FACILITY CONDITION ASSESSMENT

prepared for

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

Lucy V. Barnsley Elementary School
14516 Nadine Drive
Rockville, MD 20853

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BV PROJECT #:
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DATE OF REPORT:
April 10, 2026

ON SITE DATE:
November 19, 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	14516 Nadine Drive, Rockville, MD 20853
Site Developed	1965 Renovated 1998
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 19, 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)	Jeff Rickard
Assessment and Report Prepared By	Chris McCartney
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Lucy V. Barnsley Elementary School was constructed in 1965 and was substantially renovated in 1998. It is part of the Montgomery County Public Schools, and is in Rockville, MD.

Architectural

The front of the school received a new addition completed in 2018. The remaining portion of the building was renovated in 1998. Some components have been replaced since the renovation, but many are nearing their estimated useful life (EUL) and beginning to show wear. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of masonry bearing walls with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. The glazing of the facility was free and clear of defects or fogging. The built-up roof system showed no major deficiencies and was repaired or replaced in multiple sections starting in 2016 through 2022.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components were installed during the renovation in 1998 and have been well-maintained since that time. The mechanical system includes boilers and a chiller, with air handlers feeding unit ventilators. The boilers, air handlers, and unit ventilators are nearing the end of their useful term and should be considered for upgrades. There is also a VRV split system and several rooftop exhaust fans that are nearing the end of their useful term and should be considered for upgrades. The MEPF infrastructure itself is generally in fair working condition. The electrical system included an older switchboard (1998), with newer (2018) additional panels, and newer transformers appeared to be in good condition overall. The generator was recently installed in 2024. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The fire alarm and suppression systems appear to be in good condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be fair overall, and site improvements and landscaping are generally in fair condition. Sidewalks and the asphalt pavement were observed to be in fair condition. The playground equipment was free of any defects at time of assessment and in good condition. And the outdoor courts were free of any major cracking or heaving.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.558824.

Immediate Needs

There are no immediate needs to report.

Key Findings

Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean and Seal
Main Building Lucy V. Barnsley Elementary School Building Exterior

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

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $75,700

$$$$

Most of the building exterior was observed to have staining. - AssetCALC ID: 10036015

Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
Site Lucy V. Barnsley Elementary School Site Playground Areas

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

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $14,500

$$$$

Appears to be washed out from rain events - AssetCALC ID: 10036010

Split System in Poor condition.

Condensing Unit/Heat Pump, 8 to 10 TON
Main Building Lucy V. Barnsley Elementary School Site Utility Areas

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $17,200

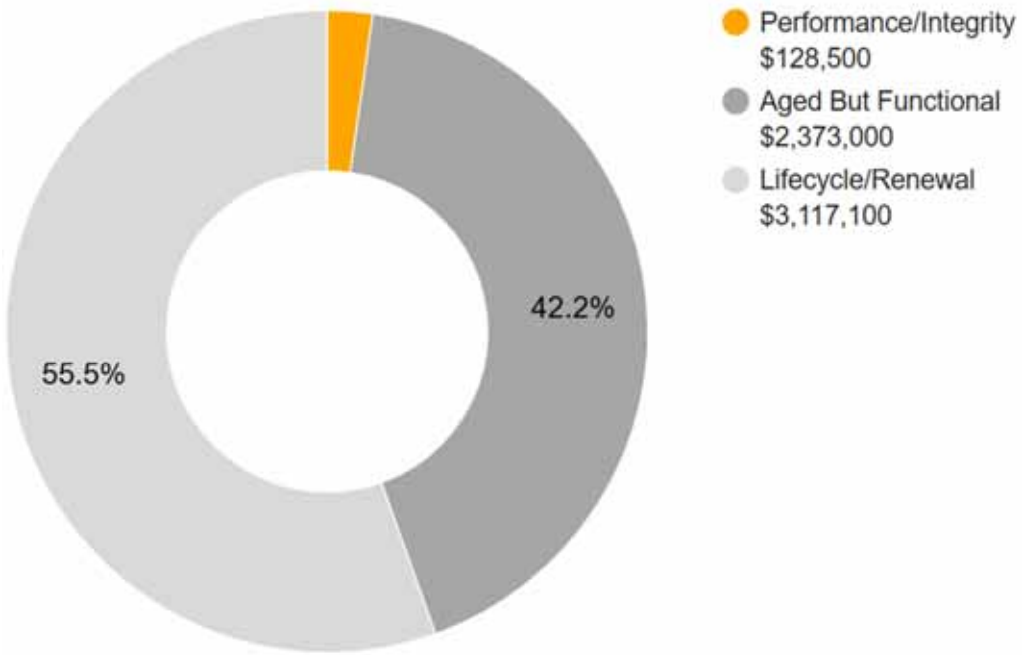
$$$$

Exceedingly aged and uses phased out R-22 refrigerant - AssetCALC ID: 10035917

Plan Types

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

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



10-YEAR TOTAL: $5,618,600

2. Building Information

Main Building: Systems Summary		
Address	14516 Nadine Drive, Rockville, MD 20853	
GPS Coordinates	39.0941525, -77.103742	
Constructed/Renovated	1965 / 1998	
Building Area	97,500 SF	
Number of Stories	Three above grade with one below-grade basement levels	
System	*Description*	*Conditio*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish roofing	Good
Interiors	Walls: Painted gypsum board, Acoustical Tile (ACT), Fabric-Faced Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, air handlers, and chiller system feeding unit ventilators Supplemental components: Split system VRV, packaged units, exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	-	-	-	-	-	-
Facade	-	$78,000	$649,100	-	$367,200	$1,094,200
Roofing	-	-	-	-	$610,900	$610,900
Interiors	-	-	$659,500	$763,200	$1,237,600	$2,660,300
Conveying	-	-	$75,400	-	$15,300	$90,700
Plumbing	-	-	$370,000	$2,300	$1,638,600	$2,010,800
HVAC	-	$282,800	$1,280,400	$260,800	$1,086,800	$2,910,800
Fire Protection	-	-	-	-	$964,000	$964,000
Electrical	-	-	$561,500	-	$468,200	$1,029,600
Fire Alarm & Electronic Systems	-	-	$235,300	-	$809,100	$1,044,400
Equipment & Furnishings	-	-	$104,200	-	$116,900	$221,200
TOTALS (3% inflation)	**-**	**$360,800**	**$3,935,300**	**$1,026,200**	**$7,314,500**	**$12,636,800**

3. Site Summary

Site Information		
Site Area	Nine acres (estimated)	
Parking Spaces	81 total spaces all in open lots; 3 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosure Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage shed	Good

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	$14,900	$60,900	$17,300	$328,700	$421,800
Site Utilities	-	-	$137,700	-	-	$137,700
Site Pavement	-	-	$30,300	$35,100	$433,900	$499,300
TOTALS (3% inflation)	**-**	**$14,900**	**$228,800**	**$52,400**	**$762,600**	**$1,058,700**

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	1965 / 1998	No	No
Main Building	1965 / 1998	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lucy V. Barnsley Elementary School, 14516 Nadine Drive, Rockville, MD 20853, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - STRUCTURAL ELEMENTS

6 - MAIN ENTRANCE

Photographic Overview

7 - BUILDING FACADE

8 - PRIMARY ROOF OVERVIEW

9 - PRIMARY ROOF OVERVIEW

10 - SECONDARY ROOF OVERVIEW

11 - VESTIBULE

12 - LOBBY

Photographic Overview

13 - RECEPTION AREA

14 - ADMINISTRATION

15 - TYPICAL HALLWAY

16 - TYPICAL CLASSROOM

17 - LIBRARY

18 - COMMERCIAL KITCHEN

Photographic Overview

19 - CAFETERIA

20 - GYMNASIUM

21 - ELEVATOR CAB FINISHES

22 - ELEVATOR CAB PANEL

23 - DOMESTIC HOT WATER SUPPLY

24 - RESTROOM FIXTURES

Photographic Overview

25 - BOILERS AND PUMPS

26 - ROOFTOP MECHANICAL EQUIPMENT

27 - MAIN ELECTRICAL ROOM

28 - EMERGENCY GENERATOR

29 - FIRE ALARM PANEL

30 - FIRE EXTINGUISHER AND ALARM DEVICE

Photographic Overview

31 - MAIN PARKING AREA

32 - SECONDARY PARKING AREA

33 - SIDEWALKS AND LANDSCAPING

34 - PLAYGROUND

35 - SPORTS FIELDS

36 - PROPERTY SIGNAGE

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-004.354	Lucy V. Barnsley Elementary School
Source	**On-Site Date**
Google	November 19, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lucy V. Barnsley Elementary School

Name of person completing form: Jeff Rickard

Title / Association w/ property: Facilities manager

Length of time associated w/ property: 7 years

Date Completed: 11/16/2025

Phone Number: 240-740-3263

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1965	Renovated: 1998	2016-18 New Edition in front of school. It's a portion of the school when you look at that from above it has mechanicals on it.
2	Building size in SF	97,500 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2023	Multiple sections done at different times some were down in 2016 to 2018 other section was
		Interiors		Paint interior was done approximately one year ago
		HVAC		
		Electrical		Generator 2024
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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.	Approximately 20% of the building was affected by flood damage on May 5 five years ago so that was five years ago, which was 2020 roof has since been repaired since flood		

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lucy V. Barnsley Elementary School

BV Project Number: 172559.25R000-004.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB

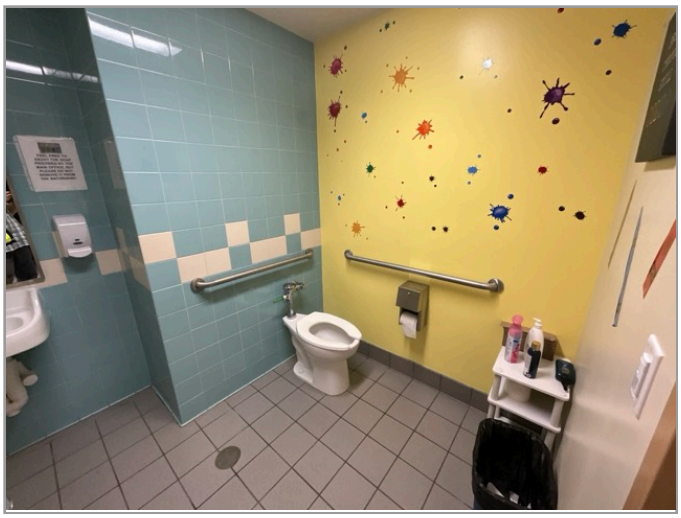
IN-CAB CONTROLS

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

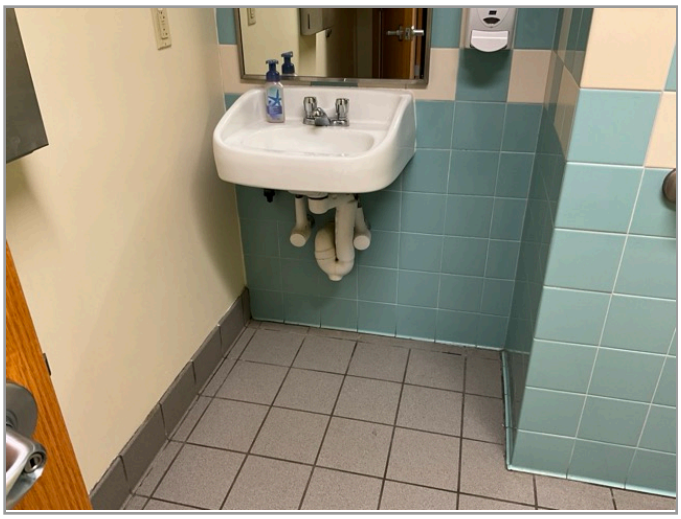
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
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 ?			X	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	97,524 SF	48	10062814
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls	97,524 SF	48	10062813
Facade						
B2010	Main roof	Fair	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	1,200 SF	13	10062218
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	5,400 SF	18	10036040
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	40,700 SF	1	10036015
B2020	Building Exterior	Fair	Glazing, any type by SF	8,100 SF	3	10035934
B2020	Throughout Building	Fair	Storefront, Glazing & Framing	2,700 SF	3	10035967
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	21	10035884
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	25	13	10036019
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	20,000 SF	16	10035977
B3010	Roof	Good	Roofing, Built-Up	32,600 SF	22	10036023
B3010	Roof	Good	Roofing, Modified Bitumen	11,000 SF	13	10035939
B3060	Roof	Good	Roof Hatch, Metal	1	27	10035891
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	54	13	10036016
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	121	13	10036000
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	87,800 SF	3	10035944
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	48	3	10035903
C2010	140B	Fair	Wall Finishes, Ceramic Tile	600 SF	13	10035984
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	9,800 SF	13	10036027

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	9,800 SF	3	10035959
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	175,500 SF	7	10035995
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,500 SF	4	10035888
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	4,900 SF	3	10035930
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	68,300 SF	6	10035998
C2030	Stage	Fair	Flooring, Wood, Strip	500 SF	3	10035896
C2030	Restrooms	Fair	Flooring, Ceramic Tile	9,800 SF	13	10035964
C2030	140B	Fair	Flooring, Quarry Tile	4,900 SF	23	10036003
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,000 SF	8	10035926
C2050	Vestibule	Good	Ceiling Finishes, Wood Paneling	600 SF	21	10035981
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	3	10035900
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	3	10035940
D1010	Elevator room access from the exterior	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	3	10035968
Plumbing						
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 15 HP	1	3	10035916
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 20 HP	1	3	10035928
D2010	44	Fair	Water Heater, Gas, Residential, 72 GAL	1	6	10035941
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	3	10035986
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 15 HP	1	3	10036005
D2010	Restrooms	Fair	Urinal, Standard	26	3	10035990
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	97,524 SF	13	10062215
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	3	10035906
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	3	10035912

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP	1	3	10036032
D2010	44	Fair	Backflow Preventer, Domestic Water, 6 IN	1	3	10035907
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	3	10036034
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 3 HP	1	3	10035971
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	89	3	10036008
D2010	44	Fair	Pump, Circulation/Booster, Domestic Water, 3 HP	1	3	10036022
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	56	3	10036035
D2060	44	Good	Air Compressor, Tank-Style, 5 HP	1	13	10035989
HVAC						
D3020	44	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH, 2100 MBH [#1]	1	3	10035920
D3020	44	Fair	Unit Heater, Hydronic, 36 MBH	1	3	10035991
D3020	44	Fair	Boiler Supplemental Components, Expansion Tank, 250 GAL	1	13	10036044
D3020	44	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH, 2100 MBH [#2]	1	3	10035893
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 750 CFM	32	3	10035948
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	2	10035922
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 14 TON [VR-2]	1	8	10036011
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 10 TON	1	8	10036007
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-3]	1	7	10036037
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	4	10036039
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	2	10035910
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	8	10036043
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	2	10035993
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2000 TON	1	3	10036029
D3030	Site Utility Areas	Fair	Chiller, Air-Cooled, 175 TON	1	2	10035883

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Throughout Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	22	3	10035895
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-2]	1	8	10035962
D3030	Site Utility Areas	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10035886
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 14 TON [VR-1]	1	7	10035929
D3030	Site Utility Areas	Poor	Split System, Condensing Unit/Heat Pump, 8 to 10 TON, 10 TON	1	2	10035917
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	3	10035923
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 31 TON	1	13	10035921
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	97,524 SF	3	10035918
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3400 CFM	1	3	10036041
D3050	44	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8500 CFM	1	3	10036021
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 9 TON	1	13	10036030
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	97,524 SF	13	10036028
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 8500 CFM	1	3	10035983
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8500 CFM	1	3	10035899
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 8500 CFM	1	3	10035974
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8500 CFM	1	3	10035908
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	3	10035914
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 8500 CFM	1	3	10035938
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 8500 CFM	1	3	10035945
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM	1	3	10035905
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8500 CFM	1	3	10035994
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 8500 CFM	1	3	10035937
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	3	10035904
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 8500 CFM	1	3	10035935

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8500 CFM	1	3	10035992
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 8500 CFM	1	3	10035925
Fire Protection						
D4010	44	Good	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent	2,500 SF	17	10035957
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	97,524 SF	13	10035958
Electrical						
D5010	44	Good	Automatic Transfer Switch, ATS, 150 AMP [ATS-1]	1	24	10035894
D5010	Site Utility Areas	Good	Generator, Gas or Gasoline, 180 KW	1	24	10036017
D5010	44	Good	Automatic Transfer Switch, ATS, 150 AMP [ATS-2]	1	24	10035982
D5020	210	Good	Distribution Panel, 277/480 V, 350 AMP	1	22	10035887
D5020	44	Good	Distribution Panel, 120/208 V, 250 AMP	1	29	10035924
D5020	Library	Good	Distribution Panel, 277/480 V, 400 AMP	1	23	10035951
D5020	118	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	23	10035897
D5020	Library	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10035961
D5020	118	Good	Distribution Panel, 120/208 V, 350 AMP	1	23	10036013
D5020	44	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [TE1R]	1	29	10035950
D5020	009	Good	Distribution Panel, 120/208 V, 225 AMP	1	23	10035985
D5020	109	Fair	Distribution Panel, 277/480 V, 600 AMP	1	3	10035956
D5020	44	Good	Distribution Panel, 120/208 V, 250 AMP [E1L]	1	29	10036026
D5020	210	Good	Distribution Panel, 120/208 V, 225 AMP	1	22	10035978
D5020	242	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	23	10035915
D5020	44	Fair	Distribution Panel, 277/480 V, 225 AMP [HBR2]	1	3	10035943
D5020	118	Good	Distribution Panel, 277/480 V, 600 AMP	1	23	10035980
D5020	44	Fair	Switchboard, 277/480 V, 1600 AMP	1	13	10035936

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	44	Good	Distribution Panel, 277/480 V, 600 AMP	1	29	10035954
D5020	44	Fair	Distribution Panel, 277/480 V, 225 AMP [HBR1]	1	3	10035972
D5020	Library	Good	Distribution Panel, 120/208 V, 250 AMP	1	27	10036038
D5020	Library	Good	Distribution Panel, 120/208 V, 225 AMP	1	23	10036018
D5020	118	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	23	10035931
D5020	44	Fair	Distribution Panel, 120/208 V, 225 AMP [LBR2]	1	3	10036014
D5020	242	Good	Distribution Panel, 277/480 V, 225 AMP	1	23	10035999
D5020	118	Good	Distribution Panel, 120/208 V, 400 AMP	1	23	10035890
D5020	44	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TE2R]	1	29	10035882
D5020	109	Fair	Distribution Panel, 120/208 V, 225 AMP	1	3	10035932
D5020	44	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	3	10036001
D5020	242	Good	Distribution Panel, 277/480 V, 225 AMP	1	23	10035975
D5020	Library	Good	Distribution Panel, 120/208 V, 225 AMP	1	29	10035880
D5020	44	Fair	Distribution Panel, 120/208 V, 225 AMP [LBR1]	1	3	10035952
D5020	109	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	3	10036025
D5020	44	Good	Distribution Panel, 277/480 V, 200 AMP [E2L]	1	29	10035927
D5020	242	Good	Distribution Panel, 277/480 V, 225 AMP	1	23	10035970
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	97,524 SF	13	10062216
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	28	3	10036006
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixture, any type Interior High Bay, w/ LED Replacement, 250 WATT	14	3	10036009
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	14	3	10036012
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	97,524 SF	3	10036024
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	97,524 SF	3	10035979

Component Condition Report | Lucy V. Barnsley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	101	Fair	Fire Alarm Panel, Fully Addressable	1	3	10036004
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	97,524 SF	14	10035988
D8010	Throughout Building	Fair	BAS/HVAC Controls, DDC Control Panel	1	5	10035987
Equipment & Furnishings						
E1030	140B	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	10035949
E1030	140B	Fair	Foodservice Equipment, Convection Oven, Double	1	3	10035901
E1030	140B	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10035973
E1030	140B	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10035913
E1030	140B	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	10035911
E1030	140B	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	10036045
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	10035963
E1030	140B	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	12	10036031
E1030	140B	Fair	Foodservice Equipment, Griddle	1	3	10035966
E1030	140B	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	10035976
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	10035946
E1030	140B	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10036042
E1030	140B	Good	Foodservice Equipment, Dairy Cooler/Wells	1	12	10035997
E1030	140B	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10035933
E1040	151	Fair	Ceramics Equipment, Kiln	1	3	10035885
E1070	Stage	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	150 SF	11	10035969
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	3	10036033

Component Condition Report | Lucy V. Barnsley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						

Component Condition Report | Lucy V. Barnsley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
F1020	Site Playground Areas	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	250	SF	26	10035881
Pedestrian Plazas & Walkways							
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	61,600	SF	3	10035898
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	61,600	SF	16	10035965
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	19,500	SF	23	10035909
Athletic, Recreational & Playfield Areas							
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1		11	10035892
G2050	Site Playground Areas	Poor	Playground Surfaces, Chips Wood, 6" Depth	7,250	SF	1	10036010
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000	SF	5	10062812
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		18	10035889
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1		11	10035960
Sitework							
G2060	Site General	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1		13	10036002
G2060	Site General	Good	Flagpole, Metal	1		21	10035942
G2060	Utility Rooms/Areas	Fair	Fences & Gates, Fence, Chain Link 8'	30	LF	13	10036036
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Chain Link 6'	2,400	LF	13	10036020
G2060	Site Utility Areas	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	48	LF	13	10035953
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	1,250	LF	13	10035919
G4050	Site General	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 WATT, Replace/Install	12		3	10035996
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 WATT, Replace/Install	6		3	10035955

Appendix F:
Replacement Reserves

Replacement Reserves Report

3/28/2026

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
Lucy V. Barnsley Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Lucy V. Barnsley Elementary School / Main Building	$0	$77,973	$282,836	$3,837,635	$91,954	$5,773	$410,038	$397,311	$218,898	$0	$0	$2,699	$11,691	$4,756,058	$442,541	$0	$449,318	$751,798	$882,351	$9,118	$8,994	**$12,636,986**
Lucy V. Barnsley Elementary School / Site	$0	$14,935	$0	$167,974	$0	$60,862	$17,314	$0	$35,115	$0	$0	$116,968	$0	$196,857	$0	$0	$369,243	$0	$79,538	$0	$0	**$1,058,805**
Grand Total	**$0**	**$92,908**	**$282,836**	**$4,005,609**	**$91,954**	**$66,635**	**$427,351**	**$397,311**	**$254,013**	**$0**	**$0**	**$119,667**	**$11,691**	**$4,952,915**	**$442,541**	**$0**	**$818,561**	**$751,798**	**$961,888**	**$9,118**	**$8,994**	**$13,695,791**

Lucy V. Barnsley Elementary School

Lucy V. Barnsley Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10036015	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	19	1	40700	SF	$1.86	$75,702		$75,702																				**$75,702**
B2010	Building Exterior	10036040	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	27	18	5400	SF	$22.00	$118,800																		$118,800				**$118,800**
B2010	Main roof	10062218	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment, Replace	40	27	13	1200	SF	$9.00	$10,800														$10,800								**$10,800**
B2020	Building Exterior	10035934	Glazing, any type by SF, Replace	30	27	3	8100	SF	$55.00	$445,500				$445,500																		**$445,500**
B2020	Throughout Building	10035967	Storefront, Glazing & Framing, Replace	30	27	3	2700	SF	$55.00	$148,500				$148,500																		**$148,500**
B2050	Building Exterior	10036019	Exterior Door, Steel, Commercial, Replace	40	27	13	25	EA	$4,060.00	$101,500														$101,500								**$101,500**
B3010	Roof	10035939	Roofing, Modified Bitumen, Replace	20	7	13	11000	SF	$10.00	$110,000														$110,000								**$110,000**
B3010	Roof	10035977	Roofing, Built-Up, Replace	25	9	16	20000	SF	$14.00	$280,000																	$280,000					**$280,000**
C1030	Throughout Building	10036016	Interior Door, Steel, Standard, Replace	40	27	13	54	EA	$600.00	$32,400														$32,400								**$32,400**
C1030	Throughout Building	10036000	Interior Door, Wood, Solid-Core, Replace	40	27	13	121	EA	$700.00	$84,700														$84,700								**$84,700**
C1070	Throughout Building	10035944	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	87800	SF	$3.50	$307,300				$307,300																		**$307,300**
C1090	Restrooms	10035903	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	48	EA	$750.00	$36,000				$36,000																		**$36,000**
C2010	140B	10035984	Wall Finishes, Ceramic Tile, Replace	40	27	13	600	SF	$18.00	$10,800														$10,800								**$10,800**
C2010	Restrooms	10036027	Wall Finishes, Ceramic Tile, Replace	40	27	13	9800	SF	$18.00	$176,400														$176,400								**$176,400**
C2010	Throughout Building	10035995	Wall Finishes, any surface, Prep & Paint	10	3	7	175500	SF	$1.50	$263,250								$263,250									$263,250					**$526,500**
C2010	Throughout Building	10035959	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	22	3	9800	SF	$14.00	$137,200				$137,200																		**$137,200**
C2030	Restrooms	10035964	Flooring, Ceramic Tile, Replace	40	27	13	9800	SF	$18.00	$176,400														$176,400								**$176,400**
C2030	Stage	10035896	Flooring, Wood, Strip, Replace	30	27	3	500	SF	$15.00	$7,500				$7,500																		**$7,500**
C2030	Throughout Building	10035998	Flooring, Vinyl Tile (VCT), Replace	15	9	6	68300	SF	$5.00	$341,500							$341,500															**$341,500**
C2030	Office Areas	10035930	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4900	SF	$7.50	$36,750				$36,750										$36,750								**$73,500**
C2030	Gymnasium	10035888	Flooring, Maple Sports Floor, Replace	30	26	4	4500	SF	$17.00	$76,500					$76,500																	**$76,500**
C2050	Gymnasium	10035926	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	2	8	10000	SF	$2.50	$25,000									$25,000										$25,000			**$50,000**
D1010	Elevator Shafts/Utility	10035900	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D1010	Elevator Shafts/Utility	10035940	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	$9,000.00	$9,000				$9,000															$9,000			**$18,000**
D1010	Elevator room access from the exterior	10035968	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	27	3	1	EA	$55,000.00	$55,000				$55,000																		**$55,000**
D2010	44	10035916	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D2010	44	10035928	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D2010	44	10035986	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$6,100.00	$6,100				$6,100																		**$6,100**
D2010	44	10036005	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D2010	44	10035906	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$6,100.00	$6,100				$6,100																		**$6,100**
D2010	44	10035912	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$6,100.00	$6,100				$6,100																		**$6,100**
D2010	44	10036032	Pump, Circulation/Booster, Domestic Water, Replace	25	22	3	1	EA	$6,100.00	$6,100				$6,100																		**$6,100**
D2010	44	10035971	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	$5,100.00	$5,100				$5,100															$5,100			**$10,200**
D2010	44	10036022	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	$5,100.00	$5,100				$5,100															$5,100			**$10,200**
D2010	44	10035941	Water Heater, Gas, Residential, Replace	15	9	6	1	EA	$1,900.00	$1,900							$1,900															**$1,900**
D2010	44	10035907	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$10,500.00	$10,500				$10,500																		**$10,500**
D2010	Throughout Building	10062215	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	97524	SF	$11.00	$1,072,764														$1,072,764								**$1,072,764**
D2010	Restrooms	10035990	Urinal, Standard, Replace	30	27	3	26	EA	$1,100.00	$28,600				$28,600																		**$28,600**
D2010	Throughout Building	10036034	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	8	EA	$1,500.00	$12,000				$12,000															$12,000			**$24,000**
D2010	Restrooms	10036008	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	89	EA	$1,700.00	$151,300				$151,300																		**$151,300**
D2010	Restrooms	10036035	Toilet, Commercial Water Closet, Replace	30	27	3	56	EA	$1,300.00	$72,800				$72,800																		**$72,800**
D2060	44	10035989	Air Compressor, Tank-Style, Replace	20	7	13	1	EA	$17,300.00	$17,300														$17,300								**$17,300**
D3020	44	10035920	Boiler, Gas, HVAC, 2001 to 2500 MBH, Replace	30	27	3	1	EA	$60,400.00	$60,400				$60,400																		**$60,400**

Replacement Reserves Report

3/28/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3020	44	10035893	Boiler, Gas, HVAC, 2001 to 2500 MBH, Replace	30	27	3	1	EA	$60,400.00	$60,400				$60,400																		**$60,400**
D3020	44	10035991	Unit Heater, Hydronic, Replace	20	17	3	1	EA	$1,700.00	$1,700				$1,700																		**$1,700**
D3020	44	10036044	Boiler Supplemental Components, Expansion Tank, Replace	40	27	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Site Utility Areas	10035883	Chiller, Air-Cooled, Replace	25	23	2	1	EA	$240,000.00	$240,000			$240,000																			**$240,000**
D3030	Roof	10035922	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300														$2,300					**$4,600**
D3030	Roof	10035910	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300														$2,300					**$4,600**
D3030	Roof	10035993	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800														$4,800					**$9,600**
D3030	Site Utility Areas	10035917	Split System, Condensing Unit/Heat Pump, 8 to 10 TON, Replace	15	13	2	1	EA	$17,200.00	$17,200			$17,200														$17,200					**$34,400**
D3030	Classrooms General	10035948	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	32	EA	$7,400.00	$236,800				$236,800																		**$236,800**
D3030	Roof	10036029	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400														$3,400				**$6,800**
D3030	Throughout Building	10035895	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	12	3	22	EA	$4,020.00	$88,440				$88,440														$88,440				**$176,880**
D3030	Site Utility Areas	10035886	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500														$3,500				**$7,000**
D3030	Roof	10035923	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800														$4,800				**$9,600**
D3030	Roof	10036039	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200														$5,200			**$10,400**
D3030	Roof	10036037	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Roof	10035929	Heat Pump, Var Refrig Vol (VRV), Replace	15	8	7	1	EA	$55,000.00	$55,000								$55,000														**$55,000**
D3030	Roof	10036011	Heat Pump, Var Refrig Vol (VRV), Replace	15	7	8	1	EA	$55,000.00	$55,000									$55,000													**$55,000**
D3030	Roof	10036007	Heat Pump, Var Refrig Vol (VRV), Replace	15	7	8	1	EA	$44,000.00	$44,000									$44,000													**$44,000**
D3030	Roof	10036043	Heat Pump, Var Refrig Vol (VRV), Replace	15	7	8	1	EA	$44,000.00	$44,000									$44,000													**$44,000**
D3030	Roof	10035962	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	7	8	1	EA	$4,800.00	$4,800									$4,800													**$4,800**
D3050	Throughout Building	10036028	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	27	13	97524	SF	$5.00	$487,620														$487,620								**$487,620**
D3050	Throughout Building	10035918	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	27	3	97524	SF	$6.00	$585,144				$585,144																		**$585,144**
D3050	Gymnasium	10036041	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	$22,000.00	$22,000				$22,000																		**$22,000**
D3050	44	10036021	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$49,000.00	$49,000				$49,000																		**$49,000**
D3050	Roof	10035921	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$75,000.00	$75,000														$75,000								**$75,000**
D3050	Roof	10036030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$20,000.00	$20,000														$20,000								**$20,000**
D3060	Roof	10035983	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035899	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035974	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035908	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035914	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	10035938	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Roof	10035945	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035905	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Roof	10035994	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035937	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035904	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	10035935	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035992	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D3060	Roof	10035925	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	$4,000.00	$4,000				$4,000																		**$4,000**
D4010	Throughout Building	10035958	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	27	13	97524	SF	$5.00	$487,620														$487,620								**$487,620**
D4010	44	10035957	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent, Replace	20	3	17	2500	SF	$60.00	$150,000																		$150,000				**$150,000**
D5020	44	10036001	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D5020	109	10036025	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D5020	44	10035936	Switchboard, 277/480 V, Replace	40	27	13	1	EA	$75,000.00	$75,000														$75,000								**$75,000**
D5020	109	10035956	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D5020	44	10035943	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D5020	44	10035972	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D5020	44	10036014	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																		**$2,000**
D5020	109	10035932	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																		**$2,000**
D5020	44	10035952	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,000				$2,000																		**$2,000**
D5030	Throughout Building	10062216	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	97524	SF	$2.50	$243,810														$243,810								**$243,810**

Replacement Reserves Report

3/28/2026

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
D5040	Building Exterior	10036006	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	28	EA	$800.00	$22,400				$22,400																		**$22,400**
D5040	Gymnasium	10036009	High Intensity Discharge (HID) Fixture, any type Interior High Bay, w/ LED Replacement, Replace	20	17	3	14	EA	$1,040.00	$14,560				$14,560																		**$14,560**
D5040	Building Exterior	10036012	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	14	EA	$400.00	$5,600				$5,600																		**$5,600**
D5040	Throughout Building	10036024	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	97524	SF	$4.50	$438,858				$438,858																		**$438,858**
D7030	Throughout Building	10035979	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	97524	SF	$2.00	$195,048				$195,048															$195,048			**$390,096**
D7050	101	10036004	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$15,000				$15,000															$15,000			**$30,000**
D7050	Throughout Building	10035988	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	97524	SF	$3.00	$292,572														$292,572								**$292,572**
D8010	Throughout Building	10035987	BAS/HVAC Controls, DDC Control Panel, Replace	15	10	5	1	EA	$4,980.00	$4,980						$4,980															$4,980	**$9,960**
E1030	140B	10035901	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	140B	10035973	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600			**$7,200**
E1030	140B	10035913	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			**$3,400**
E1030	140B	10035911	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
E1030	140B	10036045	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$2,700				$2,700															$2,700			**$5,400**
E1030	140B	10035966	Foodservice Equipment, Griddle, Replace	15	12	3	1	EA	$7,000.00	$7,000				$7,000															$7,000			**$14,000**
E1030	140B	10035976	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Roof	10035946	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300			**$12,600**
E1030	140B	10036042	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600			**$7,200**
E1030	140B	10035933	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600			**$7,200**
E1030	140B	10036031	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									**$4,600**
E1030	140B	10035997	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	3	12	1	EA	$3,600.00	$3,600													$3,600									**$3,600**
E1030	Roof	10035963	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	140B	10035949	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	3	17	1	EA	$15,000.00	$15,000																	$15,000				**$15,000**
E1040	151	10035885	Ceramics Equipment, Kiln, Replace	20	17	3	1	EA	$3,200.00	$3,200				$3,200																		**$3,200**
E1070	Stage	10035969	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	4	11	150	SF	$13.00	$1,950												$1,950										**$1,950**
E1070	Gymnasium	10036033	Basketball Backboard, Wall-Mounted, Operable, Operable	30	27	3	6	EA	$4,300.00	$25,800				$25,800																		**$25,800**
Totals, Unescalated											**$0**	**$75,702**	**$266,600**	**$3,511,980**	**$81,700**	**$4,980**	**$343,400**	**$323,050**	**$172,800**	**$0**	**$0**	**$1,950**	**$8,200**	**$3,238,644**	**$292,572**	**$0**	**$280,000**	**$454,850**	**$518,288**	**$5,200**	**$4,980**	**$9,584,896**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$77,973**	**$282,836**	**$3,837,635**	**$91,954**	**$5,773**	**$410,038**	**$397,311**	**$218,898**	**$0**	**$0**	**$2,699**	**$11,691**	**$4,756,058**	**$442,541**	**$0**	**$449,318**	**$751,798**	**$882,351**	**$9,118**	**$8,994**	**$12,636,986**

Lucy V. Barnsley 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 Parking Areas	10035898	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	61600	SF	$0.45	$27,720				$27,720					$27,720					$27,720					$27,720			**$110,880**
G2020	Site Parking Areas	10035965	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	61600	SF	$3.50	$215,600																	$215,600					**$215,600**
G2050	Basketball court	10062812	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	15000	SF	$3.50	$52,500						$52,500																**$52,500**
G2050	Site Sports Fields & Courts	10035889	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	4	EA	$4,750.00	$19,000																			$19,000			**$19,000**
G2050	Site Playground Areas	10036010	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	4	1	7250	SF	$2.00	$14,500		$14,500					$14,500					$14,500					$14,500					**$58,000**
G2050	Site Playground Areas	10035892	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$35,000												$35,000										**$35,000**
G2050	Site Playground Areas	10035960	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$35,000												$35,000										**$35,000**
G2060	Utility Rooms/Areas	10036036	Fences & Gates, Fence, Chain Link 8', Replace	40	27	13	30	LF	$25.00	$750														$750								**$750**
G2060	Site Sports Fields & Courts	10036020	Fences & Gates, Fence, Chain Link 6', Replace	40	27	13	2400	LF	$21.00	$50,400														$50,400								**$50,400**
G2060	Site General	10035919	Fences & Gates, Fence, Chain Link 4', Replace	40	27	13	1250	LF	$18.00	$22,500														$22,500								**$22,500**
G2060	Site General	10036002	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	7	13	1	EA	$25,000.00	$25,000														$25,000								**$25,000**
G2060	Site Utility Areas	10035953	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	27	13	48	LF	$160.00	$7,680														$7,680								**$7,680**
G4050	Site General	10035996	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	12	EA	$7,000.00	$84,000				$84,000																		**$84,000**
G4050	Site Parking Areas	10035955	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	6	EA	$7,000.00	$42,000				$42,000																		**$42,000**
Totals, Unescalated											**$0**	**$14,500**	**$0**	**$153,720**	**$0**	**$52,500**	**$14,500**	**$0**	**$27,720**	**$0**	**$0**	**$84,500**	**$0**	**$134,050**	**$0**	**$0**	**$230,100**	**$0**	**$46,720**	**$0**	**$0**	**$758,310**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$14,935**	**$0**	**$167,974**	**$0**	**$60,862**	**$17,314**	**$0**	**$35,115**	**$0**	**$0**	**$116,968**	**$0**	**$196,857**	**$0**	**$0**	**$369,243**	**$0**	**$79,538**	**$0**	**$0**	**$1,058,805**

* 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	10035900	D1010	**Elevator Controls**	Automatic, 1 Car		Lucy V. Barnsley Elementary School / Main Building	Elevator Shafts/Utility	Dover	No dataplate	No dataplate			
2	10035968	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Lucy V. Barnsley Elementary School / Main Building	Elevator room access from the exterior	Dover	EP-060-20	EH9338	1998		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10035916	D2010	**Pump**	Circulation/Booster, Domestic Water	15 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	Illegible	Illegible			
2	10035928	D2010	**Pump**	Circulation/Booster, Domestic Water	20 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4VL256TTDX4026 AB L	Illegible			
3	10035986	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4VK184TTDR4026DJE	Illegible			
4	10036005	D2010	**Pump**	Circulation/Booster, Domestic Water	15 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4V 254TTDX4026AB L	Illegible			
5	10035906	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4VK184TTD4026DJ	Illegible			
6	10035912	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4VK184TTDR4026DJ L	Illegible			
7	10036032	D2010	**Pump**	Circulation/Booster, Domestic Water	5 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	Illegible	Illegible			
8	10035971	D2010	**Pump**	Circulation/Booster, Domestic Water	3 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4VH182TTDR4026P L	Illegible			
9	10036022	D2010	**Pump**	Circulation/Booster, Domestic Water	3 HP	Lucy V. Barnsley Elementary School / Main Building	44	Marathon Electric	4VH182TTDR4026BE L	Illegible			
10	10035941	D2010	**Water Heater**	Gas, Residential	72 GAL	Lucy V. Barnsley Elementary School / Main Building	44	State Industries, Inc.	SBS10076NE 300	1632M002742	2016		
11	10035907	D2010	**Backflow Preventer**	Domestic Water	6 IN	Lucy V. Barnsley Elementary School / Main Building	44	No dataplate	No dataplate	No dataplate	1998		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10035989	D2060	**Air Compressor**	Tank-Style	5 HP	Lucy V. Barnsley Elementary School / Main Building	44	CaptiveAire Systems	3YA49A	No dataplate	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10035920	D3020	**Boiler** [#1]	Gas, HVAC, 2001 to 2500 MBH	2100 MBH	Lucy V. Barnsley Elementary School / Main Building	44	Kewaunee	Illegible	Illegible	1998		
2	10035893	D3020	**Boiler** [#2]	Gas, HVAC, 2001 to 2500 MBH	2100 MBH	Lucy V. Barnsley Elementary School / Main Building	44	Kewaunee	Illegible	Illegible	1998		
3	10035991	D3020	**Unit Heater**	Hydronic	36 MBH	Lucy V. Barnsley Elementary School / Main Building	44	Mcquay	Illegible	7 7J00249 00			
4	10036044	D3020	**Boiler Supplemental Components**	Expansion Tank	250 GAL	Lucy V. Barnsley Elementary School / Main Building	44	No dataplate	No dataplate	No dataplate	1998		
5	10035883	D3030	**Chiller**	Air-Cooled	175 TON	Lucy V. Barnsley Elementary School / Main Building	Site Utility Areas	Mcquay	ALS175AS27	8C8127301	1998		
6	10035895	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Lucy V. Barnsley Elementary School / Main Building	Throughout Building						22
7	10036007	D3030	**Heat Pump**	Var Refrig Vol (VRV)	10 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	REYQ120TAYDU	1710312656	2018		
8	10036043	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	REYQ96TAYDU	1711601033	2018		
9	10035929	D3030	**Heat Pump** [VR-1]	Var Refrig Vol (VRV)	14 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	REYQ168TAYDU	1712014078	2017		
10	10036011	D3030	**Heat Pump** [VR-2]	Var Refrig Vol (VRV)	14 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	REYQ168TAYDU	1712014080.	2018		
11	10035922	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	American Standard Inc.	7B30012A100A0	M234Y8AAF			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10036039	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Thermal Zone	TZAA-348-DA757	W101407127	2014		
13	10035910	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	American Standard	7B3012A100A0	M2340C3AF			
14	10036029	D3030	**Split System**	Condensing Unit/Heat Pump	2000 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Nordyne	VS5BD-024KB	VSF140607057			
15	10035917	D3030	**Split System**	Condensing Unit/Heat Pump, 8 to 10 TON	10 TON	Lucy V. Barnsley Elementary School / Main Building	Site Utility Areas	American Standard Inc.	TTA120B400BC SERIAL N0	N023Y55AH	1998		
16	10035993	D3030	**Split System Ductless**	Single Zone	1.5 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	EMI	SCC09DAA300AA0A	1-98-M-0309-50			
17	10035886	D3030	**Split System Ductless**	Single Zone	1 TON	Lucy V. Barnsley Elementary School / Main Building	Site Utility Areas	Sanyo	CL 1271	006 2 2 63	2006		
18	10035923	D3030	**Split System Ductless**	Single Zone	1.5 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	RX18NMVJU	Illegible			
19	10035962	D3030	**Split System Ductless** [DSS-2]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	RX18NMVJU	G01695	2018		
20	10036037	D3030	**Split System Ductless** [DSS-3]	Single Zone	1.5 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	Daikin Industries	RX18NMVJU	G014693	2017		
21	10035948	D3030	**Unit Ventilator**	approx/nominal 2 Ton	750 CFM	Lucy V. Barnsley Elementary School / Main Building	Classrooms General	Mcquay			1998		32
22	10036041	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	3400 CFM	Lucy V. Barnsley Elementary School / Main Building	Gymnasium	Carrier	3916S----60155--AF	0599F96544	1999		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10036021	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	44	Mcquay	CAH0LZEDAC	9840154700	1998		
24	10035921	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	31 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	AAON, Inc.	RN-031-3-0-EB09-309	201802-BNGU66713	2018		
25	10036030	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	9 TON	Lucy V. Barnsley Elementary School / Main Building	Roof	AAON, Inc.	RN-009-3-0-EB09-3F9	201802-ANGQ66688	2018		
26	10035899	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
27	10035908	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
28	10035994	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
29	10035992	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
30	10035914	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	GB-130-4-X	9.7L00105			
31	10035904	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
32	10035938	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	GB-130-48-00	97021476			
33	10035905	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	5000 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	GB-130-4X-0D	97021474			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10035983	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
35	10035974	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	GB-260-10	97L00373			
36	10035945	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	GB-14	971000			
37	10035937	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
38	10035935	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	GB-220-10	97L02694			
39	10035925	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Lucy V. Barnsley Elementary School / Main Building	Roof	Greenheck	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10036017	D5010	**Generator**	Gas or Gasoline	180 KW	Lucy V. Barnsley Elementary School / Main Building	Site Utility Areas	Kohler	GM115338	S2403160017	2024		
2	10035894	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	150 AMP	Lucy V. Barnsley Elementary School / Main Building	44	ASCO	J3ADT8B30150NGXC	2608212-001RE	2024		
3	10035982	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	150 AMP	Lucy V. Barnsley Elementary School / Main Building	44	ASCO	J3ADTSB30200NGXC	2608213-001RE	2024		
4	10035897	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Lucy V. Barnsley Elementary School / Main Building	118	Eaton	N48M28F3016CU	N30DC005	2018		
5	10035961	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Lucy V. Barnsley Elementary School / Main Building	Library	Eaton	Inaccessible	Inaccessible	2024		
6	10035915	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Lucy V. Barnsley Elementary School / Main Building	242	Eaton	V48M28B4516CULS45	V45DC049	2018		
7	10035931	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Lucy V. Barnsley Elementary School / Main Building	118	Eaton	V48M28B1216CU	V12DC003	2018		
8	10036001	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Lucy V. Barnsley Elementary School / Main Building	44	Cutler-Hammer	Inaccessible	Inaccessible	1998		
9	10036025	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Lucy V. Barnsley Elementary School / Main Building	109	Cutler-Hammer	Inaccessible	Inaccessible	1998		
10	10035950	D5020	**Secondary Transformer** [TE1R]	Dry, Stepdown	15 KVA	Lucy V. Barnsley Elementary School / Main Building	44	Square D	EXN15T3H	1082224204	2024		
11	10035882	D5020	**Secondary Transformer** [TE2R]	Dry, Stepdown	45 KVA	Lucy V. Barnsley Elementary School / Main Building	44	Square D	EXN45T3H	1060325216	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10035936	D5020	**Switchboard**	277/480 V	1600 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Cutler-Hammer	NEMA-1	HLY42455	1998		
13	10035924	D5020	**Distribution Panel**	120/208 V	250 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Square D	NF466L2C	No dataplate	2024		
14	10036013	D5020	**Distribution Panel**	120/208 V	350 AMP	Lucy V. Barnsley Elementary School / Main Building	118	Eaton	PRL3A	SLY0834873-012	2018		
15	10035985	D5020	**Distribution Panel**	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	009	Eaton	PRL1a	SLY0834873-011	2018		
16	10035978	D5020	**Distribution Panel**	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	210	Eaton	PRL1a	SLY0834873-014	2017		
17	10036038	D5020	**Distribution Panel**	120/208 V	250 AMP	Lucy V. Barnsley Elementary School / Main Building	Library	Square D	NF442L2C	No dataplate			
18	10036018	D5020	**Distribution Panel**	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	Library	Eaton	PRL1A	HLY42455 014	2018		
19	10035890	D5020	**Distribution Panel**	120/208 V	400 AMP	Lucy V. Barnsley Elementary School / Main Building	118	Eaton	PRL3A	SLY0834873-013	2018		
20	10035932	D5020	**Distribution Panel**	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	109	Cutler-Hammer	PRL1A	HLY42455 010	1998		
21	10035880	D5020	**Distribution Panel**	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	Library	Square D	NF442L2C	No dataplate	2024		
22	10035887	D5020	**Distribution Panel**	277/480 V	350 AMP	Lucy V. Barnsley Elementary School / Main Building	210	Eaton	PRL3A	SLY0834873-010	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10035951	D5020	**Distribution Panel**	277/480 V	400 AMP	Lucy V. Barnsley Elementary School / Main Building	Library	Eaton	PRL1a	HLY42455 004	2018		
24	10035956	D5020	**Distribution Panel**	277/480 V	600 AMP	Lucy V. Barnsley Elementary School / Main Building	109	Cutler-Hammer	PRL3A	HLY42455 002	1998		
25	10035980	D5020	**Distribution Panel**	277/480 V	600 AMP	Lucy V. Barnsley Elementary School / Main Building	118	Eaton	PRL4	SLY0834873-001	2018		
26	10035954	D5020	**Distribution Panel**	277/480 V	600 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Square D	HCJ	460051268779000130	2024		
27	10035999	D5020	**Distribution Panel**	277/480 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	242	Eaton	PRL1a	SLY0834873-008	2018		
28	10035975	D5020	**Distribution Panel**	277/480 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	242	Eaton	PRL1a	SLY0834873-007	2018		
29	10035970	D5020	**Distribution Panel**	277/480 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	242	Eaton	PRL2a	SLY0834873-005	2018		
30	10036026	D5020	**Distribution Panel** [E1L]	120/208 V	250 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Square D	NF466L2C	No dataplate	2024		
31	10035927	D5020	**Distribution Panel** [E2L]	277/480 V	200 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Square D	NF466L2C	No dataplate	2024		
32	10035972	D5020	**Distribution Panel** [HBR1]	277/480 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Cutler-Hammer	PRL1A	No dataplate	1998		
33	10035943	D5020	**Distribution Panel** [HBR2]	277/480 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Cutler-Hammer	PRL1A	No dataplate	1998		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10035952	D5020	**Distribution Panel** [LBR1]	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Cutler-Hammer	PRL1A	No dataplate	1998		
35	10036014	D5020	**Distribution Panel** [LBR2]	120/208 V	225 AMP	Lucy V. Barnsley Elementary School / Main Building	44	Cutler-Hammer	PRL1A	No dataplate	1998		
36	10036009	D5040	**High Intensity Discharge (HID) Fixture**	any type Interior High Bay, w/ LED Replacement	250 WATT	Lucy V. Barnsley Elementary School / Main Building	Gymnasium				1998		14

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10036004	D7050	**Fire Alarm Panel**	Fully Addressable		Lucy V. Barnsley Elementary School / Main Building	101	Honeywell Fire-Lite	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	10035987	D8010	**BAS/HVAC Controls**	DDC Control Panel		Lucy V. Barnsley Elementary School / Main Building	Throughout Building						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10035901	E1030	**Foodservice Equipment**	Convection Oven, Double		Lucy V. Barnsley Elementary School / Main Building	140B	Blodgett	No dataplate	No dataplate			
2	10035973	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Lucy V. Barnsley Elementary School / Main Building	140B	Seco	R5FT	7-98			
3	10036042	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Lucy V. Barnsley Elementary School / Main Building	140B	Seco	R5ST	7-98			
4	10035997	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Lucy V. Barnsley Elementary School / Main Building	140B	Traulsen	RMC34S4	22J02831			
5	10035933	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Lucy V. Barnsley Elementary School / Main Building	140B	Seco	ICE-60	7-98			
6	10035913	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Lucy V. Barnsley Elementary School / Main Building	140B	Metro	No dataplate	No dataplate			
7	10035966	E1030	**Foodservice Equipment**	Griddle		Lucy V. Barnsley Elementary School / Main Building	140B	Garland	No dataplate	No dataplate			
8	10036045	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Lucy V. Barnsley Elementary School / Main Building	140B	Metro	RHT132WREHHS	T019260C98			
9	10035963	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Lucy V. Barnsley Elementary School / Main Building	Roof	Trenton	TEZA009H8-HS2D-B	229128423			
10	10035946	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Lucy V. Barnsley Elementary School / Main Building	Roof	Cold Zone	0RE-S15L4-2T	B9843053-071			
11	10036031	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Lucy V. Barnsley Elementary School / Main Building	140B	Trenton	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10035976	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Lucy V. Barnsley Elementary School / Main Building	140B	Coldzone	Inaccessible	Inaccessible			
13	10035911	E1030	**Foodservice Equipment**	Walk-In, Freezer		Lucy V. Barnsley Elementary School / Main Building	140B	Bally	3676-4-P-T-W	DX7009089-01			
14	10035949	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Lucy V. Barnsley Elementary School / Main Building	140B	Bally	No dataplate	No dataplate			
15	10035885	E1040	**Ceramics Equipment**	Kiln		Lucy V. Barnsley Elementary School / Main Building	151						