,900.00	$10,900				$10,900																		**$10,900**
D3030	020	10050718	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	055	10050849	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	012B	10050728	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	111	10050893	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Mechanical room between 015 and 019	10050816	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	121/125	10050879	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	121/125	10050727	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	114	10050762	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	042	10050864	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	006A	10050777	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	011	10050851	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Portable Classrooms	10050794	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	16	4	1	EA	$4,400.00	$4,400					$4,400																	**$4,400**
D3030	Stairwells	10050757	Unit Ventilator, approx/nominal 2 Ton, Replace	20	15	5	5	EA	$7,400.00	$37,000						$37,000																**$37,000**
D3030	Roof	10050754	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$4,000.00	$4,000							$4,000															**$4,000**
D3030	Portable Classrooms	10050755	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	14	6	1	EA	$4,400.00	$4,400							$4,400															**$4,400**
D3030	Portable Classrooms	10050720	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	13	7	1	EA	$4,400.00	$4,400								$4,400														**$4,400**
D3030	Portable Classrooms	10050737	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	12	8	1	EA	$4,400.00	$4,400									$4,400													**$4,400**
D3030	153	10050871	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900										$5,900												**$5,900**
D3030	49	10050858	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900										$5,900												**$5,900**
D3030	149	10050838	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900										$5,900												**$5,900**
D3030	53	10050824	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900										$5,900												**$5,900**

Replacement Reserves Report

3/5/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	49	10050778	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	149	10050818	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	153	10050765	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Roof	10050761	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	$4,800.00	$4,800												$4,800										**$4,800**
D3030	53	10050780	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Roof	10050877	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	$4,800.00	$4,800												$4,800										**$4,800**
D3030	Roof	10050900	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$4,800.00	$4,800													$4,800									**$4,800**
D3050	055	10050734	Pump, Distribution, HVAC Heating Water, 11 to 15 HP, Replace	25	13	12	1	EA	$7,600.00	$7,600													$7,600									**$7,600**
D3050	055	10050826	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	10	15	1	EA	$13,600.00	$13,600																$13,600						**$13,600**
D3050	055	10050766	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	10	15	1	EA	$13,600.00	$13,600																$13,600						**$13,600**
D3050	Roof	10050866	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$7,500.00	$7,500				$7,500																		**$7,500**
D3050	Roof	10050717	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$7,500.00	$7,500				$7,500																		**$7,500**
D3050	Roof	10050805	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	16	4	1	EA	$74,400.00	$74,400					$74,400																	**$74,400**
D3050	Roof	10050845	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	15	5	1	EA	$74,400.00	$74,400						$74,400																**$74,400**
D3050	Throughout Building	10050799	HVAC System, Ductwork, Medium Density, Replace	30	18	12	95421	SF	$4.00	$381,684													$381,684									**$381,684**
D3060	Roof	10050767	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Roof	10050895	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	10050752	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	10050874	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	10050812	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	10050897	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	$1,400.00	$1,400									$1,400													**$1,400**
D3060	Roof	10050745	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	18	2	1	EA	$66,000.00	$66,000			$66,000																			**$66,000**
D3060	Roof	10050769	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	10	10	1	EA	$99,000.00	$99,000											$99,000											**$99,000**
D4010	Throughout Building	10050724	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	95421	SF	$1.07	$102,100								$102,100														**$102,100**
D5010	Building Exterior	10050833	Generator, Diesel, Replace	25	13	12	1	EA	$58,000.00	$58,000													$58,000									**$58,000**
D5010	055	10050898	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	$8,500.00	$8,500																			$8,500			**$8,500**
D5010	055	10050843	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	$12,000.00	$12,000																			$12,000			**$12,000**
D5020	055	10050817	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D5020	055	10050750	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D5020	Electrical room between 021 and 025	10050815	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D5020	055	10050841	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$6,000.00	$6,000																		$6,000				**$6,000**
D5020	Electrical room next to 121	10050775	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D5020	055	10050773	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D5020	Electrical room next to 164	10050872	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D5020	150A	10050883	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D5020	055	10050836	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
D5020	Electrical room next to 164	10050819	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5020	150A	10050855	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5020	Electrical room next to 164	10050854	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5020	150A	10050811	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5020	055	10050733	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5030	055	10050764	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$12,400.00	$12,400						$12,400																**$12,400**
D5030	055	10050802	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$12,400.00	$12,400						$12,400																**$12,400**
D5040	Throughout Building	10050760	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	95421	SF	$0.65	$62,024						$62,024										$62,024						**$124,047**
D5040	Gymnasium	10050829	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	12	8	24	EA	$1,700.00	$40,800									$40,800													**$40,800**
D5040	Throughout Building	10050731	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	95421	SF	$5.00	$477,105											$477,105											**$477,105**
D6060	Throughout Building	10050732	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	8	12	95421	SF	$1.65	$157,445													$157,445									**$157,445**
D7030	Throughout Building	10050781	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	95421	SF	$2.00	$190,842											$190,842											**$190,842**
D7050	055	10050770	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D7050	Throughout Building	10050790	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	95421	SF	$3.00	$286,263										$286,263												**$286,263**
D8010	Throughout Building	10050810	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	6	9	95421	SF	$2.50	$238,553										$238,553												**$238,553**
E1030	Kitchen	10050830	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	10050719	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500						**$21,000**
E1030	Kitchen	10050850	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	10050759	Foodservice Equipment, Range, 2-Burner, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	10050741	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	$5,700.00	$5,700								$5,700														**$5,700**
E1030	Kitchen	10050870	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	10050880	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	$5,700.00	$5,700								$5,700														**$5,700**

Replacement Reserves Report

3/5/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	10050835	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA	$3,600.00	$3,600									$3,600													**$3,600**
E1030	Kitchen	10050738	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$4,500									$4,500													**$4,500**
E1030	Roof	10050853	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300							**$6,300**
E1030	Roof	10050865	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300							**$6,300**
E1030	Kitchen	10050888	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	1	14	1	EA	$4,600.00	$4,600															$4,600							**$4,600**
E1030	Kitchen	10050786	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	1	14	1	EA	$4,600.00	$4,600															$4,600							**$4,600**
E1030	Kitchen	10050792	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
E1030	Kitchen	10050848	Foodservice Equipment, Walk-In, Freezer, Replace	20	1	19	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
E1030	Kitchen	10050723	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	1	19	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
E1070	Gymnasium	10050758	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	6	EA	$3,580.00	$21,480												$21,480										**$21,480**
E2010	Classrooms General	10050730	Casework, Cabinetry, Standard, Replace	20	12	8	300	LF	$300.00	$90,000									$90,000													**$90,000**
E2010	Main Building	10051470	Library Shelving, Double-Faced, up to 90" Height, Replace	20	10	10	70	LF	$480.00	$33,600											$33,600											**$33,600**
E2010	Main Building	10051469	Library Shelving, Single-Faced, up to 90" Height, Replace	20	10	10	120	LF	$330.00	$39,600											$39,600											**$39,600**
Totals, Unescalated											**$0**	**$0**	**$114,270**	**$352,500**	**$377,700**	**$230,524**	**$239,800**	**$790,008**	**$144,700**	**$847,316**	**$840,147**	**$78,280**	**$1,543,179**	**$65,288**	**$338,400**	**$226,824**	**$361,500**	**$513,000**	**$87,600**	**$72,500**	**$88,400**	**$7,311,934**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$121,229**	**$385,186**	**$425,105**	**$267,240**	**$286,334**	**$971,610**	**$183,302**	**$1,105,555**	**$1,129,087**	**$108,358**	**$2,200,204**	**$95,878**	**$511,860**	**$353,384**	**$580,101**	**$847,911**	**$149,133**	**$127,129**	**$159,660**	**$10,008,265**

Arcola Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	10051592	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	44000	SF	$0.45	$19,800				$19,800					$19,800					$19,800				$19,800			**$79,200**
G2030	Site Parking Areas	10051599	Sidewalk, Concrete, Large Areas, Replace	50	44	6	12500	SF	$9.00	$112,500							$112,500															**$112,500**
G2050	Site Sports Fields & Courts	10051588	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	4500	SF	$0.45	$2,025				$2,025					$2,025					$2,025				$2,025				**$8,100**
G2050	Site Playground Areas	10051585	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	12000	SF	$0.45	$5,400				$5,400					$5,400					$5,400				$5,400				**$21,600**
G2050	Site Sports Fields & Courts	10051600	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	18	7	2	EA	$4,750.00	$9,500								$9,500														**$9,500**
G2050	Site Sports Fields & Courts	10051597	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	6	14	1	EA	$5,000.00	$5,000															$5,000							**$5,000**
G2050	Site Playground Areas	10051586	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	3	2	9000	SF	$1.00	$9,000			$9,000					$9,000					$9,000				$9,000					**$36,000**
G2050	Site Playground Areas	10051584	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
G2050	Site Playground Areas	10051587	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
G2050	Site Playground Areas	10051596	Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	$10,000.00	$10,000												$10,000										**$10,000**
G2050	Site Playground Areas	10051598	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
G2060	Site General	10051601	Park Bench, Metal Powder-Coated, Replace	20	9	11	2	EA	$700.00	$1,400											$1,400											**$1,400**
G2060	Site General	10051595	Bike Rack, Fixed 1-5 Bikes, Replace	20	3	17	1	EA	$600.00	$600																	$600					**$600**
G2060	Site General	10051591	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
G4050	Site Parking Areas	10051590	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	6	14	12	EA	$4,000.00	$48,000														$48,000								**$48,000**
Totals, Unescalated											**$0**	**$0**	**$9,000**	**$27,225**	**$0**	**$0**	**$115,500**	**$18,500**	**$47,225**	**$0**	**$0**	**$1,400**	**$39,000**	**$27,225**	**$53,000**	**$0**	**$0**	**$9,600**	**$27,225**	**$0**	**$0**	**$374,900**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$9,548**	**$29,749**	**$0**	**$0**	**$137,913**	**$22,753**	**$59,823**	**$0**	**$0**	**$1,938**	**$55,605**	**$39,981**	**$80,167**	**$0**	**$0**	**$15,867**	**$46,349**	**$0**	**$0**	**$499,693**

* 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	10050825	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Arcola Elementary School / Main Building	051	ThyssenKrupp	EP8020A	EW4077	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10050884	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style	100 GAL	Arcola Elementary School / Main Building	055	State Industries, Inc.	SUF-100-199-NE 300	2406137668028	2024		
2	10050894	D2010	**Backflow Preventer**	Domestic Water	2 IN	Arcola Elementary School / Main Building	055	Watts Regulator	M2 QT	A23829			
3	10050868	D2010	**Backflow Preventer**	Domestic Water	2 IN	Arcola Elementary School / Main Building	055	Watts Regulator	M2 QT	A 23854			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10050860	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	Arcola Elementary School / Main Building	055	Fulton	PHW4400	NA	2007		
2	10050899	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	Arcola Elementary School / Main Building	055	Fulton	PHW4400	NA	2007		
3	10050840	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	Arcola Elementary School / Main Building	055	Fulton	PHW4400	NA	2007		
4	10050886	D3020	**Furnace**	Gas	300 MBH	Arcola Elementary School / Main Building	Roof	INNOVENT	PVF400	693034			
5	10050744	D3020	**Furnace**	Gas	300 MBH	Arcola Elementary School / Main Building	Roof	Greenheck	PVF300	NA			
6	10050852	D3020	**Heat Exchanger**	Plate & Frame, HVAC	26 GPM	Arcola Elementary School / Main Building	055	Tranter	GXD-026-L-5-UP-121	SM 607			
7	10050896	D3020	**Unit Heater**	Electric	10 kW	Arcola Elementary School / Main Building	055						
8	10050771	D3020	**Unit Heater**	Electric	5 kW	Arcola Elementary School / Main Building	Restrooms						4
9	10050821	D3020	**Boiler Supplemental Components**	Chemical Feed System		Arcola Elementary School / Main Building	055						
10	10050801	D3020	**Boiler Supplemental Components**	Expansion Tank	400 GAL	Arcola Elementary School / Main Building	055						
11	10050793	D3020	**Boiler Supplemental Components**	Expansion Tank	175 GAL	Arcola Elementary School / Main Building	055						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10050889	D3030	**Cooling Tower**	(Typical) Open Circuit	272 TON	Arcola Elementary School / Main Building	Roof	Baltimore Aircoil Company	VTL 272	U065380003	2007		
13	10050720	D3030	**Heat Pump**	Packaged & Wall-Mounted, 2.5 to 3 TON	3 TON	Arcola Elementary School / Main Building	Portable Classrooms	Bard Manufacturing Company	S38BH1-A00	309H122916644-02	2012		
14	10050737	D3030	**Heat Pump**	Packaged & Wall-Mounted, 2.5 to 3 TON	3 TON	Arcola Elementary School / Main Building	Portable Classrooms	Bard Manufacturing Company	S38H1DA00RXXXXE	309D112797021-02	2009		
15	10050755	D3030	**Heat Pump**	Packaged & Wall-Mounted, 2.5 to 3 TON	3 TON	Arcola Elementary School / Main Building	Portable Classrooms	Bard Manufacturing Company	S38H1DA00RXXXXE	309F112807991-02	2011		
16	10050794	D3030	**Heat Pump**	Packaged & Wall-Mounted, 2.5 to 3 TON	3 TON	Arcola Elementary School / Main Building	Portable Classrooms	Bard Manufacturing Company	SH381DA00Pxxxxx	175D092617540-02	2009		
17	10050807	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	042	Trane	WPVJ03641 D02B0TRC030000200001000000	W07C17773	2007		
18	10050726	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	100I	Trane	WPVJ04241002B0TLC030000200001000000	Illegible	2007		
19	10050796	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	026	Trane	WPVJ03641D02B0TRC030000200001000000	W07C17772	2007		
20	10050747	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	020	Trane	WPVJ03641D02B0TLC030000200001000000	W07C17767	2007		
21	10050892	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	011	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17794	2007		
22	10050768	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	029	Trane	WPVJ03641D02B0TLC030000200001000000	W07C17769	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10050787	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	111	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17797	2007		
24	10050814	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	136	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17787	2007		
25	10050838	D3030	**Heat Pump**	Water Source, 5 TON	2 TON	Arcola Elementary School / Main Building	149	Daikin Industries	W.VFC.1.024.D. J. Y. R. T. 04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.I	Inaccessible	2014		
26	10050887	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	005	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17792	2007		
27	10050856	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	026	Trane	WPVJ03641D02B0TLC030000200001000000	W07C17766	2007		
28	10050763	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	055	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17780	2007		
29	10050725	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	Mechanical room between 015 and 019	Trane	WPVJ03641D02B0TLC030000200001000000	W07C17771	2007		
30	10050885	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	117	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17799	2007		
31	10050873	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	014	Trane	WPVJ03641D02B0TLC030000200001000000	W07C17768	2007		
32	10050776	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	120	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17796	2007		
33	10050820	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	025	Trane	WPVJ01871D0280TRC030000200001000000	W07C17759	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10050822	D3030	**Heat Pump**	Water Source, 5 TON	6 TON	Arcola Elementary School / Main Building	100I	Trane	WPVJ0724D02B0TLC030000200001000000	W07C17790	2007		
35	10050809	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	117	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17785	2007		
36	10050831	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	120	Trane	Illegible	W07C17778			
37	10050839	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	025	Trane	WPVJ01871D02B0TLC030000200001000000	W07C17756	2007		
38	10050778	D3030	**Heat Pump**	Water Source, 5 TON	2 TON	Arcola Elementary School / Main Building	49	Daikin Industries	W.VFC.1.024.D. J. Y. R. T. 04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.1	Inaccessible	2014		
39	10050785	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	012B	Trane	WPVJ03641D02B0TRC030000200001000000	W07C17777	2007		
40	10050861	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	178	Trane	WPVJ01871D02B0TLC030000200001000000	W07C17755	2007		
41	10050837	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	178	Trane	WPVJ03641D02B0TRC030000200001000000	W07C17774	2007		
42	10050803	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	136	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17793	2007		
43	10050742	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	005	Trane	WPVJ04241D02B0TLC03000020000 000000	W07C17782	2007		
44	10050862	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	129	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17798	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10050791	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	029	Trane	WPVJ03641D02B0TRC030000200001000000	W07C17775	2007		
46	10050891	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	178	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17781	2007		
47	10050798	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	053A	Trane	WPVJ03641 D02B0TLC030000200001000000	W07C17770	2007		
48	10050739	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	114	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17786	2007		
49	10050795	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	Across hall from Cafeteria	Trane	WPVJ03071D02B0TRC03000020000 1000000	W07C17764	2007		
50	10050751	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	129	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17788	2007		
51	10050783	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	002A	Inaccessible	Inaccessible	Inaccessible			
52	10050718	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	020	Trane	WPVJ03641D02B0TRC030000200001000000	W07C17.776	2007		
53	10050849	D3030	**Heat Pump**	Water Source, 5 TON	5 TON	Arcola Elementary School / Main Building	055	Trane	WPVJ0604100280TRC030000200001000000	W07C17789	2007		
54	10050728	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	012B	Trane	WPVJ01871D02B0TLC030000200001000000	W07C17758	2007		
55	10050893	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	111	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17779	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10050816	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	Mechanical room between 015 and 019	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17791	2007		
57	10050879	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	121/125	Trane	WPVJ01871D02B0TRC030000200001000000	W07C17760	2007		
58	10050780	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	53	Daikin Industries	W.VFC.1.042.D.K. Y. R. T. 04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.1	NA	2014		
59	10050727	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	121/125	Trane	WPVJ01871D02B0TLC030000200001000000	W07C17757	2007		
60	10050762	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	114	Trane	WPVJ04241D02B0TRC030000200001000000	W07C17795	2007		
61	10050864	D3030	**Heat Pump**	Water Source, 5 TON	3 TON	Arcola Elementary School / Main Building	042	Trane	WPVJ03641D02B0TLC030000200001000000	W07C17765	2007		
62	10050777	D3030	**Heat Pump**	Water Source, 5 TON	1.5 TON	Arcola Elementary School / Main Building	006A	Trane	WPVJ01871D02B0TRC030000200001000000	W07C17761	2007		
63	10050851	D3030	**Heat Pump**	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	011	Trane	WPVJ04241D02B0TLC030000200001000000	W07C17784	2007		
64	10050890	D3030	**Heat Pump**	Water Source, 7.5 TON	3000 CFM	Arcola Elementary School / Main Building	055	Trane	GEV809041DEBTFC32	W87815481	2007		
65	10050871	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	153	Daikin Industries	W.VFC.1.042.D.K. Y. L. T. 04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.1	Inaccessible	2014		
66	10050858	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	49	Daikin Industries	W.VFC.1.042.D. K. Y. L. T.04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.I	NA	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10050824	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	53	Daikin Industries	W.VFC.1.042.D.K.Y.R. T.04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.1	Inaccessible	2014		
68	10050818	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	149	Daikin Industries	W.VFC.1.042.D.K. Y.R. T. 04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.1	NA	2014		
69	10050765	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	3.5 TON	Arcola Elementary School / Main Building	153	Daikin Industries	W.VFC.1.042.D.K. Y.R. T. 04.YY.D. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.X.Y.Y.C.1.C.1	Inaccessible	2014		
70	10050754	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Arcola Elementary School / Main Building	Roof	Ingersoll Rand	4TTA3060D4000CA	14111MSM4F	2014		
71	10050863	D3030	**Split System Ductless**	Single Zone	1.5 TON	Arcola Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
72	10050876	D3030	**Split System Ductless**	Single Zone	1.5 TON	Arcola Elementary School / Main Building	Roof	Illegible	Illegible	53000456B			
73	10050844	D3030	**Split System Ductless**	Single Zone	2 TON	Arcola Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A24NHA	68000571D			
74	10050743	D3030	**Split System Ductless**	Single Zone	1.5 TON	Arcola Elementary School / Main Building	Roof	Illegible	Illegible	65U00252C			
75	10050761	D3030	**Split System Ductless**	Single Zone	1.5 TON	Arcola Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A18NKA7	01U18063B	2021		
76	10050877	D3030	**Split System Ductless**	Single Zone	1.5 TON	Arcola Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A18NKA7	01U18059B	2021		
77	10050900	D3030	**Split System Ductless**	Single Zone	1.5 TON	Arcola Elementary School / Main Building	Roof	Friedrich	FSHSR18A3A	63239906815	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10050757	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Arcola Elementary School / Main Building	Stairwells						5
79	10050734	D3050	**Pump**	Distribution, HVAC Heating Water, 11 to 15 HP	15	Arcola Elementary School / Main Building	055	Emerson	6207-2ZJ/C3				
80	10050826	D3050	**Pump**	Distribution, HVAC Heating Water, 16 to 25 HP	25	Arcola Elementary School / Main Building	055	U.S. Electrical Motors	J364	108 3004335 UP H-072			
81	10050766	D3050	**Pump**	Distribution, HVAC Heating Water, 16 to 25 HP	25	Arcola Elementary School / Main Building	055	U.S. Electrical Motors	J364	108 3004335 UP H-044			
82	10050845	D3050	**Air Handler**	Exterior AHU, 4001 to 6000 CFM	5000 CFM	Arcola Elementary School / Main Building	Roof	INNOVENT	E-5000-1E/SP PR-9400-AC HG/IP/VS-1-A	Illegible	2007		
83	10050805	D3050	**Air Handler** [ERU-1]	Exterior AHU, 4001 to 6000 CFM	6000 CFM	Arcola Elementary School / Main Building	Roof	INNOVENT	E-6000-1E/SP-9000 HP/HC PVS-1-A	206059-1	2007		
84	10050866	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Arcola Elementary School / Main Building	Roof	Trane	Illegible	Illegible	2007		
85	10050717	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Arcola Elementary School / Main Building	Roof	Trane	Illegible	Illegible	2007		
86	10050812	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Arcola Elementary School / Main Building	Roof						
87	10050897	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Arcola Elementary School / Main Building	Roof	PennBarry	DX08B	M06AB49598 570			
88	10050752	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Arcola Elementary School / Main Building	Roof						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10050895	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	3500 CFM	Arcola Elementary School / Main Building	Roof	PennBarry	DX24B	L06AB45274			
90	10050874	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	5000 CFM	Arcola Elementary School / Main Building	Roof	PennBarry	FX14B	L06AB67464	2007		
91	10050767	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	5000 CFM	Arcola Elementary School / Main Building	Roof	PennBarry	FX08B	M06AB47153488	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10050808	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Arcola Elementary School / Main Building	Sprinkler Room on Building Exterior	Ames	2000 SS	155314 0307			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10050833	D5010	**Generator**	Diesel	125 KW	Arcola Elementary School / Main Building	Building Exterior	Detroit Diesel	B-325333	NA			
2	10050898	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Arcola Elementary School / Main Building	055						
3	10050843	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Arcola Elementary School / Main Building	055						
4	10050817	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Arcola Elementary School / Main Building	055	Square D	EE75T3HFISNLP	NA			
5	10050750	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Arcola Elementary School / Main Building	055	Square D	EE75T3H	NA			
6	10050815	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Arcola Elementary School / Main Building	Electrical room between 021 and 025	Square D	EE45T3H	NA			
7	10050841	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Arcola Elementary School / Main Building	055	Square D	EE15T3H	NA			
8	10050775	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Arcola Elementary School / Main Building	Electrical room next to 121	Square D	EE45T3H	NA			
9	10050773	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Arcola Elementary School / Main Building	055	Square D	EE45T3H	NA			
10	10050872	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Arcola Elementary School / Main Building	Electrical room next to 164	Square D	EE75T3H	NA			
11	10050883	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Arcola Elementary School / Main Building	150A	GE	9T8383873	1M0337103			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10050735	D5020	**Switchboard**	277/480 V	1600 AMP	Arcola Elementary School / Main Building	055	Square D	NA	22539068-001			
13	10050836	D5020	**Distribution Panel**	277/480 V	800 AMP	Arcola Elementary School / Main Building	055	Square D	HCP	12225390680020001			
14	10050819	D5020	**Distribution Panel**	277/480 V	400 AMP	Arcola Elementary School / Main Building	Electrical room next to 164	Square D	NF	12225390680120001			
15	10050855	D5020	**Distribution Panel**	277/480 V	400 AMP	Arcola Elementary School / Main Building	150A	GE	ASF3304MTX 400	1111111			
16	10050854	D5020	**Distribution Panel**	277/480 V	400 AMP	Arcola Elementary School / Main Building	Electrical room next to 164	Square D	NF	12225390680580001			
17	10050811	D5020	**Distribution Panel**	277/480 V	400 AMP	Arcola Elementary School / Main Building	150A	GE	ASF3304SB	11111112			
18	10050733	D5020	**Distribution Panel**	277/480 V	400 AMP	Arcola Elementary School / Main Building	055	Square D	NF	12225390680030001			
19	10050764	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	25 HP	Arcola Elementary School / Main Building	055	Eaton	EHB 0344A 1JU0000000	NA			
20	10050802	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	25 HP	Arcola Elementary School / Main Building	055	Eaton	HVX02514B1P6	12778660	2007		
21	10050829	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide	400 WATT	Arcola Elementary School / Main Building	Gymnasium						24

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10050770	D7050	**Fire Alarm Panel**	Fully Addressable		Arcola Elementary School / Main Building	055						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10050792	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Arcola Elementary School / Main Building	Kitchen						
2	10050830	E1030	**Foodservice Equipment**	Convection Oven, Single		Arcola Elementary School / Main Building	Kitchen						
3	10050850	E1030	**Foodservice Equipment**	Convection Oven, Single		Arcola Elementary School / Main Building	Kitchen						
4	10050835	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Arcola Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF58	Inaccessible			
5	10050738	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Arcola Elementary School / Main Building	Kitchen	CaptiveAire Systems	6024 VHB	595053			
6	10050870	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Arcola Elementary School / Main Building	Kitchen						
7	10050741	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Arcola Elementary School / Main Building	Kitchen	Delfield	KCFT-60-12A	0706150000682			
8	10050880	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Arcola Elementary School / Main Building	Kitchen	Delfield	MARK7 KC-74-NU	0706150000681			
9	10050759	E1030	**Foodservice Equipment**	Range, 2-Burner		Arcola Elementary School / Main Building	Kitchen						
10	10050719	E1030	**Foodservice Equipment**	Steamer, Freestanding		Arcola Elementary School / Main Building	Kitchen	Traulsen	RHT132WUT-HHS	T55983F07			
11	10050853	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Arcola Elementary School / Main Building	Roof	BOHN	BCH0045LCBCZC0753	T24D17123	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10050865	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Arcola Elementary School / Main Building	Roof	BOHN	BCH0008MCACZC0753	T24D17122	2024		
13	10050888	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Arcola Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible			
14	10050786	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Arcola Elementary School / Main Building	Kitchen	BOHN	BEL0060AS6AMAD0065	T24D 16651	2024		
15	10050848	E1030	**Foodservice Equipment**	Walk-In, Freezer		Arcola Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible				
16	10050723	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Arcola Elementary School / Main Building	Kitchen						