

FACILITY CONDITION ASSESSMENT

prepared for

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



Beall Elementary School
451 Beall Avenue
Rockville, MD 20850

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

November 19-20, 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	451 Beall Avenue, Rockville, MD 20850
Site Developed	1954, renovated 1991
Outside Occupants / Leased Spaces	Cafeteria and Gymnasium leased by outside parties
Date(s) of Visit	November 19-20, 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)	Jose Reyes, Building Service Manager
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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

Beall Elementary School was originally built in 1954, and a classroom addition was added in 1991. The original building was completely renovated at the time of the classroom construction.

Architectural

The Beall Elementary School building appears structurally sound, with no significant areas of settlement or structural related deficiencies reported or observed and is in fair condition. The primary roof is a built-up system above the 1954 building and was replaced in 2012. The roof does not appear to have any significant deficiencies. The secondary roof is above the 1991 classroom addition and has a premium grade asphalt shingle finish. Overall, the interior and exterior finishes are in fair condition and were observed to be performing adequately. Typical lifecycle-based Interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the HVAC systems are original to the 2016 upgrade and are in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from these units. A chiller unit and boiler systems and BAS controls provide cooling, heating and ventilation throughout the building. POC reports that there are inadequate heating and cooling in the 200 wing and constant leaks from rooftop unit above the main office. Air is supplied from rooftop units routed through a duct system to necessary spaces. The gymnasium has a dedicated air handling unit located in a mezzanine and is in fair condition.

Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. As needed, electrical systems have been updated as needed and are adequately sized to provide necessary power for all systems. Interior lighting was updated to LED fixtures in 2023. No major issues were reported or observed.

In general, the plumbing systems are adequate to serve the building, with equipment and fixtures to be updated as needed. The POC reports that the system has significant major issues such as sewer backups flooding parts of the building and some restrooms. The piping has been replaced constantly but the problem persists. The domestic water service is well maintained and consists of a mix of original and updated fixtures, and supply appears to be adequate. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the near term.

The building has one hydraulic elevator serving two floors. POC reports that school personnel constantly get stuck in the elevator and it has been repaired constantly but the problems persist. The building is also served by a wheelchair lift, but the lifts constantly get stuck when in use. Repairs are recommended in the near term.

Fire protection consists of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are in fair condition. The site primarily consists of flatwork, stairs, ramps, and landscaping features within immediate proximity to the building footprint. There is on-site parking with ADA parking and access. The asphalt parking lots have significant cracks throughout and lifecycle replacement is anticipated in the near term. Flatwork consists of concrete sidewalks at pedestrian walkways. Concrete stairs provide access at the building entrances. Site lighting consists of pole mounted LED fixtures and is adequate for the site.

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 0.696745.

Immediate Needs

There are no immediate needs to report.



Key Findings



Sidewalk in Poor condition.

Concrete, Large Areas
Site Beall Elementary School Site Walkways

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$36,000

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Walkways have cracks and heaving in several areas - AssetCALC ID: 10035588



Sidewalk in Poor condition.

Asphalt
Site Beall Elementary School Playground
Walkway

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Several large cracks and crumbling edges throughout - AssetCALC ID: 10035573



Parking Lots in Poor condition.

Pavement, Asphalt
Site Beall Elementary School Bus Loop /
Loading Area

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

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Large cracks throughout - AssetCALC ID: 10035592



Parking Lots in Poor condition.

Pavement, Asphalt
Site Beall Elementary School Bus Loop /
Loading Area

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$57,800

\$\$\$\$

Alligator and large cracks throughout - AssetCALC ID: 10035585





Parking Lots in Poor condition.

Pavement, Asphalt
Site Beall Elementary School Rear Parking Lot

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,700

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Large cracks throughout - AssetCALC ID: 10035602



Parking Lots in Poor condition.

Pavement, Asphalt
Site Beall Elementary School Rear Parking Lot

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2027**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$75,600

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Large cracks throughout - AssetCALC ID: 10035580



Casework in Poor condition.

Cabinetry, High-End or Laboratory
Main Building Beall Elementary School
Reception

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

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Chipped and broken laminate throughout - AssetCALC ID: 10035453



Casework in Poor condition.

Cabinetry, Standard
Main Building Beall Elementary School
Teacher Workroom

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,000

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Cabinet is delaminating and missing door - AssetCALC ID: 10035369





Casework in Poor condition.

Cabinetry, Economy
Main Building Beall Elementary School
Classrooms Art

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,300

\$\$\$\$

Broken and cracked wood panels - AssetCALC ID: 10035364



Casework in Poor condition.

Countertop, Plastic Laminate
Main Building Beall Elementary School
Teacher Workroom

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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Broken and missing laminate at edges - AssetCALC ID: 10035366



Casework in Poor condition.

Countertop, Plastic Laminate
Main Building Beall Elementary School
Classrooms Art

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

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Broken and missing laminate - AssetCALC ID: 10035336



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Beall Elementary School Kitchen

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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Discolored panels and rusting grid - AssetCALC ID: 10035422



Split System in Poor condition.

Interior and Exterior Component Pairing, 1 TON
Main Building Beall Elementary School Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,100

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Unit rusted throughout - AssetCALC ID: 10035480



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Beall Elementary School
Throughout Building

Uniformat Code: C1070
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$241,400

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Tiles bowed and discolored throughout - AssetCALC ID: 10035447



Flooring in Poor condition.

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

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$291,300

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Tile separating, bubbling and discolored throughout - AssetCALC ID: 10035393



ADA Entrances and Doors

Hardware, Lever Handle
Main Building Beall Elementary School
Throughout Building

Uniformat Code: Y1030
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,800

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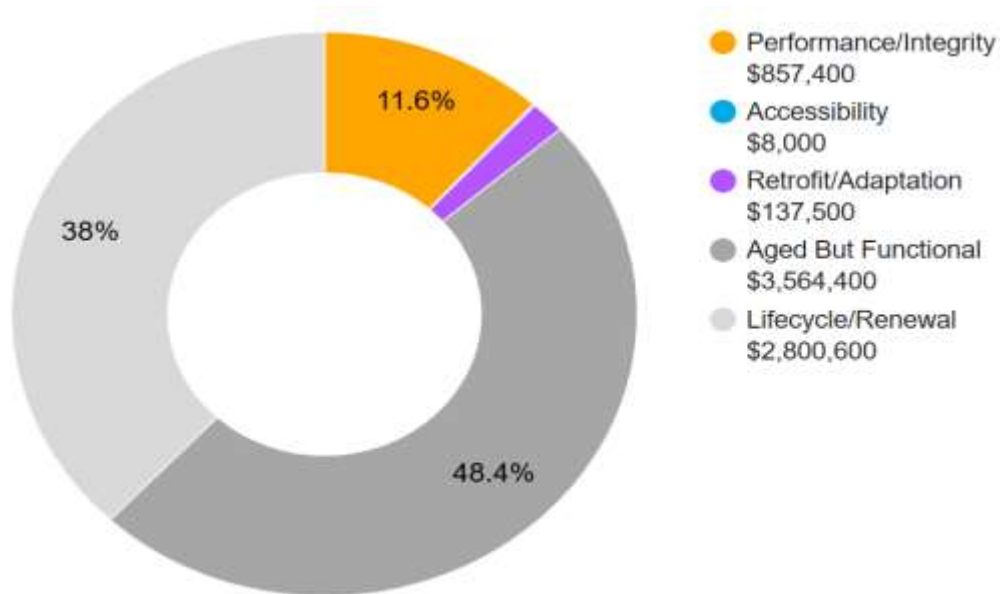
Doors do not have ADA compliant lever hardware - AssetCALC ID: 10035363

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: \$7,367,900



2. Building Information



Main Building: Systems Summary

Address	451 Beall Avenue, Rockville, MD 20850
GPS Coordinates	39.0880954, -77.1616786
Constructed/Renovated	1954 / 1991
Building Area	79,477 SF
Number of Stories	2 above grade with mechanical mezzanine

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted, glazed CMU, ceramic tile, Unfinished Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, terrazzo and sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair

Main Building: Systems Summary		
Elevators	Passenger: One hydraulic car serving all two floors One Wheelchair lift serving the classroom hallway	Poor
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, and cooling tower feeding air handlers and unit ventilators Non-Central System: Packaged units, split-system Supplemental components: Ductless split-system, suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, exterior walls, and 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	-	-	\$58,000	-	\$5,555,000	\$5,613,000
Facade	-	-	\$358,300	\$130,900	-	\$489,200
Roofing	-	-	\$33,100	\$6,600	\$1,185,700	\$1,225,400
Interiors	-	\$646,400	\$413,800	\$167,900	\$1,096,800	\$2,324,900
Conveying	-	-	-	\$3,600	\$4,800	\$8,400
Plumbing	-	-	\$261,400	\$474,500	\$27,700	\$763,600
HVAC	-	\$5,500	\$328,500	\$805,600	\$221,000	\$1,360,600
Fire Protection	-	-	-	\$474,500	\$10,300	\$484,800
Electrical	-	\$54,800	\$145,000	\$814,700	\$887,400	\$1,902,000
Fire Alarm & Electronic Systems	-	\$5,100	\$711,000	\$147,700	\$447,200	\$1,311,000
Equipment & Furnishings	-	\$79,200	\$342,400	\$76,800	\$113,000	\$611,400
Site Development	-	-	-	\$17,500	-	\$17,500
Accessibility	-	\$8,000	-	-	-	\$8,000
TOTALS (3% inflation)	-	\$799,000	\$2,651,500	\$3,120,400	\$9,548,900	\$16,119,800

3. Site Summary



Site Information		
Site Area	8.4 acres (estimated)	
Parking Spaces	78 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; CMU wall dumpster enclosure Playgrounds and sports fields and courts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout along north boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Site Information		
Ancillary Structures	Two Storage sheds	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	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	-	-	\$8,100	-	-	\$8,100
Site Development	-	\$6,700	\$451,600	\$101,100	\$19,400	\$578,800
Site Pavement	-	\$199,700	-	\$20,500	\$51,200	\$271,400
Site Utilities	-	-	\$9,500	-	-	\$9,500
TOTALS (3% inflation)	-	\$206,400	\$469,100	\$121,600	\$70,600	\$867,700

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			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1954 / 1991	No	No
Main Building 1	1954 / 1991	No	No

No detailed follow-up accessibility study is currently recommended since no major 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	Components or systems have 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 *RSMMeans data from Gordian*. While the *RSMMeans 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 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 Beall Elementary School, 451 Beall Avenue, Rockville, MD 20850, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan(s)

Appendix C: Pre-Survey Questionnaire(s)

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - SKYLIGHTS

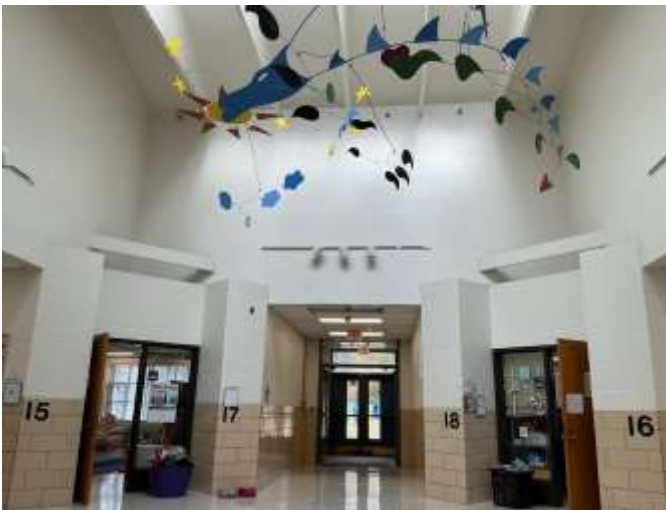
Photographic Overview



7 - SECONDARY ROOF OVERVIEW



8 - MAIN LOBBY



9 - KINDERGARTEN LOBBY



10 - TYPICAL HALLWAY



11 - KINDERGARTEN CLASSROOM



12 - MUSIC ROOM



Photographic Overview



13 - TYPICAL HALLWAY



14 - LIBRARY



15 - CAFETERIA



16 - GYMNASIUM



17 - TEACHERS LOUNGE



18 - HEALTH SUITE



Photographic Overview



19 - TYPICAL CLASSROOM



20 - ELEVATOR MACHINERY



21 - WHEELCHAIR LIFT



22 - RESTROOM FIXTURES



23 - WATER HEATER



24 - COOLING TOWER

Photographic Overview



25 - MAIN MECHANICAL ROOM



26 - HVAC BOILER



27 - CHILLER



28 - BAS / CONTROLS



29 - PACKAGED ROOFTOP UNIT



30 - MAIN SWITCHBOARD

Photographic Overview



31 - EMERGENCY GENERATOR



32 - FIRE SPRINKLER RISERS



33 - FIRE ALARM PANEL / ANNUNCIATOR



34 - MAIN PARKING AREA



35 - PLAYGROUND



36 - KINDERGARTEN PLAYGROUND

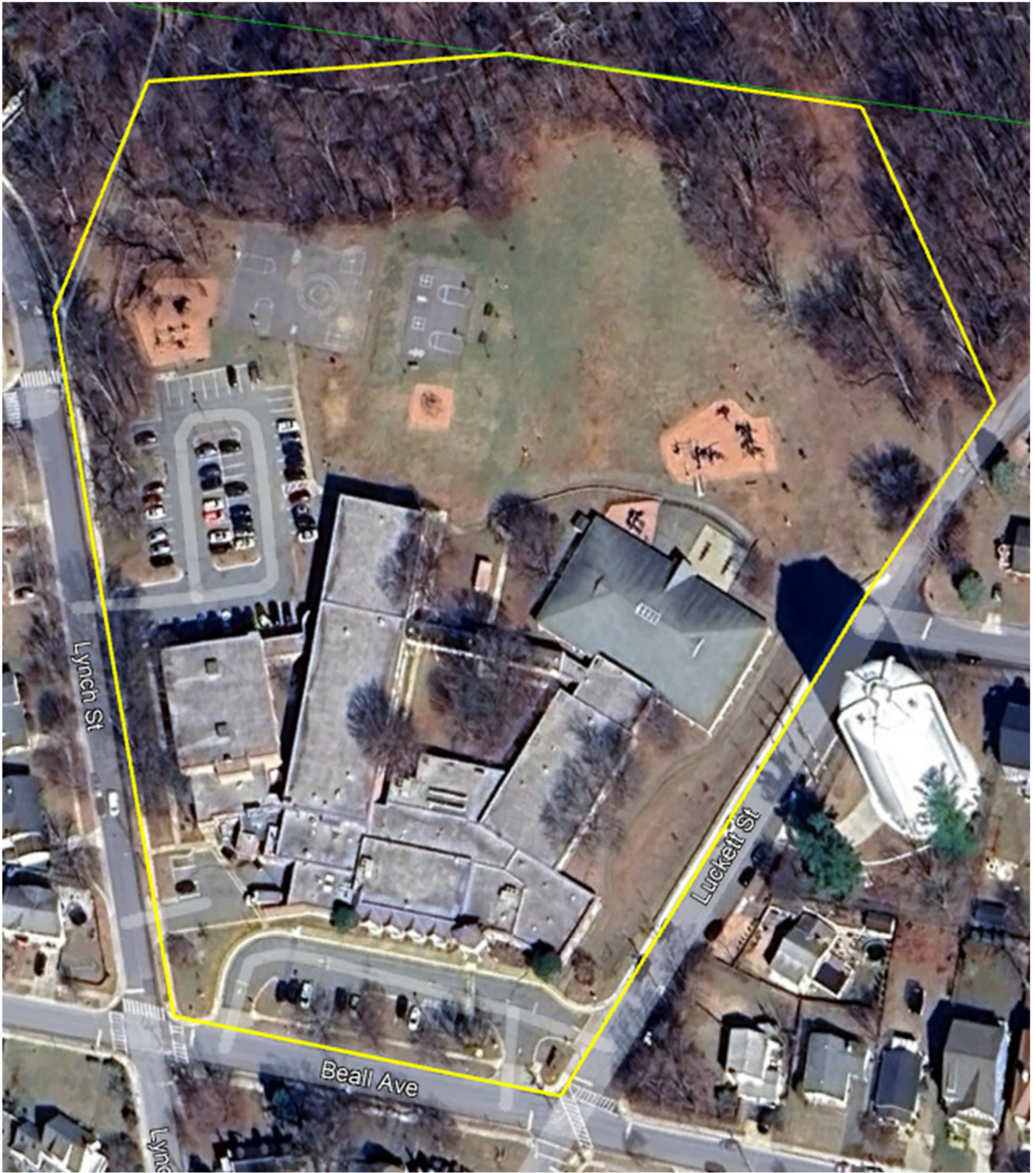


Appendix B:

Site Plan(s)



Site Plan



Project Number

172559.25R000-005.354

Source

Google

Site Name

Beall Elementary School

On-Site Date

November 19-20, 2025



Appendix C:

Pre-Survey Questionnaire(s)



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Beall Elementary School

Name of person completing form: Jose Reyes

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 4 years

Date Completed: 11/19/2025

Phone Number: (240) 751-5743


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 1954	Renovated 1991	
2	Building size in SF	79,477 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2012	Replaced
		Interiors		
		HVAC	2016	HVAC updated
		Electrical	2023	LEDs installed
		Site Pavement		
		Accessibility	2023	Bathrooms renovations
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.	Plumbing - Pipes backed up. Sewage backs up and floods part of building and close bathrooms. Piping replaced constantly. Alarm system works but keypads to set alarm unreliable. Classroom door locks don't work properly as doesn't open when. Doors do not have ADA lock sets.		

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				Leaks from HVAC unit into main office mainly during summer
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				Personnel get stuck in elevator. Been repaired previously. Wheelchair lift unreliable and get stuck and electrical sticks and people get stuck
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Sewage backup in bathrooms
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				200 wing has heating and cooling issues. One side building works but not other
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				Done prior to renovations to make building ADA compliant
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Parts of building made ADA compliant during 1991 renovation
20	ADA: Has building management reported any accessibility-based complaints or litigation?	X				Complaints about entry door but was repaired. Students have to go outside to enter upper floor so don't get stuck in elevator
21	Are any areas of the property leased to outside occupants?	X				Several community groups basketball, volleyball, city of Rockville



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Beall Elementary School

BV Project Number: 172559.25R000-005.354

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE 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 ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?			✗	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		Doors do not have ADA compliant hardware
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE (SIDE APPROACH)

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			✗	
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?			✗	Plumbing in cabinet

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO 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 | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	2,450 LF	20	10035348
B1010	Building Exterior	Fair	Structural Framing, Steel Columns & Beams, 1-2 Story Building, 1-2 Story Building	79,477 SF	20	10035387
B1080	Stairs	Fair	Stairs, Concrete, Interior	1,000 SF	5	10035445
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	44,600 SF	5	10035346
B2020	Hallways	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	2	5	10035379
B2020	Building Exterior	Fair	Glazing, any type by SF	4,000 SF	4	10035433
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	27	6	10035483
B2050	Site Storage	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	4	10035469
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	53,400 SF	12	10035383
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	15,000 SF	12	10035400
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,100 LF	4	10035430
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	7	10035454
B3060	Roof	Fair	Roof Hatch, Metal	1	17	10035401
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	15	4	10035374
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	122	4	10035325
C1030	Throughout Building	Fair	Interior Door, Steel, w/ Extensive Glazing	6	6	10035381
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	17	6	10035327
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	6	6	10035395
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	68,977 SF	2	10035447

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1070	Kitchen	Poor	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	1	10035422
C1090	Building Service	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	12 LF	4	10035361
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	30	18	10035431
C1090	Media Center	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	4 LF	4	10035391
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	3,200 SF	38	10035450
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	158,954 SF	4	10035386
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	5	10035423
C2030	Stairs	Fair	Flooring, Terrazzo	350 SF	5	10035403
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	58,257 SF	2	10035393
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,200 SF	5	10035347
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,400 SF	38	10035432
C2030	Kitchen	Fair	Flooring, Quarry Tile	900 SF	16	10035332
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	6,020 SF	10	10035440
C2030	Lobby / Vestibule	Fair	Flooring, Quarry Tile	600 SF	16	10035436
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	9,800 SF	2	10035427
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,200 SF	5	10035356
C2050	Throughout Building	Good	Ceiling Finishes, Gypsum Board/Plaster	2,400 SF	48	10035461
Conveying						
D1010	Hallways	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	22	10035367
D1010	Elevator Cab	Fair	Elevator Cab Finishes, Economy	1	6	10035418
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Hydraulic, 2 Floors, 1400 LB, Renovate	1	26	10035482
Plumbing						
D2010	Gym Office / Building Service Office	Fair	Shower, Ceramic Tile	2	5	10035376
D2010	Restrooms	Fair	Urinal, Standard	9	5	10035491

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	11	10035341
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	4	10035413
D2010	Building Service Closets	Fair	Sink/Lavatory, Service Sink, Floor	1	5	10035354
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	46	5	10035435
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	47	5	10035318
D2010	Kitchen	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	5	10035360
D2010	Sprinkler Room 10	Fair	Water Heater, Electric, Commercial (12 kW), 65 GAL	1	5	10035475
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	79,477 SF	6	10444948
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water, 1.25 IN	1	4	10035462
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	4	10035340
D2010	Building Service Closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	5	10035384
D2010	Kindergarten Room 12	Fair	Toilet, Child-Sized	1	5	10035465
D2060	Sprinkler Room 10	Fair	Air Compressor, Tank-Style, 1 HP	1	4	10035437
HVAC						
D3020	Main Electrical Room	Fair	Unit Heater, Electric, 3 kW	1	4	10035326
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 132 GAL	1	6	10035398
D3020	Boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 2000 MBH [B-2]	1	6	10035382
D3020	Boiler Room	Fair	Unit Heater, Hydronic, 84 MBH	1	2	10035368
D3020	Trash Room	Fair	Unit Heater, Electric, 10 kW	1	4	10035471
D3020	Boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 2000 MBH [B-1]	1	6	10035396
D3030	Roof	Poor	Split System, Interior & Exterior Component Pairing, 1 TON, 1 TON	1	1	10035480
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit, 117 TON	1	15	10035429
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON	1	10	10035478
D3030	Boiler Room	Fair	Chiller, Water-Cooled, 150 TON	1	4	10035328

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON [RTU-2]	1	11	10035405
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	79,477 SF	7	10035378
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON [RTU-3]	1	11	10035441
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	79,477 SF	31	10444949
D3050	Gymnasium Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 14450 CFM [GYM AHU]	1	4	10035474
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON [RTU-1]	1	11	10035492
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 2000 CFM	1	4	10035345
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF-16]	1	4	10035457
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [EF-5]	1	4	10035319
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 2000 CFM [EF-9]	1	4	10035349
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF-19]	1	4	10035394
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EF-4A]	1	4	10035420
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3000 CFM [EF-13]	1	4	10035490
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM	1	4	10035399
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	12	4	10035406
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 36 IN	1	5	10035390
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [EF-4]	1	4	10035466
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF-2]	1	4	10035443
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM	1	4	10035442
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3000 CFM [EF-14]	1	4	10035322
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-6]	1	4	10035388
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM	1	4	10035486
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3500 CFM [EF-20-2]	1	4	10035404
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM	1	4	10035485

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 36 IN	1	5	10035343
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3000 CFM	1	4	10035416
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2500 CFM [EF-20]	1	4	10035468
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM	1	4	10035487
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM	1	4	10035344
Fire Protection						
D4010	Boiler Room	Good	Backflow Preventer, Fire Suppression, 8 IN	1	21	10035321
D4010	Sprinkler Room 10	Fair	Backflow Preventer, Fire Suppression, 4 INCH	1	15	10035488
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	79,477 SF	6	10035323
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS, 150 AMP [ATS-1 LIFE SAFETY]	1	4	10035425
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS, 150 AMP [ATS-2 NON LIFE SAFETY]	1	4	10035358
D5010	Site Utility Areas	Good	Generator, Gas or Gasoline, 125 KW	1	19	10035357
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 800 AMP [M-1 SEC.2]	1	4	10035463
D5020	Electrical Closet 3	Fair	Distribution Panel, 277/480 V, 400 AMP [HL-I]	1	4	10035371
D5020	Electrical Closet 3	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	4	10035479
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP [MAIN SWITCH]	1	6	10035444
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP	1	6	10035385
D5020	Electrical Closet 5	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	4	10035421
D5020	Electrical Closet 3	Fair	Distribution Panel, 277/480 V, 400 AMP [LP-1 SEC.I]	1	4	10035359
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 800 AMP [M-1 SEC.1]	1	4	10035434
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA [HFC EX FAN]	1	4	10035449
D5020	Electrical Closet 1	Fair	Distribution Panel, 120/240 V, 400 AMP [LP-1A SEC.II]	1	4	10035350
D5020	Electrical Closet 3	Fair	Distribution Panel, 277/480 V, 400 AMP [LP-I SEC.II]	1	4	10035473

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D5020	Electrical Closet 1	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	4	10035392	
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10035324	
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [DLP]	1	4	10035352	
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP [EMERG. ATS]	1	6	10035452	
D5020	Electrical Closet 1	Fair	Distribution Panel, 120/240 V, 400 AMP [LP-1A SEC.1]	1	4	10035370	
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP	1	6	10035448	
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP [M-1]	1	6	10035411	
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10035467	
D5030	Boiler Room	Fair	Motor, AHU or Pump, 15 HP [P-4]	1	9	10035353	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [PUMP-2]	1	11	10035334	
D5030	Site Utility Areas	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	10	10035397	
D5030	Boiler Room	Fair	Motor, AHU or Pump, 20 HP [P-2]	1	9	10035320	
D5030	Boiler Room	Fair	Motor, AHU or Pump, 10 HP [P-3]	1	9	10035446	
D5030	Site Utility Areas	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	10	10035451	
D5030	Boiler Room	Fair	Motor, AHU or Pump, 20 HP [P-1]	1	9	10035459	
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install	1	11	10035428	
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	79,477	SF	6	10035472
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	79,477	SF	2	10035362
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	79,477	SF	18	10035338
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	18	4	10035329	
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	26	18	10035455	
Fire Alarm & Electronic Systems							
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	3,200	SF	2	10035410
D6060	Telephone Closet 9	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	79,477	SF	4	10035458

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, High Density	79,477 SF	4	10035439
D7050	Entry Vestibule	Fair	Fire Alarm Panel, Annunciator	1	4	10035331
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	79,477 SF	5	10035372
D7050	Entry Vestibule	Fair	Fire Alarm Panel, Fully Addressable	1	4	10035412
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	49,477 SF	6	10444938
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10035426
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10035317
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	8	10035477
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	10035330
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	10035408
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	5	10035489
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10035415
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10035438
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	16 LF	4	10035402
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	5 LF	4	10035337
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10035476
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	8	10035414
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	10035365
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	4	10035355
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10035417
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	10035373
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10035377
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10035460

Component Condition Report | Beall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln [KILN 1]	1	4	10035481
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	2	10035351
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln [KILN 2]	1	4	10035470
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	2	10035389
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	500 LF	5	10035342
E2010	Classrooms Art	Poor	Casework, Countertop, Plastic Laminate	20 LF	1	10035336
E2010	Teacher Workroom	Poor	Casework, Countertop, Plastic Laminate	50 LF	1	10035366
E2010	Classrooms General	Fair	Casework, Cabinetry, Economy	400 LF	3	10035335
E2010	Reception	Fair	Casework, Countertop, Plastic Laminate	40 LF	2	10035407
E2010	Classrooms Art	Poor	Casework, Cabinetry, Economy	30 LF	1	10035364
E2010	Teacher Workroom	Poor	Casework, Cabinetry, Standard	100 LF	1	10035369
E2010	Library Reception Desk	Fair	Casework, Countertop, Solid Surface	20 LF	4	10035333
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	200 LF	3	10035339
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	200 LF	5	10035484
E2010	Reception	Poor	Casework, Cabinetry, High-End or Laboratory	50 LF	1	10035453
E2010	Library Reception Desk	Fair	Casework, Cabinetry, High-End or Laboratory	20 LF	4	10035456

Athletic, Recreational & Playfield Areas

G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	6	7	10035424
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Accessibility

Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	26	0	10035363
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Component Condition Report | Beall Elementary School / Site

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

F1020	Site Storage Shed	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	144 SF	4	10035586
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Component Condition Report | Beall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
F1020	Courtyard Storage Shed	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	144 SF	4	10035606
Pedestrian Plazas & Walkways						
G2020	Rear Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,600 SF	1	10035602
G2020	Rear Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,600 SF	2	10035580
G2020	Bus Loop / Loading Area	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	16,500 SF	1	10035585
G2020	Bus Loop / Loading Area	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,500 SF	1	10035592
G2030	Playground Walkway	Poor	Sidewalk, Asphalt	900 SF	2	10035573
G2030	Site Walkways	Poor	Sidewalk, Concrete, Large Areas	4,000 SF	1	10035588
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	5	10035597
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10035604
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	2	5	10035595
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	14,000 SF	4	10035601
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10035591
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	5	10035579
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	5	10035574
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,000 SF	2	10035599
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10035570
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10035593
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Poured-in-Place	4,700 SF	4	10035590
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	5	10035578
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10035596
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	5	10035589
G2050	Site Sports Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	10035584
Sitework						

Component Condition Report | Beall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	6	7	10035582
G2060	Site	Fair	Flagpole, Metal	1	7	10035598
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	11	7	10035587
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	21	7	10035571
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	500 LF	6	10035600
G2060	Site Left Side	Fair	Bike Rack, Fixed 6-10 Bikes	1	5	10035605
G2060	Site Right Side	Fair	Bike Rack, Fixed 1-5 Bikes	3	5	10035576
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	6	10035583
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	3	7	10035581
G2060	Site Left Side	Fair	Park Bench, Metal Powder-Coated	3	4	10035572
G2060	Site Utility Areas	Fair	Signage, Property, Monument, Replace/Install	1	4	10035577
G4050	Site Parking Areas	Fair	Site Lighting, Floodlights, Replace/Install	7	4	10035575

Appendix F: Replacement Reserves



Replacement Reserves Report



3/10/2026

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	
Beall Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Beall Elementary School / Main Building	\$0	\$80,165	\$718,828	\$87,418	\$1,691,717	\$872,431	\$2,250,580	\$659,805	\$27,616	\$23,486	\$158,905	\$150,743	\$1,366,250	\$0	\$413,710	\$113,887	\$78,037	\$512,358	\$681,904	\$640,750	\$5,591,314		\$16,119,904
Beall Elementary School / Site	\$0	\$114,222	\$92,139	\$0	\$263,257	\$205,887	\$66,324	\$55,283	\$0	\$0	\$0	\$23,733	\$8,982	\$0	\$0	\$0	\$27,513	\$10,413	\$0	\$0	\$0		\$867,752
Grand Total	\$0	\$194,387	\$810,967	\$87,418	\$1,954,974	\$1,078,318	\$2,316,903	\$715,088	\$27,616	\$23,486	\$158,905	\$174,476	\$1,375,232	\$0	\$413,710	\$113,887	\$105,550	\$522,771	\$681,904	\$640,750	\$5,591,314		\$16,987,656

Beall Elementary School

Beall Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
A1010	Building Exterior	10035348	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	75	55	20	2450	LF	\$120.00	\$294,000																					\$294,000	\$294,000	
B1010	Building Exterior	10035387	Structural Framing, Steel Columns & Beams, 1-2 Story Building, 1-2 Story Building	75	55	20	79477	SF	\$35.00	\$2,781,695																						\$2,781,695	\$2,781,695
B1080	Stairs	10035445	Stairs, Concrete, Interior, Replace	50	45	5	1000	SF	\$50.00	\$50,000																							\$50,000
B2010	Building Exterior	10035346	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	44600	SF	\$1.86	\$82,956																							\$82,956
B2020	Building Exterior	10035433	Glazing, any type by SF, Replace	30	26	4	4000	SF	\$55.00	\$220,000						\$220,000																	\$220,000
B2020	Hallways	10035379	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	15	5	2	EA	\$2,000.00	\$4,000																							\$4,000
B2050	Building Exterior	10035483	Exterior Door, Steel, Commercial, Replace	40	34	6	27	EA	\$4,060.00	\$109,620																							\$109,620
B2050	Site Storage	10035469	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	26	4	2	EA	\$4,400.00	\$8,800						\$8,800																	\$8,800
B3010	Roof	10035400	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	15000	SF	\$5.50	\$82,500																							\$82,500
B3010	Roof	10035383	Roofing, Built-Up, Replace	25	13	12	53400	SF	\$14.00	\$747,600																							\$747,600
B3020	Roof	10035454	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	33	7	60	LF	\$90.00	\$5,400																							\$5,400
B3020	Roof	10035430	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	1100	LF	\$9.00	\$9,900																							\$9,900
B3060	Roof	10035374	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	15	EA	\$1,300.00	\$19,500																							\$19,500
B3060	Roof	10035401	Roof Hatch, Metal, Replace	30	13	17	1	EA	\$1,300.00	\$1,300																							\$1,300
C1030	Throughout Building	10035325	Interior Door, Wood, Solid-Core, Replace	40	36	4	122	EA	\$700.00	\$85,400																							\$85,400
C1030	Throughout Building	10035381	Interior Door, Steel, w/ Extensive Glazing, Replace	40	34	6	6	EA	\$950.00	\$5,700																							\$5,700
C1030	Throughout Building	10035327	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	34	6	17	EA	\$950.00	\$16,150																							\$16,150
C1030	Throughout Building	10035395	Interior Door, Steel, Standard, Replace	40	34	6	6	EA	\$600.00	\$3,600																							\$3,600
C1070	Kitchen	10035422	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	900	SF	\$3.50	\$3,150			\$3,150																				\$3,150
C1070	Throughout Building	10035447	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	68977	SF	\$3.50	\$241,420			\$241,420																				\$241,420
C1090	Restrooms	10035431	Toilet Partitions, Plastic/Laminate, Replace	20	2	18	30	EA	\$750.00	\$22,500																							\$22,500
C1090	Building Service	10035361	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	12	LF	\$500.00	\$6,000																							\$6,000
C1090	Media Center	10035391	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	4	LF	\$500.00	\$2,000																							\$2,000
C2010	Gymnasium	10035423	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	600	SF	\$16.80	\$10,080																							\$10,080
C2010	Throughout Building	10035386	Wall Finishes, any surface, Prep & Paint	10	6	4	158954	SF	\$1.50	\$238,431																							\$238,431
C2030	Throughout Building	10035347	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1200	SF	\$1.50	\$1,800																							\$1,800
C2030	Kitchen	10035332	Flooring, Quarry Tile, Replace	50	34	16	900	SF	\$26.00	\$23,400																							\$23,400
C2030	Lobby / Vestibule	10035436	Flooring, Quarry Tile, Replace	50	34	16	600	SF	\$26.00	\$15,600																							\$15,600
C2030	Throughout Building	10035393	Flooring, Vinyl Tile (VCT), Replace	15	13	2	58257	SF	\$5.00	\$291,285																							\$291,285
C2030	Stairs	10035403	Flooring, Terrazzo, Replace	50	45	5	350	SF	\$14.00	\$4,900																							\$4,900
C2030	Throughout Building	10035427	Flooring, Carpet, Commercial Standard, Replace	10	8	2	9800	SF	\$7.50	\$73,500																							\$73,500
C2030	Gymnasium	10035440	Flooring, Maple Sports Floor, Replace	30	20	10	6020	SF	\$17.00	\$102,340																							\$102,340
C2050	Throughout Building	10035356	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	7200	SF	\$2.50	\$18,000																							\$18,000
D1010	Elevator Cab	10035418	Elevator Cab Finishes, Economy, Replace	10	4	6	1	EA	\$3,000.00	\$3,000																							\$3,000
D2010	Sprinkler Room 10	10035475	Water Heater, Electric, Commercial (12 kW), Replace	20	15	5	1	EA	\$12,400.00	\$12,400																							\$12,400
D2010	Boiler Room	10035341	Water Heater, Gas, Commercial (125 MBH), Replace	20	9	11	1	EA	\$12,400.00	\$12,400																							\$12,400
D2010	Boiler Room	10035462	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$3,200.00	\$3,200																							\$3,200
D2010	Throughout	10444948	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	79477	SF	\$5.00	\$397,385																							\$397,385
D2010	Classrooms General	10035413	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	28	EA	\$1,200.00	\$33,600																							\$33,600
D2010	Hallways & Common Areas	10035340	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	5	EA	\$1,200.00	\$6,000																							\$6,000
D2010	Gym Office / Building Service Office	10035376	Shower, Ceramic Tile, Replace	30	25	5	2	EA	\$2,500.00	\$5,000																							\$5,000
D2010	Restrooms	10035491	Urinal, Standard, Replace	30	25	5	9	EA	\$1,100.00	\$9,900																							\$9,900
D2010	Building Service Closets	10035354	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	\$800.00	\$800																							

Replacement Reserves Report



3/10/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3020	Boiler Room	10035382	Boiler, Gas High-Efficiency Condensing Style, HVAC, Replace	15	9	6	1	EA	\$87,600.00	\$87,600							\$87,600														\$87,600	
D3020	Boiler Room	10035396	Boiler, Gas High-Efficiency Condensing Style, HVAC, Replace	15	9	6	1	EA	\$87,600.00	\$87,600							\$87,600														\$87,600	
D3020	Boiler Room	10035368	Unit Heater, Hydronic, Replace	20	18	2	1	EA	\$2,100.00	\$2,100			\$2,100																		\$2,100	
D3020	Main Electrical Room	10035326	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																\$1,800	
D3020	Trash Room	10035471	Unit Heater, Electric, Replace	20	16	4	1	EA	\$2,200.00	\$2,200					\$2,200																\$2,200	
D3020	Boiler Room	10035398	Boiler Supplemental Components, Expansion Tank, Replace	40	34	6	1	EA	\$4,400.00	\$4,400							\$4,400														\$4,400	
D3030	Boiler Room	10035328	Chiller, Water-Cooled, Replace	25	21	4	1	EA	\$150,000.00	\$150,000					\$150,000																\$150,000	
D3030	Roof	10035429	Cooling Tower, (Typical) Open Circuit, Replace	25	10	15	1	EA	\$46,700.00	\$46,700																\$46,700					\$46,700	
D3030	Roof	10035480	Split System, Interior & Exterior Component Pairing, 1 TON, Replace	15	14	1	1	EA	\$3,130.00	\$3,130		\$3,130															\$3,130				\$3,130	
D3030	Roof	10035478	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$3,500.00	\$3,500											\$3,500										\$3,500	
D3050	Gymnasium Mezzanine	10035474	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$70,000.00	\$70,000					\$70,000																\$70,000	
D3050	Throughout Building	10035378	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	23	7	79477	SF	\$6.00	\$476,862							\$476,862														\$476,862	
D3050	Roof	10035405	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	\$27,500.00	\$27,500												\$27,500									\$27,500	
D3050	Roof	10035441	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	\$27,500.00	\$27,500												\$27,500									\$27,500	
D3050	Roof	10035492	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	\$27,500.00	\$27,500												\$27,500									\$27,500	
D3060	Roof	10035345	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035457	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10035319	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035349	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035394	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10035420	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035490	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10035399	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035466	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035443	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10035442	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035322	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10035388	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10035486	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10035404	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10035485	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10035416	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10035468	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10035487	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10035344	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Restrooms	10035406	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	12	EA	\$1,600.00	\$19,200					\$19,200										\$19,200						\$38,400	
D3060	Kitchen	10035390	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,500.00	\$1,500						\$1,500															\$1,500	
D3060	Kitchen	10035343	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,500.00	\$1,500						\$1,500															\$1,500	
D4010	Throughout Building	10035323	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	34	6	79477	SF	\$5.00	\$397,385							\$397,385														\$397,385	
D4010	Sprinkler Room 10	10035488	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	\$6,600.00	\$6,600																\$6,600					\$6,600	
D5010	Site Utility Areas	10035357	Generator, Gas or Gasoline, Replace	25	6	19	1	EA	\$82,000.00	\$82,000																				\$82,000	\$82,000	
D5010	Boiler Room	10035425	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$12,000.00	\$12,000					\$12,000																\$12,000	
D5010	Boiler Room	10035358	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$12,000.00	\$12,000					\$12,000																\$12,000	
D5020	Electrical Closet 3	10035479	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$10,000.00	\$10,000					\$10,000																\$10,000	
D5020	Electrical Closet 5	10035421	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$7,600.00	\$7,600					\$7,600																\$7,600	
D5020	Main Electrical Room	10035449	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$20,000.00	\$20,000					\$20,000																\$20,000	
D5020	Electrical Closet 1	10035392	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$10,000.00	\$10,000					\$10,000																\$10,000	
D5020	Main Electrical Room	10035444	Switchboard, 277/480 V, Replace	40	34	6	1	EA	\$90,000.00	\$90,000							\$90,000														\$90,000	
D5020	Main Electrical Room	10035385	Switchboard, 277/480 V, Replace	40	34	6	1	EA	\$90,000.00	\$90,000							\$90,000														\$90,000	
D5020	Main Electrical Room	10035452	Switchboard, 277/480 V, Replace	40	34	6	1	EA	\$90,000.00	\$90,000																						

Replacement Reserves Report



3/10/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050	Gymnasium	10035424	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	18	7	6	EA	\$2,370.00	\$14,220								\$14,220														\$14,220
Y1030	Throughout Building	10035363	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	* 0	26	EA	\$300.00	\$7,800		\$7,800																				\$7,800
Totals, Unescalated											\$0	\$77,830	\$677,565	\$80,000	\$1,503,069	\$752,567	\$1,884,825	\$536,482	\$21,800	\$18,000	\$118,240	\$108,900	\$958,260	\$0	\$273,511	\$73,100	\$48,630	\$309,985	\$400,547	\$365,411	\$3,095,775	\$11,304,496
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$80,165	\$718,828	\$87,418	\$1,691,717	\$872,431	\$2,250,580	\$659,805	\$27,616	\$23,486	\$158,905	\$150,743	\$1,366,250	\$0	\$413,710	\$113,887	\$78,037	\$512,358	\$681,904	\$640,750	\$5,591,314	\$16,119,904

Beall Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate								
F1020	Site Storage Shed	10035586	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	144	SF	\$25.00	\$3,600					\$3,600																	\$3,600								
F1020	Courtyard Storage Shed	10035606	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	144	SF	\$25.00	\$3,600					\$3,600																	\$3,600								
G2020	Rear Parking Lot	10035602	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	21600	SF	\$0.45	\$9,720	\$9,720					\$9,720					\$9,720											\$38,880								
G2020	Bus Loop / Loading Area	10035585	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	16500	SF	\$3.50	\$57,750	\$57,750																					\$57,750								
G2020	Bus Loop / Loading Area	10035592	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	16500	SF	\$0.45	\$7,425	\$7,425				\$7,425						\$7,425											\$29,700								
G2020	Rear Parking Lot	10035580	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	21600	SF	\$3.50	\$75,600		\$75,600																				\$75,600								
G2030	Site Walkways	10035588	Sidewalk, Concrete, Large Areas, Replace	50	49	1	4000	SF	\$9.00	\$36,000	\$36,000																					\$36,000								
G2030	Playground Walkway	10035573	Sidewalk, Asphalt, Replace	25	23	2	900	SF	\$5.50	\$4,950		\$4,950																				\$4,950								
G2050	Site Sports Courts	10035599	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	14000	SF	\$0.45	\$6,300		\$6,300					\$6,300				\$6,300				\$6,300							\$25,200								
G2050	Site Sports Courts	10035601	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	21	4	14000	SF	\$6.50	\$91,000				\$91,000																		\$91,000								
G2050	Site Sports Courts	10035584	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$4,750.00	\$19,000							\$19,000															\$19,000								
G2050	Site Playground Areas	10035590	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	16	4	4700	SF	\$26.00	\$122,200					\$122,200																	\$122,200								
G2050	Site Playground Areas	10035597	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000								
G2050	Site Playground Areas	10035604	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000								
G2050	Site Playground Areas	10035595	Play Structure, Multipurpose, Very Small, Replace	20	15	5	2	EA	\$6,000.00	\$12,000						\$12,000																\$12,000								
G2050	Site Playground Areas	10035591	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000								
G2050	Site Playground Areas	10035579	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000								
G2050	Site Playground Areas	10035574	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000								
G2050	Site Playground Areas	10035570	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000								
G2050	Site Playground Areas	10035593	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000								
G2050	Site Playground Areas	10035578	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000								
G2050	Site Playground Areas	10035596	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000								
G2050	Site Playground Areas	10035589	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000																\$35,000								
G2060	Site Left Side	10035572	Park Bench, Metal Powder-Coated, Replace	20	16	4	3	EA	\$700.00	\$2,100					\$2,100																	\$2,100								
G2060	Site Left Side	10035605	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	1	EA	\$800.00	\$800						\$800																\$800								
G2060	Site Right Side	10035576	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	3	EA	\$600.00	\$1,800						\$1,800																\$1,800								
G2060	Site Playground Areas	10035600	Fences & Gates, Fence, Chain Link 4', Replace	40	34	6	500	LF	\$18.00	\$9,000							\$9,000															\$9,000								
G2060	Site General	10035583	Fences & Gates, Fence, Chain Link 6', Replace	40	34	6	1400	LF	\$21.00	\$29,400							\$29,400															\$29,400								
G2060	Site Playground Areas	10035582	Park Bench, Metal Powder-Coated, Replace	20	13	7	6	EA	\$700.00	\$4,200								\$4,200														\$4,200								
G2060	Site General	10035587	Picnic Table, Metal Powder-Coated, Replace	20	13	7	11	EA	\$700.00	\$7,700								\$7,700														\$7,700								
G2060	Site General	10035581	Picnic Table, Metal Powder-Coated, Replace	20	13	7	3	EA	\$700.00	\$2,100								\$2,100														\$2,100								
G2060	Site Utility Areas	10035577	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000								
G2060	Site	10035598	Flagpole, Metal, Replace	30	23	7	1	EA	\$2,500.00	\$2,500								\$2,500														\$2,500								
G2060	Building Exterior	10035571	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	21	EA	\$150.00	\$3,150								\$3,150														\$3,150								
G4050	Site Parking Areas	10035575	Site Lighting, Floodlights, Replace/Install	20	16	4	7	EA	\$1,200.00	\$8,400					\$8,400																	\$8,400								
Totals, Unescalated											\$0	\$110,895	\$86,850	\$0	\$233,900	\$177,600	\$55,545	\$44,950	\$0	\$0	\$0	\$17,145	\$6,300	\$0	\$0	\$0	\$17,145	\$6,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$756,630			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$114,222	\$92,139	\$0	\$263,257	\$205,887	\$66,324	\$55,283	\$0	\$0	\$0	\$23,733	\$8,982	\$0	\$0	\$0	\$27,513	\$10,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$867,752

* 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	10035482	D1010	Passenger Elevator	Hydraulic, 2 Floors	1400 LB	Beall Elementary School / Main Building	Elevator Shafts/Utility	Savaria	ProLift Voyager	414572	2021		
2	10035367	D1010	Vertical Lift	Wheelchair, 5' Rise		Beall Elementary School / Main Building	Hallways	Savaria	V-1504	Illegible	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10035475	D2010	Water Heater	Electric, Commercial (12 kW)	65 GAL	Beall Elementary School / Main Building	Sprinkler Room 10	Bradford White	M265R6DS-1NCWW	GL14193187	2010		
2	10035341	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Beall Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD81199NE 118	1634M001456	2016		
3	10035462	D2010	Backflow Preventer	Domestic Water	1.25 IN	Beall Elementary School / Main Building	Boiler Room	Watts Regulator	909CW140	298636	1991		
4	10035437	D2060	Air Compressor	Tank-Style	1 HP	Beall Elementary School / Main Building	Sprinkler Room 10	SpeedAire	3Z406J 1	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10035396	D3020	Boiler [B-1]	Gas High-Efficiency Condensing Style, HVAC	2000 MBH	Beall Elementary School / Main Building	Boiler Room	Fulton	EDR-2000	3714-HFTC	2016		
2	10035382	D3020	Boiler [B-2]	Gas High-Efficiency Condensing Style, HVAC	2000 MBH	Beall Elementary School / Main Building	Boiler Room	Fulton	EDR-2000	3715-HFTC	2016		
3	10035326	D3020	Unit Heater	Electric	3 kW	Beall Elementary School / Main Building	Main Electrical Room	Dayton	2YU60	Inaccessible			
4	10035471	D3020	Unit Heater	Electric	10 kW	Beall Elementary School / Main Building	Trash Room	QMARK	MUH104	Illegible	2003		
5	10035368	D3020	Unit Heater	Hydronic	84 MBH	Beall Elementary School / Main Building	Boiler Room	Dayton Electric	5YH20	M1601487446009001	2001		
6	10035398	D3020	Boiler Supplemental Components	Expansion Tank	132 GAL	Beall Elementary School / Main Building	Boiler Room	Bell & Gossett	500L	37504	1991		
7	10035328	D3030	Chiller	Water-Cooled	150 TON	Beall Elementary School / Main Building	Boiler Room	Carrier	30HXC146RZ-661KA	1408Q08978	1997		
8	10035429	D3030	Cooling Tower	(Typical) Open Circuit	117 TON	Beall Elementary School / Main Building	Roof	BAC	PT2-0412A-2J1	U151698201-01-01	2015		
9	10035480	D3030	Split System	Interior & Exterior Component Pairing, 1 TON	1 TON	Beall Elementary School / Main Building	Roof	York	H1CB012S06A	Illegible			
10	10035478	D3030	Split System Ductless	Single Zone	1 TON	Beall Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NKA7	0XU22801A	2020		
11	10035474	D3050	Air Handler [GYM AHU]	Interior AHU, Easy/Moderate Access	14450 CFM	Beall Elementary School / Main Building	Gymnasium Mezzanine	No dataplate	No dataplate	No dataplate	1977		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10035492	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	12 TON	Beall Elementary School / Main Building	Roof	Daikin Industries	DPS012AHMY4DW-4	FB0U160501639	2016		
13	10035405	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	12 TON	Beall Elementary School / Main Building	Roof	Daikin Industries	DPS012AHMY4DW-4	FB0U160501649	2016		
14	10035441	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	12 TON	Beall Elementary School / Main Building	Roof	Daikin Industries	DPS010AHMY4DW-4	FB0U160501645	2016		
15	10035485	D3060	Exhaust Fan	Centrifugal, 12" Damper	800 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
16	10035487	D3060	Exhaust Fan	Centrifugal, 12" Damper	700 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
17	10035344	D3060	Exhaust Fan	Centrifugal, 12" Damper	700 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
18	10035345	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
19	10035399	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
20	10035442	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
21	10035486	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Inaccessible	Inaccessible			
22	10035416	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10035490	D3060	Exhaust Fan [EF-13]	Centrifugal, 24" Damper	3000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
24	10035322	D3060	Exhaust Fan [EF-14]	Centrifugal, 24" Damper	3000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
25	10035457	D3060	Exhaust Fan [EF-16]	Centrifugal, 12" Damper	1000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
26	10035394	D3060	Exhaust Fan [EF-19]	Centrifugal, 12" Damper	1000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
27	10035443	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	1000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
28	10035468	D3060	Exhaust Fan [EF-20]	Centrifugal, 24" Damper	2500 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
29	10035404	D3060	Exhaust Fan [EF-20-2]	Centrifugal, 24" Damper	3500 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
30	10035466	D3060	Exhaust Fan [EF-4]	Centrifugal, 16" Damper	1800 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
31	10035420	D3060	Exhaust Fan [EF-4A]	Centrifugal, 16" Damper	1200 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
32	10035319	D3060	Exhaust Fan [EF-5]	Centrifugal, 16" Damper	1800 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
33	10035388	D3060	Exhaust Fan [EF-6]	Centrifugal, 16" Damper	1500 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10035349	D3060	Exhaust Fan [EF-9]	Centrifugal, 16" Damper	2000 CFM	Beall Elementary School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate			
35	10035390	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated	36 IN	Beall Elementary School / Main Building	Kitchen	Mars Air Systems	LPV236-1UA-OB	10156635	2010		
36	10035343	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated	36 IN	Beall Elementary School / Main Building	Kitchen	Mars Air Systems	LPV236-1UA-OB	10156625	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10035321	D4010	Backflow Preventer	Fire Suppression	8 IN	Beall Elementary School / Main Building	Boiler Room	Victaulic	No dataplate	No dataplate	2016		
2	10035488	D4010	Backflow Preventer	Fire Suppression	4 INCH	Beall Elementary School / Main Building	Sprinkler Room 10	Tyco Safety Products/Simplex	DN 100	Illegible	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10035357	D5010	Generator	Gas or Gasoline	125 KW	Beall Elementary School / Main Building	Site Utility Areas	MTU Onsite Energy	GS00125N6SRAB0994	359198-1-1-0613	2019		
2	10035425	D5010	Automatic Transfer Switch [ATS-1 LIFE SAFETY]	ATS	150 AMP	Beall Elementary School / Main Building	Boiler Room	ASCO	Illegible	914186-034 RE	1991		
3	10035358	D5010	Automatic Transfer Switch [ATS-2 NON LIFE SAFETY]	ATS	150 AMP	Beall Elementary School / Main Building	Boiler Room	ASCO	Illegible	946048-001 RE	1994		
4	10035479	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Beall Elementary School / Main Building	Electrical Closet 3	General Electric	9T2383874	Illegible	1990		
5	10035421	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Beall Elementary School / Main Building	Electrical Closet 5	General Electric	9T23B3873	Illegible	1990		
6	10035392	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Beall Elementary School / Main Building	Electrical Closet 1	General Electric	9T23B3874	Illegible	1990		
7	10035324	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Beall Elementary School / Main Building	Boiler Room	Square D	Sorgel	1111512335	2012		
8	10035467	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Beall Elementary School / Main Building	Boiler Room	Square D	SORGEL	1022713058	2009		
9	10035449	D5020	Secondary Transformer [HFC EX FAN]	Dry, Stepdown	150 KVA	Beall Elementary School / Main Building	Main Electrical Room	General Electric	9T23B3876	Illegible	1990		
10	10035385	D5020	Switchboard	277/480 V	2000 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	AV-LINE	Illegible	1991		
11	10035448	D5020	Switchboard	277/480 V	2000 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	AV-LINE	Illegible	1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10035452	D5020	Switchboard [EMERG. ATS]	277/480 V	2000 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	AV-LINE	Illegible	1991		
13	10035411	D5020	Switchboard [M-1]	277/480 V	2000 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	AV-LINE	Illegible	1991		
14	10035444	D5020	Switchboard [MAIN SWITCH]	277/480 V	2000 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	AV-LINE	Illegible	1991		
15	10035352	D5020	Distribution Panel [DLP]	277/480 V	400 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	Illegible	Illegible	1991		
16	10035371	D5020	Distribution Panel [HL-I]	277/480 V	400 AMP	Beall Elementary School / Main Building	Electrical Closet 3	General Electric	Illegible	Illegible	1991		
17	10035359	D5020	Distribution Panel [LP-1 SEC.I]	277/480 V	400 AMP	Beall Elementary School / Main Building	Electrical Closet 3	General Electric	Illegible	Illegible	1991		
18	10035370	D5020	Distribution Panel [LP-1A SEC.1]	120/240 V	400 AMP	Beall Elementary School / Main Building	Electrical Closet 1	General Electric	No dataplate	No dataplate	1991		
19	10035350	D5020	Distribution Panel [LP-1A SEC.II]	120/240 V	400 AMP	Beall Elementary School / Main Building	Electrical Closet 1	General Electric	No dataplate	No dataplate	1991		
20	10035473	D5020	Distribution Panel [LP-I SEC.II]	277/480 V	400 AMP	Beall Elementary School / Main Building	Electrical Closet 3	General Electric	Illegible	Illegible	1991		
21	10035434	D5020	Distribution Panel [M-1 SEC.1]	277/480 V	800 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	CCB	Illegible	1991		
22	10035463	D5020	Distribution Panel [M-1 SEC.2]	277/480 V	800 AMP	Beall Elementary School / Main Building	Main Electrical Room	General Electric	CCB	Illegible	1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10035459	D5030	Motor [P-1]	AHU or Pump	20 HP	Beall Elementary School / Main Building	Boiler Room	WEG	020180T3E256TC-SG	1031254642	2016		
24	10035320	D5030	Motor [P-2]	AHU or Pump	20 HP	Beall Elementary School / Main Building	Boiler Room	WEG	020180T3E256TC-SG	1031254641	2016		
25	10035446	D5030	Motor [P-3]	AHU or Pump	10 HP	Beall Elementary School / Main Building	Boiler Room	WEG	010180T3E215TC-S	1031181887	2016		
26	10035353	D5030	Motor [P-4]	AHU or Pump	15 HP	Beall Elementary School / Main Building	Boiler Room	WEG	015180T3E254TC-S	1031085765	2016		
27	10035397	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Beall Elementary School / Main Building	Site Utility Areas	ABB	ACH550-BCR-012A-4+B058+F267	2152803551	2015		
28	10035451	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Beall Elementary School / Main Building	Site Utility Areas	ABB	ACH550-BCR-012A-4+B058+F267	2152803535	2015		
29	10035428	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Beall Elementary School / Main Building	Boiler Room	Danfoss	Illegible	976202Y196	2016		
30	10035334	D5030	Variable Frequency Drive [PUMP-2]	VFD, by HP of Motor	10 HP	Beall Elementary School / Main Building	Boiler Room	Danfoss	Illegible	976302Y196	2016		
31	10035329	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Beall Elementary School / Main Building	Gymnasium				1991		18

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10035412	D7050	Fire Alarm Panel	Fully Addressable		Beall Elementary School / Main Building	Entry Vestibule	Honeywell	EVS-RU	No dataplate	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10035489	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Beall Elementary School / Main Building	Kitchen				1991		
2	10035476	E1030	Foodservice Equipment	Convection Oven, Double		Beall Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	10035426	E1030	Foodservice Equipment	Dairy Cooler/Wells		Beall Elementary School / Main Building	Kitchen	Low Temp	No dataplate	No dataplate	1991		
4	10035317	E1030	Foodservice Equipment	Dairy Cooler/Wells		Beall Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF49	Illegible			
5	10035438	E1030	Foodservice Equipment	Dairy Cooler/Wells		Beall Elementary School / Main Building	Kitchen	Low Temp	No dataplate	No dataplate	1991		
6	10035377	E1030	Foodservice Equipment	Dairy Cooler/Wells		Beall Elementary School / Main Building	Kitchen	Low Temp	K60-CFT	G91C1054	1991		
7	10035460	E1030	Foodservice Equipment	Dairy Cooler/Wells		Beall Elementary School / Main Building	Kitchen	Low Temp	K28-CSS	G91D1052	1991		
8	10035330	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Beall Elementary School / Main Building	Kitchen	Metro	C199-HM2000	Illegible	2000		
9	10035408	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Beall Elementary School / Main Building	Kitchen	Beverage-Air Corporation	Piedmont Line	No dataplate			
10	10035477	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Beall Elementary School / Main Building	Roof	Heatcraft	M0H010X63S	T18H08509	2018		
11	10035414	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Beall Elementary School / Main Building	Roof	Heatcraft	M0H025L63S	T18H08511	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10035415	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Beall Elementary School / Main Building	Kitchen	Heatcraft	LCA672AEB	T18H07634	2018		
13	10035417	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Beall Elementary School / Main Building	Kitchen	Heatcraft	LCE676BEB	T18H07643	2018		
14	10035365	E1030	Foodservice Equipment	Walk-In, Freezer		Beall Elementary School / Main Building	Kitchen	Everidge	E225993	273916-01 J01	2001		
15	10035373	E1030	Foodservice Equipment	Walk-In, Refrigerator		Beall Elementary School / Main Building	Kitchen	Everidge	E225993	273916-01-J02	2002		
16	10035481	E1040	Ceramics Equipment [KILN 1]	Kiln		Beall Elementary School / Main Building	Classrooms Art						
17	10035470	E1040	Ceramics Equipment [KILN 2]	Kiln		Beall Elementary School / Main Building	Classrooms Art						
18	10035351	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Beall Elementary School / Main Building	Hallways & Common Areas						2