FACILITY CONDITION ASSESSMENT

prepared for

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

Bannockburn Elementary School
6520 Dalroy Lane
Bethesda, MD 20817

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BV PROJECT #:
172559.25R000-003.354

DATE OF REPORT:
January 26, 2026

ON SITE DATES:
October 14, 2025; November 3, 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	6520 Dalroy Lane, Bethesda, MD 20817
Site Developed	1957 Renovated 1988 and 2013
Outside Occupants / Leased Spaces	Leased to a daycare called Bartisse in the afternoon
Date(s) of Visit	October 14, 2025; November 3, 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)	Ms. Yeni C Alfaro Marquez
Assessment & Report Prepared By	William Hunt
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was built in 1957 with a significant renovation in 1988 and some equipment updates in 2013. It is used as an elementary school for the local community.

Architectural

The building has significant structural cracking observed near the green staircase and slight cracking in some classrooms. It is recommended to bring in a professional to evaluate, more information can be found in the additional studies section. Overall, the exterior envelope systems and components were observed to be performing adequately. The VCT on the inside has generally become uneven over the years and is reportedly hard to seal and clean due to its unevenness. Apart from this, interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The roof houses a mix of rooftop units, exhaust fans, and split system units. Two 2012 boilers and a 2013 chiller heat and cool the building at different times of the year. The system is generally functioning as expected.
The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2018 water heater provides hot water. No significant leaks were reported. However, it was reported that the staff toilet clogs frequently.
Electrical service equipment and systems appear generally adequate. A 1987 switchboard provides power throughout. This is functional, although it is reaching the end of its expected lifespan. It is recommended to monitor and replace it in the coming years.
Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The site includes asphalt paved parking and drive areas, and concrete walkways. Rear areas of the site are lined with chain-link fencing. Pole lights are present throughout the site. Two modular classrooms provide extra teaching space.

Recommended Additional Studies

The walls are cracking especially near the green staircase and some classrooms. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

There is suspected fungal growth in Room 41, 42, and the Elevator Room. A professional consultant must be retained to determine the cause of the growth, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate the growth is also included in the cost tables.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. 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 0.651431

Immediate Needs

Facility/Building	Total Items	Total Cost
Bannockburn Elementary School / Main Building	6	$177,700
Total	**6**	**$177,700**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10188692	Throughout	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	$12,000
10188691	Parking lot	Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	$1,000
9899528	Room 41, 42, Elevator Room	P2030	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	Poor	Performance/Integrity	$150,000
9975423	Room 41, 42, Elevator Room	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Performance/Integrity	$3,500
9899530	Green Staircase	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$10,000

9971219	Green Hallway	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	$1,200
Total (6 items)						**$177,700**

Key Findings

Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Main Building Bannockburn Elementary School
Green Hallway

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$**$$$

Unit is nonfunctional - AssetCALC ID: 9971219

Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
Site Bannockburn Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,000

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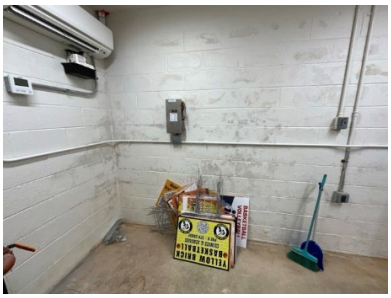
Some areas are missing wood chips, could not be pictured due to children - AssetCALC ID: 9971198



Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental, Analysis of Suspect Fungal Growth
Main Building Bannockburn Elementary School
Room 41, 42, Elevator Room

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

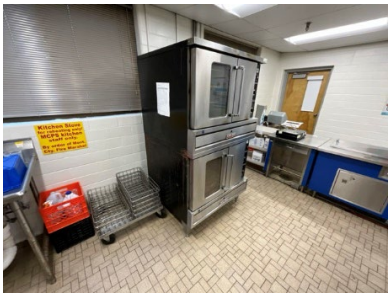
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

**$**$$$

There is suspected fungal growth in Room 41, 42, and the Elevator Room. A professional consultant must be retained to determine the cause of the growth, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 9975423



Foodservice Equipment in Poor condition.

Convection Oven, Double
Main Building Bannockburn Elementary School
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $8,300

**$$**$$

Damaged lining and rusted - AssetCALC ID: 9971210

Recommended Follow-up Study: Environmental, Remediation of Suspect Fungal Growth

Environmental, Remediation of Suspect Fungal Growth
Main Building Bannockburn Elementary School
Room 41, 42, Elevator Room

Uniformat Code: P2030
Recommendation: **Remove in 2025**

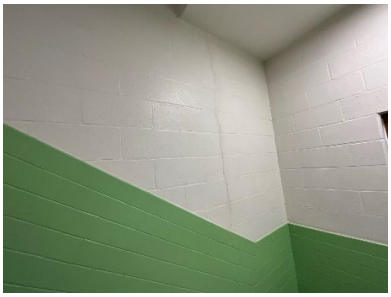
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $150,000

$$$$

There is suspected fungal growth in Room 41, 42, and the Elevator Room. This cost provides for remediation. - AssetCALC ID: 9899528



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Main Building Bannockburn Elementary School
Green Staircase

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $10,000

**$$**$$

The walls are cracking especially near the green staircase and some classrooms. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 9899530

Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Bannockburn Elementary School
Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $217,000

$$$$

The VCT is reportedly generally uneven throughout which can cause issues with sealing etc. Also tiles are mismatched and aged in several locations - AssetCALC ID: 9971158

ADA Parking

Designated Stall, Pavement Markings & Signage
Main Building Bannockburn Elementary School
Parking lot

Uniformat Code: Y1010
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,000

**$**$$$

No van accessible parking spots were observed, it is recommended to add one or adjust another lot space. - AssetCALC ID: 10188691

ADA Entrances & Doors

Hardware, Lever Handle
Main Building Bannockburn Elementary School
Throughout

Uniformat Code: Y1030
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $12,000

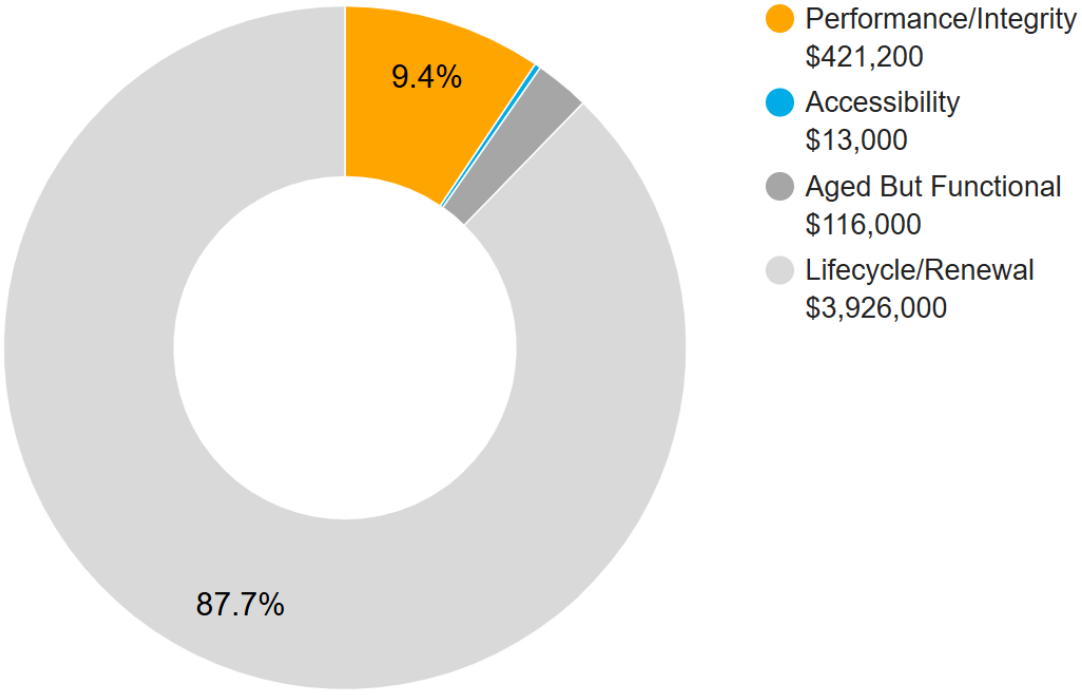
**$$$**$

Many door handles have twist knobs. It is recommended to change them to levers on doors that may need to be opened by disabled students. - AssetCALC ID: 10188692

Plan Types

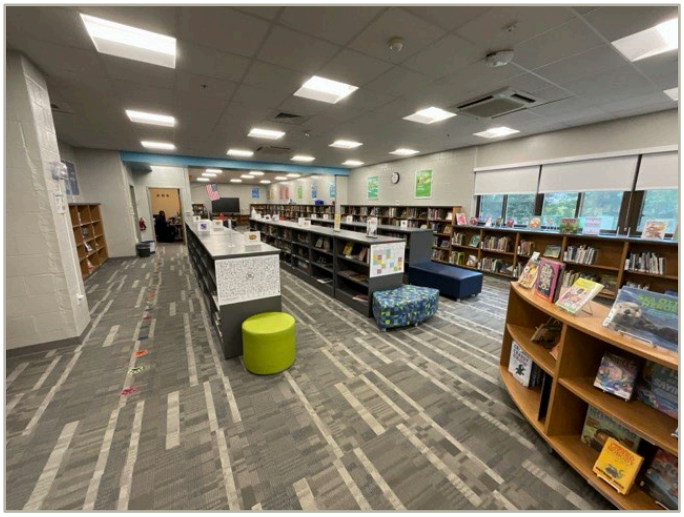
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance and highest on the list below.

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



10-YEAR TOTAL: $4,476,200

2. Building Information



Building Information: Systems Summary		
Address	6520 Dalroy Lane; Bethesda, MD 20817	
GPS Coordinates	38°58’28.89” N ; 77°08’17.31” W	
Constructed/Renovated	1957	
Building Area	54,234 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Sloped construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, wood strip, painted concrete Ceilings: ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 3 floors	Fair

Building Information: Systems Summary		
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers and chiller feeding remote units Non-Central System: Packaged rooftop units, split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Diesel generator with auto transfer switches	Fair
Fire Alarm	Alarm panel with alarms and strobes	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	The walls are cracking especially near the green staircase and some classrooms. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. There is suspected fungal growth in Room 41, 42, and the Elevator Room. A professional consultant must be retained to determine the cause of the growth, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate the growth is also included in the cost tables.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	

Building Information: Systems Summary

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	-	-	$191,300	-	$25,600	$216,800
Roofing	-	-	$799,100	$68,800	-	$867,900
Interiors	-	$230,200	$285,300	$271,500	$684,100	$1,471,100
Conveying	-	-	$16,100	$86,100	$16,300	$118,400
Plumbing	$1,200	-	-	$7,600	$423,800	$432,600
HVAC	-	$11,700	$420,500	$366,600	$1,326,600	$2,125,400
Fire Protection	-	-	-	$73,500	-	$73,500
Electrical	-	-	$86,900	$368,000	$382,100	$837,000
Fire Alarm & Electronic Systems	-	-	-	$560,300	-	$560,300
Equipment & Furnishings	-	$30,800	$19,700	$8,700	$78,900	$138,200
Special Construction & Demo	-	-	-	$253,400	-	$253,400
Follow-up Studies	$163,500	-	-	-	-	$163,500
Accessibility	$13,000	-	-	-	-	$13,000
TOTALS (3% inflation)	**$177,700**	**$272,700**	**$1,818,900**	**$2,064,500**	**$2,937,300**	**$7,271,100**

3. Site Summary

Site Information		
Site Area	6.2 acres (estimated)	
Parking Spaces	Approximately 33 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks and curbs	Good
Site Development	Property entrance signage; chain link fencing Playgrounds and sports field and courts Limited park benches	Fair
Landscaping & Topography	Moderate landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout, except in rear	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Prefabricated modular classrooms	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	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	$8,200	$2,300	$94,800	$30,600	$136,000
Site Pavement	-	$17,200	-	$19,900	$246,200	$283,300
Site Utilities	-	-	-	-	$57,000	$57,000
TOTALS (3% inflation)	**-**	**$25,400**	**$2,300**	**$114,700**	**$333,900**	**$476,300**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1957	No	Yes
Bannockburn Elementary School	1957 / 1988	No	Yes

No detailed follow-up accessibility study is currently recommended since only 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 to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0 and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bannockburn Elementary School, 6520 Dalroy Lane, Bethesda, MD 20817, 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

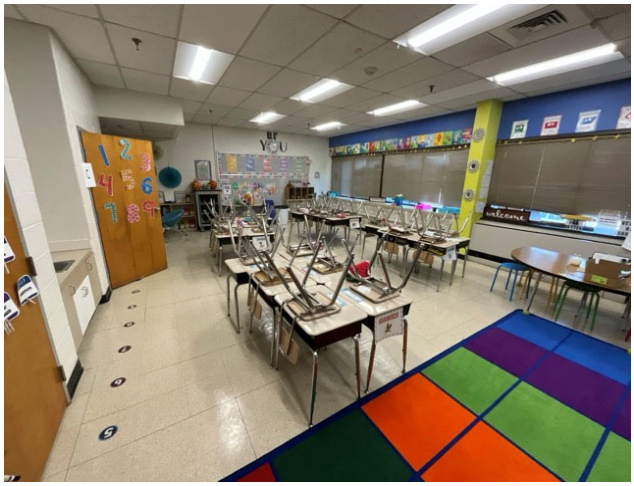
1 - FRONT ELEVATION

2 - REAR ELEVATION

3 - SIDE ELEVATION

4 - BUILDING FACADE

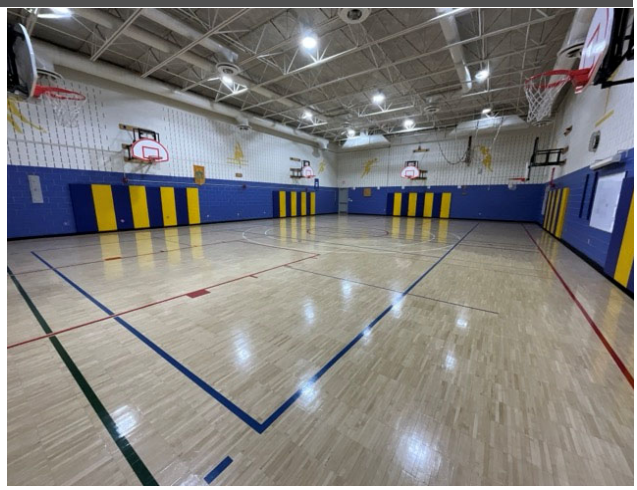
5 - MAIN ENTRANCE



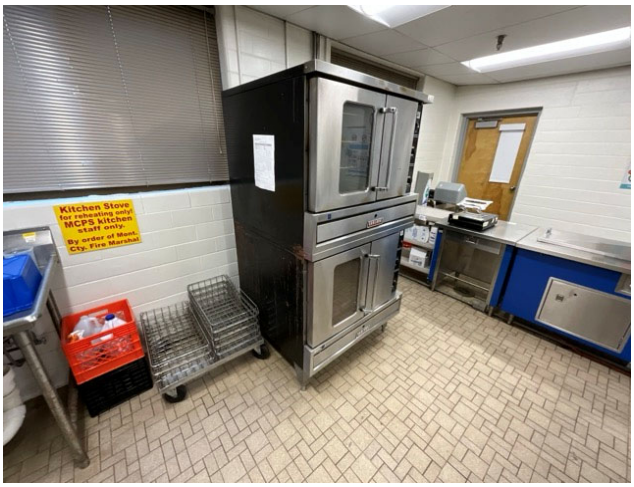
6 - TYPICAL CLASSROOM

Photographic Overview

7 - LIBRARY



8 - GYMNASIUM



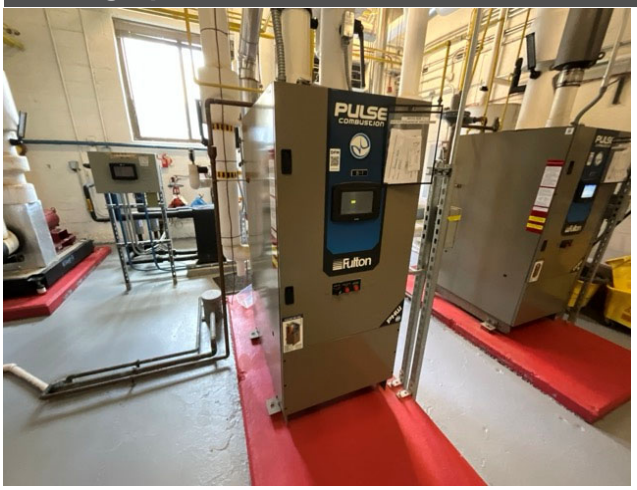
9 - KITCHEN

10 - RESTROOM

11 - HALLWAY OVERVIEW

12 - ELEVATOR OVERVIEW

Photographic Overview



13 - BOILER

14 - CHILLER

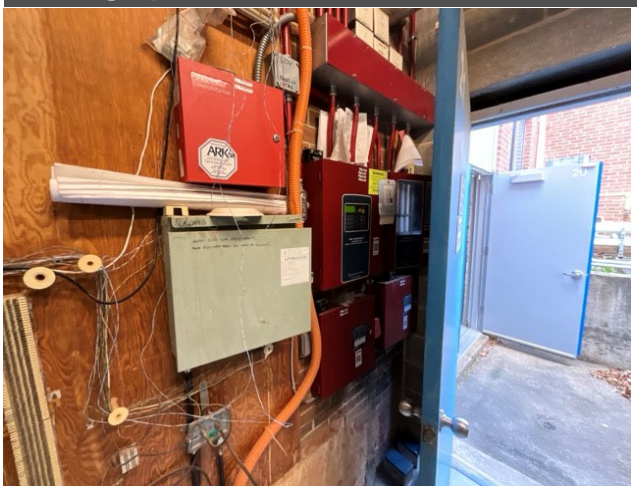
15 - WATER HEATER

16 - SWITCHBOARD

17 - TYPICAL PANELS

18 - AUTOMATIC TRANSFER SWITCHES

Photographic Overview



19 - FIRE ALARM PANEL

20 - ROOF OVERVIEW

21 - ROOFTOP PACKAGED UNIT

22 - ROOFTOP SPLIT SYSTEM

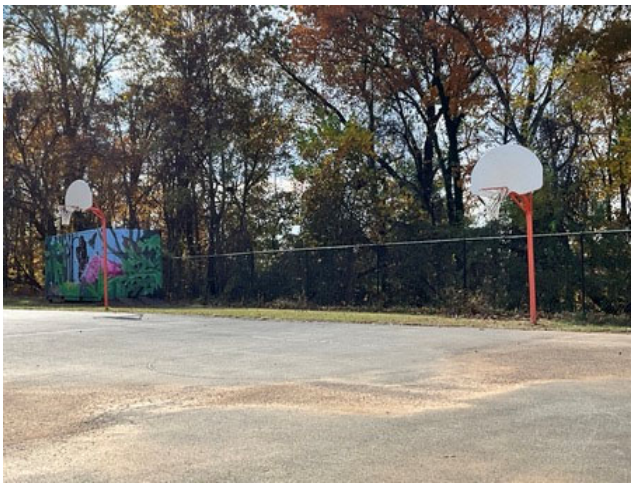
23 - ROOFTOP EXHAUST FAN

24 - MODULAR CLASSROOMS

Photographic Overview

25 - MODULAR CLASSROOM HVAC UNIT

26 - SPORTS FIELD



27 - BASKETBALL COURT

28 - ASPHALT DRIVE AND PARKING LOT

29 - GENERATOR

30 - GROUND SPLIT SYSTEM UNITS

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-003.354	Bannockburn Elementary School
Source	**On-Site Date**
Google	October 14, 2025; November 3, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

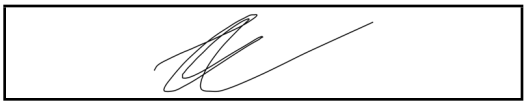
Building / Facility Name:	Bannockburn Elementary School
Name of person completing form:	James Pendleton
Title / Association w/ property:	Assistant maintenance manager
Length of time associated w/ property:	10 years
Date Completed:	10/14/2025
Phone Number:	3017938365
Method of Completion:	INTERVIEW - 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.

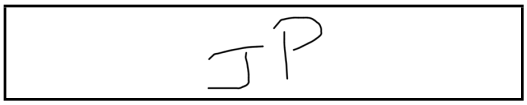
	Data Overview	Response		
1	Year(s) constructed	Constructed: 1957	Renovated: 2013	
2	Building size in SF	54,234 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Main office recently redone, green hallway windows, and around 7 classrooms got new windows, 41 and 42 got new too		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Will replace water fountain in green hallway		

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				Floors uneven throughout the whole school slightly
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				41 and 42 and elevator room and basement art room had issues and still smell somewhat. Changes over time. Some days really bad,
10	Are your elevators unreliable, with frequent service calls?	X				
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Staff toilet clogs frequently
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				He says it's not bright enough near the playgrounds
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				No drain near recycling bin, in rain it just sits there
18	ADA: Has an accessibility study been previously performed? If so, when?		X			He thinks no
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			Made bathroom handicap accessible, elevator added
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				Leased to a daycare called bartisse in the afternoon



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bannockburn Elementary School

BV Project Number: 172559.25R000-003.354

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

Abbreviated Accessibility Checklist

Parking

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		None present
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

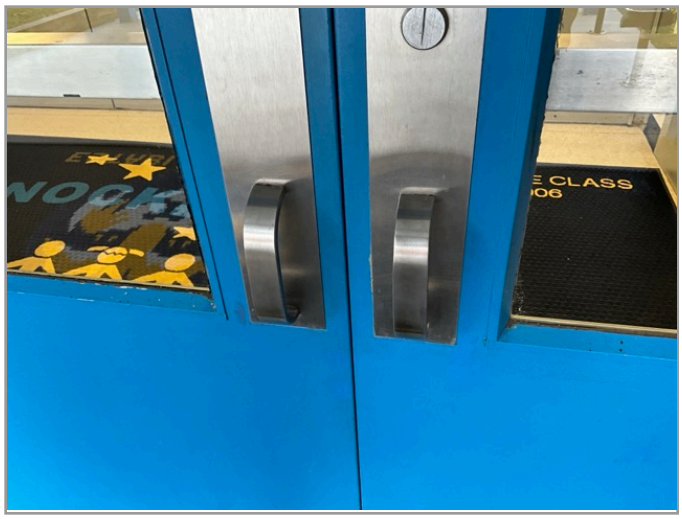
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE



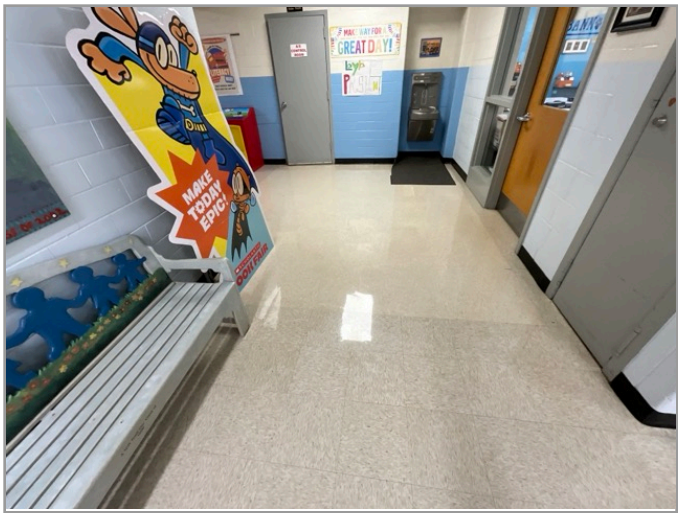
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	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			

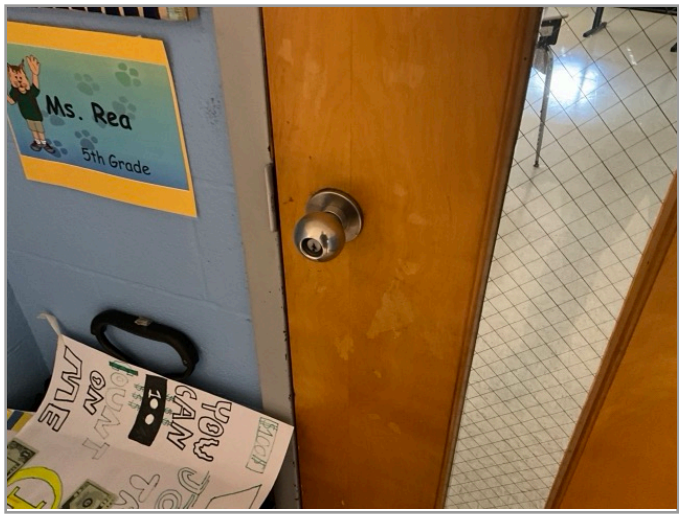
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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		Some knobs have twist handles
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 (WITH DOORS OPEN)

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

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

BASKETBALL COURT

	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	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Bannockburn Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Fair	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	54,234 SF	30	9971196
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	54,234 SF	25	9971151
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	3,000 SF	5	9971181
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	9971188
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	15	9971220
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	49,234 SF	5	9899516
B3010	Roof	Fair	Roofing, Modified Bitumen	5,000 SF	10	9899504
B3060	Roof	Fair	Roof Hatch, Metal	1	7	9899520
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	100	5	9971187
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	54,234 SF	7	9971183
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	108,500 SF	3	9971150
C2030	Mechanical Room	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	5	9975416
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	6,000 SF	8	9971207
C2030	Kitchen	Fair	Flooring, Ceramic Tile	2,000 SF	25	9971205
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	25	9971190
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	9971157
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	43,400 SF	2	9971158
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	7	9899522
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9899532
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	4	9899543
Plumbing						
D2010	Green Hallway	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	0	9971219
D2010	Restrooms	Good	Urinal, Standard	10	22	9971216
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	50	22	9971152
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	54,234 SF	12	9971155
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	17	9899519
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	8	9971189
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	13	9971184
D2010	Restrooms	Good	Toilet, Commercial Water Closet	50	22	9971209
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9971206
HVAC						

Component Condition Report | Bannockburn Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Electrical Room	Good	Unit Heater, Electric	1	15	9971154
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	8	9899541
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC [B-2]	1	17	9971186
D3020	Mechanical Room	Fair	Heat Exchanger, Plate & Frame, HVAC	1	18	9971191
D3020	Mechanical Room	Fair	Unit Heater, Hydronic	1	5	9971208
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC [B-1]	1	17	9971201
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank	1	28	9971175
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP-6]	1	5	9899542
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP-2]	1	4	9899517
D3030	Exterior Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9971163
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV) [HP-1]	1	3	9899515
D3030	Throughout	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	20	4	9975418
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP-1]	1	3	9899526
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV) [HP-2]	1	3	9899544
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	13	9971173
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON	1	3	9899510
D3030	Building Exterior	Good	Split System Ductless, Single Zone, Condenser & Evaporator [SS-1CU]	1	11	9971204
D3030	Exterior Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9971169
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV)	1	3	9899538
D3030	Building Exterior	Fair	Heat Pump, Variable Refrigerant Volume (VRV) [DOAS-1 CU]	1	4	9971165
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	7	9971182
D3030	Building Exterior	Good	Split System Ductless, Single Zone, Condenser & Evaporator [SS-2CU]	1	11	9971171
D3030	Roof	Fair	Split System Ductless, Single Zone [HP-3]	1	5	9899509
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	54,234 SF	12	9971159
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	12	9971203
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	10	9899535
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-1]	1	10	9899514
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-5]	1	10	9899507
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-2]	1	10	9899534
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	10	9899527
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	12	9971214
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	54,234 SF	12	9971192
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	9899531
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-4]	1	10	9899524
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-3]	1	7	9899529
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	9899523
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	5	9899540
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	2	9899506

Component Condition Report | Bannockburn Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF 9]	1	10	9899505
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-5]	1	3	9899545
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-A]	1	18	9899533
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	9899513
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	10	9899518
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	10	9899521
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF-10]	1	10	9899539
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	9899537
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	10	9899512
Fire Protection						
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression	1	22	9971172
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	54,234 SF	8	9971211
Electrical						
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS	1	17	9971149
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS	1	17	9971147
D5010	Building Exterior	Fair	Generator, Diesel	1	12	9971146
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	15	9899536
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	9971161
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	5	9971199
D5020	Site Shed	Fair	Secondary Transformer, Dry, Stepdown	1	8	9899525
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	15	9971193
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	12	9971185
D5020	Utility Rooms/Areas	Good	Secondary Transformer, Dry, Stepdown	1	26	9899511
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	54,234 SF	16	9971179
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	22	10	9971153
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	54,234 SF	8	9971167
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	54,234 SF	10	9971160
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	8	9971200
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	54,234 SF	10	9971197
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	54,234 SF	9	9971148
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9971174
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	9971202
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	7	9971178
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9971180
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	9971156

Component Condition Report | Bannockburn Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	9971176
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	9971215
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	4	9971162
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	9971194
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	9971164
E1030	Kitchen	Poor	Foodservice Equipment, Convection Oven, Double	1	1	9971210
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	8	9971218
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	8	9971177
Follow-up Studies						
P2030	Room 41, 42, Elevator Room	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	9975423
P2030	Green Staircase	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	9899530
P2030	Room 41, 42, Elevator Room	Poor	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	5,000 SF	0	9899528
Accessibility						
Y1010	Parking lot	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	1	0	10188691
Y1030	Throughout	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	30	0	10188692

Component Condition Report | Bannockburn Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	36,000 SF	15	9971195
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	36,000 SF	2	9971213
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	9971170
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	8	9971166
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	9971168
G2050	Site	Poor	Playground Surfaces, Chips Wood, 6" Depth	4,000 SF	1	9971198
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	200 LF	16	9975421
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	3	9971212
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	12	9971217

Appendix F:
Replacement Reserves

Replacement Reserves Report

1/14/2026

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
Bannockburn Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Bannockburn Elementary School / Main Building	$177,700	$8,528	$264,164	$390,158	$225,890	$1,202,835	$0	$389,524	$749,042	$176,908	$749,059	$28,349	$1,204,876	$450,032	$0	$59,670	$217,574	$500,152	$340,146	$83,642	$52,919	**$7,271,169**
Bannockburn Elementary School / Site	$0	$8,240	$17,187	$2,295	$0	$0	$9,552	$19,924	$12,668	$0	$72,571	$11,074	$80,128	$0	$0	$196,304	$19,577	$26,776	$0	$0	$0	**$476,296**
Grand Total	**$177,700**	**$16,768**	**$281,351**	**$392,453**	**$225,890**	**$1,202,835**	**$9,552**	**$409,448**	**$761,709**	**$176,908**	**$821,630**	**$39,423**	**$1,285,004**	**$450,032**	**$0**	**$255,974**	**$237,152**	**$526,928**	**$340,146**	**$83,642**	**$52,919**	**$7,747,465**

Bannockburn Elementary School

Bannockburn 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
B2020	Building Exterior	9971181	Glazing, any type by SF, Replace	30	25	5	3000	SF	$55.00	$165,000						$165,000																**$165,000**
B2050	Building Exterior	9971220	Exterior Door, Steel, Standard, Replace	30	15	15	20	EA	$600.00	$12,000															$12,000							**$12,000**
B2050	Building Exterior	9971188	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	1	EA	$4,400.00	$4,400															$4,400							**$4,400**
B3010	Roof	9899516	Roofing, Built-Up, Replace	25	20	5	49234	SF	$14.00	$689,276						$689,276																**$689,276**
B3010	Roof	9899504	Roofing, Modified Bitumen, Replace	20	10	10	5000	SF	$10.00	$50,000											$50,000											**$50,000**
B3060	Roof	9899520	Roof Hatch, Metal, Replace	30	23	7	1	EA	$1,300.00	$1,300								$1,300														**$1,300**
C1030	Throughout Building	9971187	Interior Door, Wood, Solid-Core, Replace	40	35	5	100	EA	$700.00	$70,000						$70,000																**$70,000**
C1070	Throughout Building	9971183	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	54234	SF	$3.50	$189,819								$189,819														**$189,819**
C2010	Throughout Building	9971150	Wall Finishes, any surface, Prep & Paint	10	7	3	108500	SF	$1.50	$162,750				$162,750										$162,750								**$325,500**
C2030	Mechanical Room	9975416	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1000	SF	$1.50	$1,500						$1,500									$1,500							**$3,000**
C2030	Throughout Building	9971158	Flooring, Vinyl Tile (VCT), Replace	15	13	2	43400	SF	$5.00	$217,000			$217,000														$217,000					**$434,000**
C2030	Library	9971157	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3000	SF	$7.50	$22,500				$22,500										$22,500								**$45,000**
C2030	Gymnasium	9971207	Flooring, Maple Sports Floor, Refinish	10	2	8	6000	SF	$5.00	$30,000									$30,000										$30,000			**$60,000**
D1010	Elevator Shafts/Utility	9899543	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
D1010	Elevator Shafts/Utility	9899532	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	9899522	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	23	7	1	EA	$70,000.00	$70,000								$70,000														**$70,000**
D2010	Boiler Room	9971184	Water Heater, Gas, Commercial (200 MBH), Replace	20	7	13	1	EA	$16,600.00	$16,600														$16,600							**$16,600**
D2010	Throughout Building	9971155	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	54234	SF	$5.00	$271,170													$271,170									**$271,170**
D2010	Green Hallway	9971219	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	$1,200.00	$1,200	$1,200														$1,200							**$2,400**
D2010	Hallways & Common Areas	9971189	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	5	EA	$1,200.00	$6,000									$6,000													**$6,000**
D2010	Kitchen	9971206	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,200													$1,200									**$1,200**
D2010	Utility Rooms/Areas	9899519	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	18	17	4	EA	$1,400.00	$5,600																	$5,600					**$5,600**
D3020	Mechanical Room	9971186	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$20,000.00	$20,000																	$20,000					**$20,000**
D3020	Mechanical Room	9971201	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$20,000.00	$20,000																	$20,000					**$20,000**
D3020	Mechanical Room	9971191	Heat Exchanger, Plate & Frame, HVAC, Replace	35	17	18	1	EA	$11,400.00	$11,400																		$11,400				**$11,400**
D3020	Mechanical Room	9971208	Unit Heater, Hydronic, Replace	20	15	5	1	EA	$2,100.00	$2,100						$2,100																**$2,100**
D3020	Gymnasium	9899541	Unit Heater, Hydronic, Replace	20	12	8	1	EA	$1,100.00	$1,100									$1,100													**$1,100**
D3020	Electrical Room	9971154	Unit Heater, Electric, Replace	20	5	15	1	EA	$1,800.00	$1,800															$1,800							**$1,800**
D3030	Building Exterior	9971173	Chiller, Air-Cooled, Replace	25	12	13	1	EA	$100,000.00	$100,000														$100,000								**$100,000**
D3030	Exterior Classroom	9971163	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3030	Roof	9899515	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	12	3	1	EA	$38,000.00	$38,000				$38,000																$38,000		**$76,000**
D3030	Roof	9899526	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400																$3,400		**$6,800**
D3030	Roof	9899544	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	12	3	1	EA	$38,000.00	$38,000				$38,000																$38,000		**$76,000**
D3030	Roof	9899510	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	12	3	1	EA	$38,000.00	$38,000				$38,000																$38,000		**$76,000**
D3030	Exterior Classroom	9971169	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3030	Roof	9899538	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	12	3	1	EA	$38,000.00	$38,000				$38,000																$38,000		**$76,000**
D3030	Roof	9899517	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$3,400					$3,400																$3,400	**$6,800**
D3030	Throughout	9975418	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	16	4	20	EA	$7,400.00	$148,000					$148,000																	**$148,000**
D3030	Building Exterior	9971165	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	11	4	1	EA	$38,000.00	$38,000					$38,000																$38,000	**$76,000**
D3030	Roof	9899542	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600																$4,600	**$9,200**
D3030	Roof	9899509	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800																$4,800	**$9,600**
D3030	Building Exterior	9971182	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$3,500.00	$3,500								$3,500														**$3,500**
D3030	Building Exterior	9971204	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	4	11	1	EA	$6,100.00	$6,100												$6,100										**$6,100**
D3030	Building Exterior	9971171	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	4	11	1	EA	$6,100.00	$6,100												$6,100										**$6,100**
D3050	Mechanical Room	9971203	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	$6,800.00	$6,800													$6,800									**$6,800**

Replacement Reserves Report

1/14/2026

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
D3050	Mechanical Room	9971214	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	$6,800.00	$6,800													$6,800									**$6,800**
D3050	Throughout Building	9971192	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	28	12	54234	SF	$5.00	$271,170													$271,170									**$271,170**
D3050	Roof	9899529	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$45,000.00	$45,000								$45,000														**$45,000**
D3050	Roof	9899535	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
D3050	Roof	9899514	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D3050	Roof	9899507	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Roof	9899534	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3050	Roof	9899527	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
D3050	Roof	9899531	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Roof	9899524	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Roof	9899523	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3050	Throughout Building	9971159	HVAC System, Ductwork, Medium Density, Replace	30	18	12	54234	SF	$4.00	$216,936													$216,936									**$216,936**
D3060	Roof	9899506	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	23	2	1	EA	$11,000.00	$11,000			$11,000																			**$11,000**
D3060	Roof	9899545	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Roof	9899513	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9899540	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof	9899537	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	9899505	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1	EA	$4,000.00	$4,000											$4,000											**$4,000**
D3060	Roof	9899518	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1	EA	$4,000.00	$4,000											$4,000											**$4,000**
D3060	Roof	9899521	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	9899539	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1	EA	$4,000.00	$4,000											$4,000											**$4,000**
D3060	Roof	9899512	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	15	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	9899533	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	7	18	1	EA	$3,000.00	$3,000																			$3,000			**$3,000**
D4010	Throughout Building	9971211	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	54234	SF	$1.07	$58,030									$58,030													**$58,030**
D5010	Building Exterior	9971146	Generator, Diesel, Replace	25	13	12	1	EA	$40,000.00	$40,000													$40,000									**$40,000**
D5010	Electrical Room	9971149	Automatic Transfer Switch, ATS, Replace	25	8	17	1	EA	$20,000.00	$20,000																		$20,000				**$20,000**
D5010	Electrical Room	9971147	Automatic Transfer Switch, ATS, Replace	25	8	17	1	EA	$20,000.00	$20,000																		$20,000				**$20,000**
D5020	Electrical Room	9971199	Switchboard, 277/480 V, Replace	40	35	5	1	EA	$75,000.00	$75,000						$75,000																**$75,000**
D5020	Site Shed	9899525	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
D5020	Electrical Room	9971185	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	$10,000.00	$10,000													$10,000									**$10,000**
D5020	Utility Rooms/Areas	9899536	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$5,400.00	$5,400																$5,400						**$5,400**
D5020	Mechanical Room	9971161	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$6,700.00	$6,700																$6,700						**$6,700**
D5020	Mechanical Room	9971193	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	$5,300.00	$5,300																$5,300						**$5,300**
D5030	Throughout Building	9971179	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	54234	SF	$2.50	$135,585																	$135,585					**$135,585**
D5040	Throughout Building	9971167	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	54234	SF	$5.00	$271,170									$271,170													**$271,170**
D5040	Building Exterior	9971153	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	22	EA	$400.00	$8,800											$8,800											**$8,800**
D7030	Throughout Building	9971160	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	54234	SF	$2.00	$108,468											$108,468											**$108,468**
D7050	Electrical Room	9971200	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
D7050	Throughout Building	9971197	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	54234	SF	$3.00	$162,702											$162,702											**$162,702**
D8010	Throughout Building	9971148	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	6	9	54234	SF	$2.50	$135,585										$135,585													**$135,585**
E1030	Kitchen	9971210	Foodservice Equipment, Convection Oven, Double, Replace	10	9	1	1	EA	$8,280.00	$8,280		$8,280										$8,280											**$16,560**
E1030	Kitchen	9971202	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500										**$21,000**
E1030	Kitchen	9971176	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500										**$21,000**
E1030	Kitchen	9971215	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Kitchen	9971162	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	9971174	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	9971156	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	9971164	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700															$2,700	**$5,400**
E1030	Kitchen	9971178	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	$2,500.00	$2,500								$2,500															**$2,500**
E1030	Kitchen	9971180	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600															**$4,600**
E1030	Kitchen	9971194	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600									**$4,600**
F1020	Site	9971218	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	17	8	1000	SF	$100.00	$100,000									$100,000													**$100,000**
F1020	Site	9971177	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	17	8	1000	SF	$100.00	$100,000									$100,000													**$100,000**
P2030	Room 41, 42, Elevator Room	9975423	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$3,500.00	$3,500	$3,500																					**$3,500**
P2030	Green Staircase	9899530	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	$10,000.00	$10,000	$10,000																					**$10,000**

Replacement Reserves Report

1/14/2026

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
P2030	Room 41, 42, Elevator Room	9899528	Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove	0	0	0	5000	SF	$30.00	$150,000	$150,000																					**$150,000**
Y1010	Parking lot	10188691	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	1	EA	$1,000.00	$1,000	$1,000																					**$1,000**
Y1030	Throughout	10188692	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	30	0	30	EA	$400.00	$12,000	$12,000																					**$12,000**
Totals, Unescalated											**$177,700**	**$8,280**	**$249,000**	**$357,050**	**$200,700**	**$1,037,576**	**$0**	**$316,719**	**$591,300**	**$135,585**	**$557,370**	**$20,480**	**$845,076**	**$306,450**	**$0**	**$38,300**	**$135,585**	**$302,600**	**$199,800**	**$47,700**	**$29,300**	**$5,556,571**
Totals, Escalated (3.0% inflation, compounded annually)											**$177,700**	**$8,528**	**$264,164**	**$390,158**	**$225,890**	**$1,202,835**	**$0**	**$389,524**	**$749,042**	**$176,908**	**$749,059**	**$28,349**	**$1,204,876**	**$450,032**	**$0**	**$59,670**	**$217,574**	**$500,152**	**$340,146**	**$83,642**	**$52,919**	**$7,271,169**

Bannockburn Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	9971213	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	36000	SF	$0.45	$16,200			$16,200					$16,200					$16,200				$16,200					**$64,800**
G2020	Site	9971195	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	36000	SF	$3.50	$126,000																$126,000						**$126,000**
G2050	Site	9971168	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	$4,750.00	$19,000											$19,000											**$19,000**
G2050	Site	9971198	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	4	1	4000	SF	$2.00	$8,000		$8,000					$8,000					$8,000					$8,000					**$32,000**
G2050	Site	9971166	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
G2050	Site	9971170	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2060	Site	9971212	Park Bench, Metal Powder-Coated, Replace	20	17	3	3	EA	$700.00	$2,100				$2,100																		**$2,100**
G2060	Site	9975421	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	200	LF	$21.00	$4,200																	$4,200					**$4,200**
G4050	Site	9971217	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	10	EA	$4,000.00	$40,000													$40,000									**$40,000**
Totals, Unescalated											**$0**	**$8,000**	**$16,200**	**$2,100**	**$0**	**$0**	**$8,000**	**$16,200**	**$10,000**	**$0**	**$54,000**	**$8,000**	**$56,200**	**$0**	**$0**	**$126,000**	**$12,200**	**$16,200**	**$0**	**$0**	**$0**	**$333,100**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$8,240**	**$17,187**	**$2,295**	**$0**	**$0**	**$9,552**	**$19,924**	**$12,668**	**$0**	**$72,571**	**$11,074**	**$80,128**	**$0**	**$0**	**$196,304**	**$19,577**	**$26,776**	**$0**	**$0**	**$0**	**$476,296**

* 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	9899543	D1010	**Elevator Controls**	Automatic, 1 Car		Bannockburn Elementary School / Main Building	Elevator Shafts/Utility	Lincoln	SD2S20Z61YEH3	WX20002568-7001			
2	9899522	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	2500 LB	Bannockburn Elementary School / Main Building	Elevator Shafts/Utility	NA	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9971184	D2010	**Water Heater**	Gas, Commercial (200 MBH)	81 GAL	Bannockburn Elementary School / Main Building	Boiler Room	State	SBD-81-199NE 118	1838111993481	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9971201	D3020	**Boiler** [B-1]	Gas, HVAC	500 MBH	Bannockburn Elementary School / Main Building	Mechanical Room	Fulton	PH-500	NA	2012		
2	9971186	D3020	**Boiler** [B-2]	Gas, HVAC	500 MBH	Bannockburn Elementary School / Main Building	Mechanical Room	Fulton	PHW-500	NA	2012		
3	9971191	D3020	**Heat Exchanger**	Plate & Frame, HVAC	26 - 40 GPM	Bannockburn Elementary School / Main Building	Mechanical Room	NA	NA	NA			
4	9971154	D3020	**Unit Heater**	Electric	1-5 kW	Bannockburn Elementary School / Main Building	Electrical Room	Q-Mark	NA	NA			
5	9899541	D3020	**Unit Heater**	Hydronic	8 - 12 MBH	Bannockburn Elementary School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
6	9971208	D3020	**Unit Heater**	Hydronic	37 - 85 MBH	Bannockburn Elementary School / Main Building	Mechanical Room	Trane	NA	NA			
7	9971175	D3020	**Boiler Supplemental Components**	Expansion Tank	251 - 400 GAL	Bannockburn Elementary School / Main Building	Mechanical Room	Bell & Gossett	B800	260417	2013		
8	9971173	D3030	**Chiller**	Air-Cooled	80 TON	Bannockburn Elementary School / Main Building	Building Exterior	Trane	RAUJC804PB1320D001C	C13D02417	2013		
9	9971163	D3030	**Heat Pump**	Packaged & Wall-Mounted	3.5 TON	Bannockburn Elementary School / Main Building	Exterior Classroom	Bard	Inaccessible	Inaccessible			
10	9971169	D3030	**Heat Pump**	Packaged & Wall-Mounted	3.5 TON	Bannockburn Elementary School / Main Building	Exterior Classroom	Bard	SH431-A10	176F072347734-02			
11	9899538	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV)	8 TON	Bannockburn Elementary School / Main Building	Roof	Mitsubishi Electric	PURY P96YKMU-A	25W00047			
12	9899510	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 10 TON	8 TON	Bannockburn Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	23W00468			
13	9971165	D3030	**Heat Pump** [DOAS-1 CU]	Variable Refrigerant Volume (VRV)	8 TON	Bannockburn Elementary School / Main Building	Building Exterior	Mitsubishi	TURYP1203AN40AB <H>	0ZW000477GFHC2			
14	9899515	D3030	**Heat Pump** [HP-1]	Variable Refrigerant Volume (VRV)	8 TON	Bannockburn Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	25W00002			
15	9899544	D3030	**Heat Pump** [HP-2]	Variable Refrigerant Volume (VRV)	8 TON	Bannockburn Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	34W00490			
16	9899526	D3030	**Split System** [HP-1]	Condensing Unit/Heat Pump	1.5 TON	Bannockburn Elementary School / Main Building	Roof	Daikin Industries	R2018PVJUS	Illegible			
17	9899517	D3030	**Split System** [HP-2]	Condensing Unit/Heat Pump	1.5 TON	Bannockburn Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	Illegible	2014		
18	9899542	D3030	**Split System** [HP-6]	Condensing Unit/Heat Pump	3.5 TON	Bannockburn Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A42NHA5	2ZU00197A			
19	9971182	D3030	**Split System Ductless**	Single Zone	1 TON	Bannockburn Elementary School / Main Building	Building Exterior	Mitsubishi Electric	PUY-A12NKA7	0ZU23425A	2020		
20	9899509	D3030	**Split System Ductless** [HP-3]	Single Zone	1.5 TON	Bannockburn Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA4	23U01596B			
21	9971204	D3030	**Split System Ductless** [SS-1CU]	Single Zone, Condenser & Evaporator	3 TON	Bannockburn Elementary School / Main Building	Building Exterior	Mitsubishi	TUMYH0361AK41NA	14U0015377SM77	2021		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	9971171	D3030	**Split System Ductless** [SS-2CU]	Single Zone, Condenser & Evaporator	3 TON	Bannockburn Elementary School / Main Building	Building Exterior	Mitsubishi	TUMYH0361AK41NA	14U0016677SM77	2021		
23	9975418	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM		Bannockburn Elementary School / Main Building	Throughout						20
24	9971203	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Bannockburn Elementary School / Main Building	Mechanical Room	Marathon Electric	LVM	Illegible	2012		
25	9971214	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Bannockburn Elementary School / Main Building	Mechanical Room	Marathon Electric	LVM	450063598-3911365	2012		
26	9899531	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 - 10 TON	Bannockburn Elementary School / Main Building	Roof	Valent	No dataplate	No dataplate			
27	9899523	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Bannockburn Elementary School / Main Building	Roof	AAON, Inc.	RN-015-3-0-0000-369	201505-ANGL45034			
28	9899514	D3050	**Packaged Unit** [DOAS-1]	RTU, Pad or Roof-Mounted	16-20 TON	Bannockburn Elementary School / Main Building	Roof	Valent	PVG200	Illegible			
29	9899534	D3050	**Packaged Unit** [DOAS-2]	RTU, Pad or Roof-Mounted	13 TON	Bannockburn Elementary School / Main Building	Roof	Roof	RN-013-3-0-E60E-3F9	201505-ANGK45033	2015		
30	9899529	D3050	**Packaged Unit** [DOAS-3]	RTU, Pad or Roof-Mounted	21 - 25 TON	Bannockburn Elementary School / Main Building	Roof	Valent	PVG200	NA			
31	9899524	D3050	**Packaged Unit** [DOAS-4]	RTU, Pad or Roof-Mounted	8 - 10 TON	Bannockburn Elementary School / Main Building	Roof	Valent	Illegible	Illegible			
32	9899507	D3050	**Packaged Unit** [DOAS-5]	RTU, Pad or Roof-Mounted	8-10 TON	Bannockburn Elementary School / Main Building	Roof	Valent	Illegible	Illegible			
33	9899535	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	12.5 TON	Bannockburn Elementary School / Main Building	Roof	Trane	YHD160F4RHA03H0C00000B1C0A00000000000000	132010080D			
34	9899527	D3050	**Packaged Unit** [RTU-2]	RTU, Pad or Roof-Mounted	12 TON	Bannockburn Elementary School / Main Building	Roof	Trane	YHD150F4RHA03H0C00000B1C0A00000000000000	132010096D			
35	9899513	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1001 - 2000 CFM	Bannockburn Elementary School / Main Building	Roof	ILG	No dataplate	No dataplate			
36	9899521	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1001 - 2000 CFM	Bannockburn Elementary School / Main Building	Roof	Greenheck	GB-121-4-X	13262109			
37	9899537	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1001 - 2000 CFM	Bannockburn Elementary School / Main Building	Roof	Penn Ventilator Company	Illegible	Illegible			
38	9899540	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Bannockburn Elementary School / Main Building	Roof	Greenheck	GB-101-4-X	14134172			
39	9899512	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Bannockburn Elementary School / Main Building	Roof	ILG	Illegible	Illegible			
40	9899518	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5001 - 8500 CFM	Bannockburn Elementary School / Main Building	Roof	ILG	Illegible	Illegible			
41	9899506	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	15001 - 20000 CFM	Bannockburn Elementary School / Main Building	Roof	Penn Ventilator Company	DRG	Illegible			
42	9899505	D3060	**Exhaust Fan** [EF 9]	Centrifugal, 28" Damper	5001 - 8500 CFM	Bannockburn Elementary School / Main Building	Roof	Greenheck	GB-240-5-X	14134170			
43	9899539	D3060	**Exhaust Fan** [EF-10]	Centrifugal, 28" Damper	5001 - 8500 CFM	Bannockburn Elementary School / Main Building	Roof	Greenheck	GB-240-5-X	14134171			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
44	9899545	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 24" Damper	15001 - 20000 CFM	Bannockburn Elementary School / Main Building	Roof	Greenheck	GB-101-47	13262110			
45	9899533	D3060	**Exhaust Fan** [EF-A]	Centrifugal, 24" Damper	2001 - 5000 CFM	Bannockburn Elementary School / Main Building	Roof	Greenheck	CUBE-121-4-X	13262111			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9971172	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	Bannockburn Elementary School / Main Building	Mechanical Room	Watts	709	144906			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9971146	D5010	**Generator**	Diesel	59 KW	Bannockburn Elementary School / Main Building	Building Exterior	Kohler	60REZGS	SGM322DN7	2012		
2	9971149	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Bannockburn Elementary School / Main Building	Electrical Room	Kohler	MPAC1500	Inaccessible			
3	9971147	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Bannockburn Elementary School / Main Building	Electrical Room	Kohler	MPAC1500	Inaccessible			
4	9899536	D5020	**Secondary Transformer**	Dry, Stepdown	9 KVA	Bannockburn Elementary School / Main Building	Utility Rooms/Areas	Square D	NA	NA			
5	9971161	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Bannockburn Elementary School / Main Building	Mechanical Room	Siemens	NA	NA			
6	9899525	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Bannockburn Elementary School / Main Building	Site Shed	Siemens	NA	NA			
7	9971185	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Bannockburn Elementary School / Main Building	Electrical Room	I-T-E	NA	NA			
8	9899511	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Bannockburn Elementary School / Main Building	Utility Rooms/Areas	Eaton	NA	NA	2021		
9	9971199	D5020	**Switchboard**	277/480 V	1200 AMP	Bannockburn Elementary School / Main Building	Electrical Room	I-T-E	NA	NA	1987		
10	9971193	D5020	**Distribution Panel**	277/480 V	400 AMP	Bannockburn Elementary School / Main Building	Mechanical Room	Siemens	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9971200	D7050	**Fire Alarm Panel**	Fully Addressable		Bannockburn Elementary School / Main Building	Electrical Room	Honeywell	MS-9600UDLS	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9971178	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Bannockburn Elementary School / Main Building	Kitchen						
2	9971210	E1030	**Foodservice Equipment**	Convection Oven, Double		Bannockburn Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate			
3	9971174	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Bannockburn Elementary School / Main Building	Kitchen	Traulsen	NA	NA			
4	9971164	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Bannockburn Elementary School / Main Building	Kitchen	Delfield	SRR1-SH	BBW583125-T			
5	9971180	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Bannockburn Elementary School / Main Building	Kitchen	Traulsen	G20010	23L00834			
6	9971156	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Bannockburn Elementary School / Main Building	Kitchen	Traulsen	GHT 2-32NUT	224556 8H			
7	9971215	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Bannockburn Elementary School / Main Building	Kitchen	True Manufacturing Co	TR2F-25	1-4170770			
8	9971194	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Bannockburn Elementary School / Main Building	Kitchen	True Manufacturing Co	TS-49F-HC	8984469			
9	9971162	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 2-Door		Bannockburn Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	A88C0018			
10	9971202	E1030	**Foodservice Equipment**	Steamer, Freestanding		Bannockburn Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	A88B0019			
11	9971176	E1030	**Foodservice Equipment**	Steamer, Freestanding		Bannockburn Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	A88B0019*			