FACILITY CONDITION ASSESSMENT

prepared for

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

Bells Mill Elementary School
8225 Bells Mill Road
Potomac, MD 20854

PREPARED BY:
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BV PROJECT #:
172559.25R000-007.354

DATE OF REPORT:
April 10, 2026

ON SITE DATE:
December 17-18, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	8225 Bells Mill Road, Potomac, MD 20854
Site Developed	2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 17-18, 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)	Mr. Lee, Building Engineer
Assessment & Report Prepared By	John McLurg, P.E.
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The original school was constructed around 1968. The old school building was completely demolished and replaced with the existing structure. The existing school building was completed in 2009. No significant renovations have been reported.

Architectural

The building has a masonry foundation and superstructure. The building is clad with a combination of brick veneer and metal siding. The roof surfaces are supported by steel trusses. The pitched roof surfaces are covered with asphalt shingles and the flat surfaces are covered with modified-bituminous membranes.

The building structure appeared to be in fair condition, overall. The roof surfaces appeared to be original and may require replacement within the near future. Large deposits of sand granules were observed in the roof gutters which is an indication of wear. The windows appeared to be in good condition. The interior finishes appeared to be in fair condition, overall.

During the site visit, two conditions were mentioned by site personnel. The first problem to be mentioned was the fact that the front office doors do not lock properly. Another problem is that the security cameras mounted at the main building entrance do not show the identity of persons who ring the buzzer at the main building entrance. Both of these problems involve security and they should be resolved as soon as possible.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling throughout the building is provided by a combination of water-source heat pumps and rooftop air handling units. Other areas are heated and cooled by dedicated ductless split systems. The HVAC systems are controlled by a digital BAS system. Domestic hot water is provided by a gas-fired domestic boiler. The main switchboard is rated at 2000 amps. Emergency power is provided by a gas-powered generator. The building is provided with a hydraulic elevator, serving both floors. The building is provided with a comprehensive fire alarm system and a complete sprinkler protection.

Most of the MEP equipment was manufactured around 2008-2009 and it appeared to be in fair condition. No significant problems were observed.

Site

The site is occupied by the school building, playgrounds, ballfields, parking lot and open fields. The sidewalks, parking lots and other site components appeared to be in fair condition. The staff parking lot showed signs of wear. The parking lot surfaces are cracked and the seal coat has deteriorated.

Recommended Additional Studies

No additional studies recommended at this time.

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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 71°F and 75°F and a relative humidity between 31% 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 66 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Most general and specialty classrooms had a lighting system capable of maintaining at least 38 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 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 0.459385

Immediate Needs

There are no immediate needs to report.

Key Findings

ADA Kitchen & Laundry Areas

Cabinetry, Height/Location/Clearance
Bells Mill Elementary School Teachers Lounge

Uniformat Code: Y1060
Recommendation: **Modify in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $500

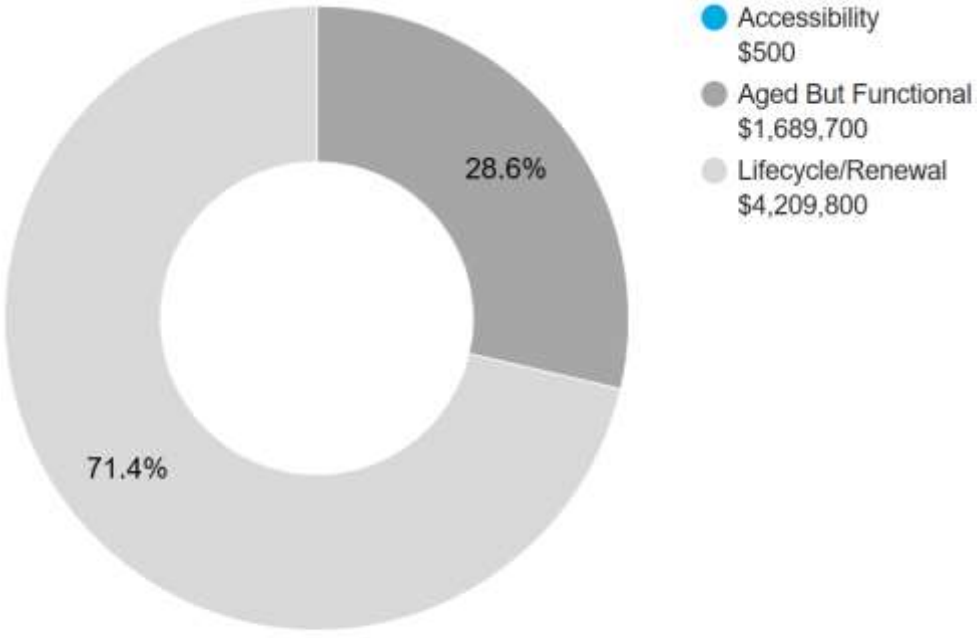
**$**$$$

The sink in not ADA accessible. - AssetCALC ID: 10257920

Plan Types

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

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



10-YEAR TOTAL: $5,900,000

2. Building Information

Main Building: Systems Summary		
Address	10311 Bells Mill Road, Potomac, MD 20854	
GPS Coordinates	39-01-55N, 77-10-09W	
Constructed/Renovated	2019-2020	
Building Area	77,244 SF	
Number of Stories	2 above-grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists or trusses and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat roofing with modified-bituminous membrane Secondary: Pitched with asphalt shingles	Good
Interiors	Walls: Painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	Hydraulic, serving both floors	Good

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron DWV Hot Water: Electric domestic boiler, gas-fired instantaneous units Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Central System: Packaged units, Split-system heat pumps, water-source heat pump system Supplemental components: Ductless split-systems, Suspended electric unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system, and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent or LED Exterior Building-Mounted Lighting: Metal-halide, HPS Emergency Power: Diesel 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	Good
Equipment/Special	Commercial kitchen equipment	Good
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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas were accessed and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	$54,400	-	$774,100	$828,500
Roofing	-	-	$545,400	-	$6,000	$551,300
Interiors	-	-	$321,700	$568,100	$967,500	$1,857,300
Conveying	-	-	$16,200	-	$101,900	$118,200
Plumbing	-	-	$16,500	-	$248,400	$264,900
HVAC	-	-	$725,600	$193,800	$780,700	$1,700,100
Fire Protection	-	-	-	$111,100	$15,900	$127,000
Electrical	-	-	$572,500	$26,700	$300,400	$899,600
Fire Alarm & Electronic Systems	-	-	$1,004,200	-	$1,146,000	$2,150,300
Equipment & Furnishings	-	-	$833,800	-	$125,300	$959,100
Site Development	-	-	$2,400	$19,100	-	$21,500
Site Pavement	-	-	$131,100	$344,800	$380,300	$856,200
Accessibility	-	$500	-	-	-	$500
TOTALS (3% inflation)	**-**	**$500**	**$4,223,800**	**$1,263,600**	**$4,846,700**	**$10,334,600**

3. Site Summary

Site Information		
Site Area	9.59 acres	
Parking Spaces	total spaces, all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds, basketball court, baseball diamond, play structures Limited, park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Moderate site slopes	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site.
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
Structure	-	-	-	-	-	-
Site Development	-	$6,500	$270,300	$90,700	$31,000	$398,600
Site Pavement	-	-	-	$8,400	-	$8,400
Site Utilities	-	-	$36,200	-	-	$36,200
TOTALS (3% inflation)	**-**	**$6,500**	**$306,500**	**$99,100**	**$31,000**	**$443,100**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1969/2009	No	Yes
Bells Mill School	2009	No	No

No detailed follow-up accessibility study is currently recommended since only a single moderate issue was identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bells Mill Elementary School, 8225 Bells Mill Road, Potomac, MD 20854, 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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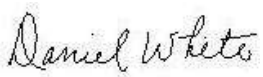

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - ROOF

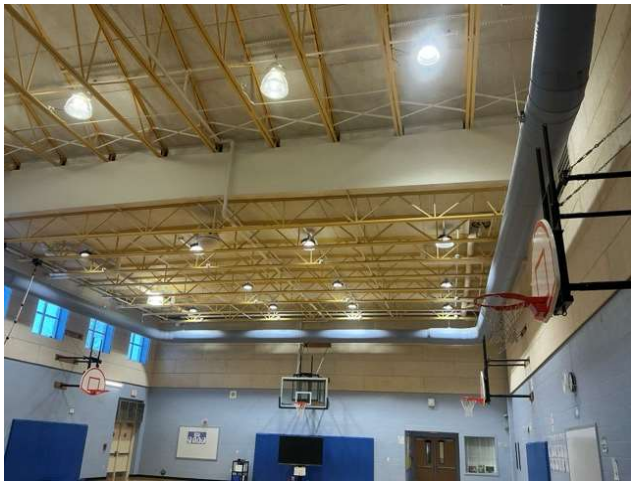
6 - ROOF

Photographic Overview

7 - LOBBY

8 - CLASSROOM

9 - MEDIA CENTER



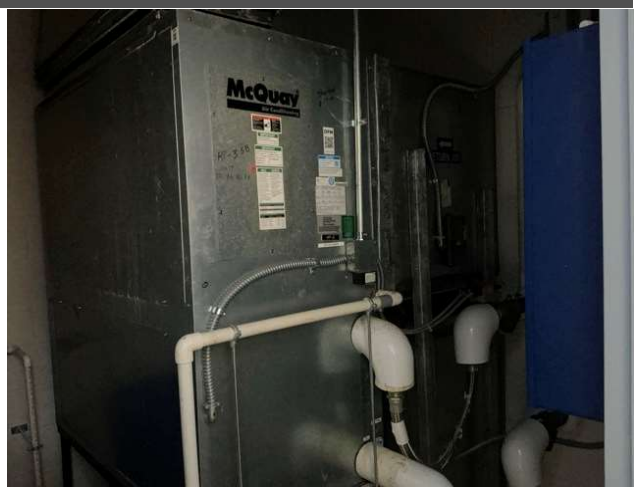
10 - GYMNASIUM

11 - KITCHEN

12 - PUMP ROOM

Photographic Overview

13 - HEAT PUMP



14 - AIR HANDLER

15 - ROOFTOP AIR HANDLER

16 - ROOFTOP UNIT

17 - BAS/HVAC CONTROLS

18 - DOMESTIC WATER HEATER

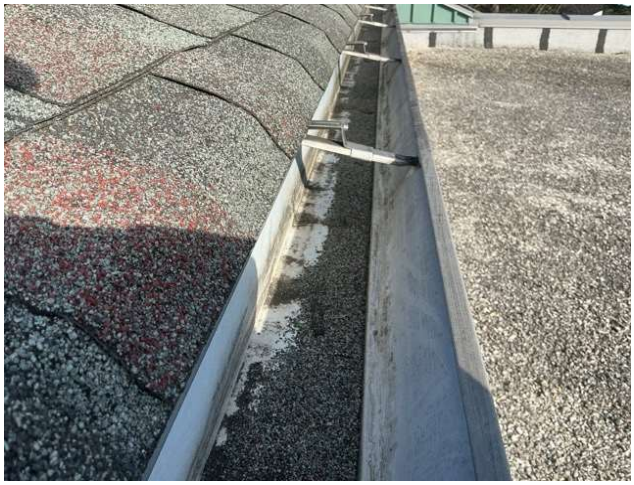
Photographic Overview

19 - MAIN SWITCHBOARD

20 - GENERATOR

21 - ELEVATOR PUMP

22 - SPRINKLER RISERS



23 - ROOF GUTTER

24 - PARKING LOT

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-007.354	Bells Mill Elementary School
Source	**On-Site Date**
Google Maps	December 17-18, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Bells Mill Elementary School

Name of person completing form: J. McLurg, interviews with Mr. Nhat Li

Title / Association w/ property: Building Engineer

Length of time associated w/ property: 1 year

Date Completed: December 15, 2025

Phone Number: 240-753-8532

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: 1968	Renovated: 2009	
2	Building size in SF	77,244 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Office entry doors will not lock.		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bells Mill Elementary School

BV Project Number: 172559.25R000-007.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

CURB CUT

ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances

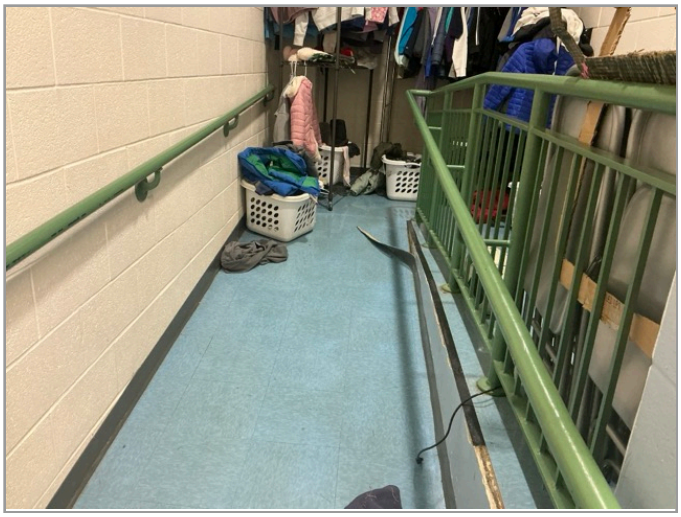
MAIN ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB

IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

SINK, FAUCET HANDLES AND ACCESSORIES

TOILET STALL OVERVIEW

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

SINK CLEARANCE

OVEN WITH CONTROLS

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

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

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A1010		Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	77,244	SF	60	10260054
B1010		Good	Structural Framing, Masonry (CMU) Bearing Walls	77,244	SF	60	10260052
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	8,000	SF	24	10133428
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	26,000	SF	4	10257901
B2020	Building Exterior	Fair	Glazing, any type by SF	8,600	SF	15	10133484
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5		24	10139025
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		24	10139164
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8		14	10133404
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		24	10139100
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3		15	10139012
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		24	10139047
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2		15	10139121
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1		25	10133539
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8		15	10139090
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1		25	10139125
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		25	10139135
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		25	10139048
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		25	10139186
B2050	Penthouse	Fair	Exterior Door, Steel, Commercial	2		25	10133490
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		25	10139217
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1		24	10139075
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8		25	10139046

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		25	10139064
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2		25	10139038
Roofing							
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	850	SF	5	10133476
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	20,000	SF	5	10133504
B3010	Roof	Fair	Roofing, Modified Bitumen	37,700	SF	5	10133418
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	900	LF	5	10133497
B3060	Roof	Fair	Roof Hatch, Metal	1		14	10139183
B3060	Roof	Fair	Roof Hatch, Metal	1		14	10139083
B3060	Roof	Fair	Roof Hatch, Metal	1		15	10133535
Interiors							
C1030	Classrooms General	Fair	Door Hardware, School, per Door	162		15	10133556
C1030	Gymnasium	Fair	Interior Door, Steel, Standard	2		25	10139029
C1030	Gymnasium	Fair	Interior Door, Steel, Standard	2		25	10139211
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core	162		24	10133448
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	1		24	10139138
C1030	Stairwells	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8		25	10133420
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	35,000	SF	10	10133470
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	26,000	SF	10	10133477
C1070	Corridors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000	SF	10	10139199
C1090	Restrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	5	LF	5	10139104
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30		5	10133443
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	120,000	SF	7	10133480
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	240	SF	5	10139110
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,000	SF	5	10139030

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
C2030	Gymnasium	Good	Flooring, Wood, Strip	4,000	SF	14	10139178
C2030	Staff Restroom	Fair	Flooring, Ceramic Tile	64	SF	24	10139107
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800	SF	25	10133530
C2030	Staff Restroom	Fair	Flooring, Ceramic Tile	64	SF	25	10139007
C2030	Staff Restroom	Fair	Flooring, Ceramic Tile	64	SF	25	10139124
C2030	Media Center	Good	Flooring, Carpet, Commercial Standard	2,400	SF	7	10133516
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	960	SF	35	10133402
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	45,000	SF	4	10133521
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,000	SF	5	10139076
Conveying							
D1010	141A	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate [1]	1		15	10133531
D1010	141A	Fair	Elevator Controls, Automatic, 1 Car [1]	1		5	10133495
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1		5	10133456
Plumbing							
D2010	Staff Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1		15	10139202
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1		20	10133485
D2010	Domestic Boiler Room	Fair	Piping & Valves, Mixing Valve, Domestic Water, 10 IN [ET-1*]	1		14	10133411
D2010	Staff Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		14	10139072
D2010	Room 244	Fair	Sink/Lavatory, Service Sink, Floor, 4 [HP-5-48****]	1		5	10133464
D2010	Kindergarten	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4		15	10133561
D2010	Health Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		15	10133569
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	34		15	10133487
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		11	10139215
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1		19	10139175
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1		15	10139014

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	33		15	10133399
D2010	Room 117	Fair	Sink/Lavatory, Service Sink, Floor	1		19	10139080
D2010	Health Room	Fair	Toilet, Residential Water Closet	1		15	10133461
D2010	160B2	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1		19	10139008
D2010	Restrooms	Fair	Urinal, Standard	10		15	10133453
D2010	Health Room	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1		15	10133515
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		12	10139091
D2010	Kindergarten	Fair	Toilet, Child-Sized	4		15	10133451
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	77,244	SF	25	10133525
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		12	10139082
D2010	Work Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		14	10139173
D2010	Art Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		15	10139170
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		4	10139019
D2010	Shower	Fair	Shower, Ceramic Tile	1		15	10139062
D2010	Domestic Boiler Room	Good	Pump, Circulation, Domestic Water, .5 HP	1		11	10133528
D2010	Sprinkler Room	Fair	Backflow Preventer, Domestic Water, 3 IN	1		14	10139152
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1		15	10139184
D2010	Health Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		15	10133498
D2010	Domestic Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1		16	10133493
D2010	222	Fair	Sink/Lavatory, Service Sink, Floor	1		19	10133560
D2010	Staff Restroom	Fair	Toilet, Commercial Water Closet	1		14	10139203
D2010	Shower	Fair	Shower, Valve & Showerhead	1		15	10139106
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1		5	10133434
HVAC							
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 12	1		10	10139143

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 3 KW	1	10	10133546
D3020	Restrooms	Fair	Unit Heater, Electric, 3 kW	6	5	10133559
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 12	1	10	10139165
D3020	Penthouse	Fair	Unit Heater, Electric, 7.5 kW	1	5	10133398
D3020	Compactor Room	Fair	Unit Heater, Electric, 6 to 10 KW, 7.5 kW	1	4	10139206
D3020	Gymnasium	Fair	Unit Heater, Electric, 3 kW	1	5	10139103
D3020	Domestic Boiler Room	Fair	Unit Heater, Electric, 5 kW	1	4	10133489
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF	1	10	10139219
D3020	Electrical Room	Fair	Unit Heater, Electric, 7.5 kW [EH-3]	1	5	10133431
D3020	Gymnasium	Fair	Unit Heater, Electric, 3 kW	1	4	10139185
D3020	Room 227	Fair	Unit Heater, Electric, 7.5 kW [EH-5]	1	5	10133426
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 12	1	10	10139154
D3020	Penthouse	Fair	Furnace, Gas, 800 MBH [GVU-1]	1	5	10133416
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 12	1	10	10139039
D3020	Room 244	Fair	Unit Heater, Electric, 3 kW	1	5	10133429
D3020	Vestibule	Fair	Unit Heater, Electric, 3 kW [EH-2]	1	5	10133494
D3020	Staff Restroom	Fair	Unit Heater, Hydronic, 8 MBH	64	5	10139114
D3020	Health Office	Fair	Cabinet Heater, Electric, 3 to 4 LF	1	9	10139017
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 12	1	10	10139116
D3020	Domestic Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 10 GAL [ET-1**]	1	25	10133471
D3020	Gymnasium	Fair	Unit Heater, Electric, 3 kW [EH-4]	1	5	10139172
D3020	Penthouse	Fair	Unit Heater, Electric, 7.5 kW [EH-5]	1	5	10133459
D3020	Mechanical Room	Fair	Unit Heater, Electric, 3 kW [EH-4]	1	4	10133562
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF, 5	1	10	10139027
D3020	Domestic Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 10 GAL [ET-1]	1	24	10133541

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 146	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-36]	1	4	10139140
D3030	Room 237	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-48]	1	5	10133435
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 - 1 TON	1	4	10139191
D3030	Room 202	Fair	Heat Pump, Water Source, 5 TON, 6 TON [HP-3-58]	1	5	10133474
D3030	Room 221	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-69]	1	5	10133523
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [CU-2]	1	5	10139016
D3030	Room 238	Excellent	Heat Pump, Water Source, 5 TON, 4	1	21	10133505
D3030	Room 216	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-67]	1	5	10133527
D3030	Room 210	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-65]	1	5	10133417
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-E]	1	5	10133553
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-D]	1	5	10133551
D3030	Room 162	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-#9]	1	5	10139157
D3030	Room 162	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-8]	1	5	10139158
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-C]	1	5	10133520
D3030	Domestic Boiler Room	Fair	Chilled Water, Chemical Feed Dosing System, 10	1	5	10133406
D3030	Room 130	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-26]	1	5	10139031
D3030	Room 157	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-40]	1	4	10139098
D3030	Room 221	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-68]	1	5	10133503
D3030	Room 202	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-3-59]	1	5	10133549
D3030	Room 130	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-25]	1	5	10139021
D3030	Room 152	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-38]	1	4	10139023
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-B]	1	5	10133511
D3030	Room 127	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-27]	1	5	10139132
D3030	Room 122	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-24]	1	5	10139093
D3030	Room 157	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-39]	1	4	10139127

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 231	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-47]	1	5	10133430
D3030	Room 122	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-23]	1	5	10139198
D3030	160B1	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-D]	1	5	10139051
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-D]	1	11	10133509
D3030	Room 215	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-63]	1	5	10133537
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-D]	1	5	10133445
D3030	Room 216	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-66]	1	5	10133519
D3030	Roof	Fair	Chiller, Air-Cooled, 50 TON, 50 TON [ERU-2]	1	15	10139190
D3030	Room 107	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-4-31]	1	5	10139099
D3030	Room 107	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-4-30]	1	5	10139063
D3030	Room 237	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-49]	1	5	10133568
D3030	Room 238	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-50]	1	5	10133545
D3030	Room 203	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP 4-60]	1	5	10133455
D3030	Room 151	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-41*]	1	4	10139169
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-D]	1	5	10133454
D3030	Penthouse	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-B]	1	5	10133421
D3030	Next to 163	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-7]	1	5	10139153
D3030	Room 231	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-5-46]	1	5	10133472
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 ton [CU-4]	1	5	10133517
D3030	Next to 163	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-6]	1	4	10139055
D3030	Room 211	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-61]	1	5	10133538
D3030	Room 215	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-62]	1	5	10133567
D3030	Roof	Fair	Chiller, Air-Cooled, 50 TON [ERU-1]	1	10	10139161
D3030	Room 152	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-37]	1	4	10139073
D3030	Room 119	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-29]	1	5	10139113

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 210	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-3-63]	1	5	10133475
D3030	Room 151	Fair	Split System, Fan Coil Unit, DX, 4 TON [HP-5-41]	1	4	10139097
D3030	Room 227	Fair	Heat Pump, Water Source, 5 TON, 2.5 [HP-C]	1	5	10133413
D3030	Room 127	Fair	Heat Pump, Water Source, 5 TON, 4 [HP-4-28]	1	5	10139020
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 - 1 TON [CU-1]	1	4	10139117
D3030	160B1	Fair	Heat Pump, Water Source, 5 TON, 1	1	13	10139129
D3050	Domestic Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 50 HP [P-2A]	1	10	10133542
D3050	Roof	Fair	Air Handler, Exterior AHU, 4400 CFM [ERU-4]	1	5	10133502
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON	1	5	10133513
D3050	Roof	Fair	Air Handler, Exterior AHU, 12800 CFM [ERU-1]	1	5	10139040
D3050	Domestic Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 50 HP [P-1A]	1	10	10133510
D3050	Room 227	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 9600 CFM [ERU-3]	1	15	10133446
D3050	Roof	Fair	Air Handler, Exterior AHU, 9600 CFM [ERU-2]	1	5	10139115
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	77,244 SF	14	10139009
D3050	Domestic Boiler Room	Fair	Supplemental Components, Air Separator, HVAC, 10 IN	1	4	10133557
D3050	Domestic Boiler Room	Fair	Supplemental Components, Air Separator, HVAC, 10 IN	1	4	10133548
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe, 10	77,244 SF	24	10133522
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3613 CFM [EF-8]	1	10	10133524
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2360 CFM	1	10	10133407
D3060	Domestic Boiler Room	Fair	Exhaust Fan, Centrifugal, 16" Damper, 10 CFM [EF-1]	1	9	10133466
Fire Protection						
D4010	Sprinkler Room	Fair	Fire Riser, Wet Standpipe, 6 IN, 4 IN	1	24	10133462
D4010	Sprinkler Room	Fair	Fire Riser, Wet Standpipe, 6 IN, 2 IN	1	24	10139057
D4010	Sprinkler Room	Fair	Fire Riser, Wet Standpipe, 6 IN, 4 IN	1	24	10139149
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	77,244 SF	10	10133558

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Sprinkler Room	Fair	Fire Riser, Wet Standpipe, 6 IN, 4 IN	1	24	10139042
D4010	Sprinkler Room	Fair	Fire Riser, Wet Standpipe, 6 IN, 4 IN	1	24	10139011
D4010	Sprinkler Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	14	10133441
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	9	10133444
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 150 KW	1	22	10139174
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP	1	9	10133419
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 225 AMP [PL2]	1	15	10133427
D5020	Room 200A1	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TR-4]	1	14	10139109
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 600 AMP [PLR3A]	1	15	10133410
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [KTR-1]	1	14	10133572
D5020	Electric Room (2nd floor)	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [KTR-3]	1	15	10133437
D5020	Electrical Room	Good	Switchboard, 277/480 V, 600 AMP [PH1]	1	24	10133507
D5020	Room 200A1	Fair	Distribution Panel, 120/208 V, 75 AMP [PL-4 (SECTION)2]	1	14	10139189
D5020	Domestic Boiler Room	Fair	Switchboard, 277/480 V, 800 AMP [PM]	1	39	10133534
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 225 AMP [PH2]	1	14	10133436
D5020	Electrical Room	Good	Switchboard, 277/480 V, 800 AMP [PL1*]	1	24	10133492
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [TR-2]	1	14	10133536
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 800 AMP [PL1]	1	14	10133547
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 500 AMP [PL2(SECTION 2)]	1	15	10133408
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [KTR-2]	1	14	10133414
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [TR-ES]	1	14	10133571
D5020	Room 200A1	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [KTR-4]	1	14	10139195
D5020	Electric Room (2nd floor)	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TR-3]	1	15	10133506
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [TR-1]	1	14	10133439

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D5030	Domestic Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install [VFD-2]	1		4	10133481
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	77,244	SF	24	10133409
D5030	Domestic Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install [VFD-1]	1		18	10133467
D5040	Gymnasium	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000	SF	5	10139068
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	77,244	SF	5	10133550
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	1		4	10133400
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	14		5	10139216
D5040	Loading Area	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	7		4	10139078
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	77,244	SF	5	10133543
D5040	Roof	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	1		5	10133465
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	24		4	10139196
Fire Alarm & Electronic Systems							
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	77,244	SF	5	10133403
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	77,244	SF	5	10133440
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1		5	10133483
D7050	Building Engineer	Fair	Fire Alarm Panel, Fully Addressable	1		5	10133397
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, 10 , Upgrade/Install	77,244	SF	5	10133544
Equipment & Furnishings							
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1		4	10133469
E1030	Art Classroom	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1		5	10139066
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		5	10133457
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		5	10133433
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl [PRO STAINLESS]	1		14	10133479
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		4	10133396
E1030	Compactor Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1		4	10139108

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	10133442
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10133529
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	10133478
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	15	10133500
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10133395
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	10133518
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10133447
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10133499
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	10133432
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10133405
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10133552
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10133564
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10133488
E1040	Art Classroom	Fair	Ceramics Equipment, Kiln	1	5	10139059
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10139147
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10139074
E2010	Health Room	Fair	Casework, Cabinetry, Economy	15 LF	5	10133540
E2010	Media Center	Good	Casework, Cabinetry, Standard	10 LF	5	10139171
E2010	Media Center	Good	Casework, Cabinetry, Standard	27 LF	5	10139034
E2010	Art Classroom	Fair	Casework, Cabinetry, Standard	55 LF	5	10139058
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	270 LF	5	10133452
E2010	Media Center	Fair	Casework, Cabinetry, Standard	24 LF	5	10139168
E2010	Media Center	Good	Casework, Cabinetry, Standard	12 LF	5	10139131
E2010	Staff Lounge	Fair	Casework, Cabinetry, Economy	5 LF	5	10139166
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	800 LF	5	10133514

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Work Room	Good	Casework, Cabinetry, Economy	41 LF	4	10139122
E2010	Media Center	Good	Casework, Cabinetry, Standard	10 LF	5	10139049
E2010	Work Room	Fair	Casework, Cabinetry, Economy	5 LF	5	10139197
E2010	Media Center	Good	Casework, Cabinetry, Standard	5 LF	5	10139214
E2010	Media Center	Good	Casework, Cabinetry, Standard	15 LF	5	10139193
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	600 LF	5	10133401
E2010	Work Room	Fair	Casework, Cabinetry, Economy	14 LF	5	10139187
E2010	Classrooms General	Fair	Casework, Cabinetry, Economy	200 LF	5	10133422
Pedestrian Plazas & Walkways						
G2020	Staff Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,000 SF	10	10139210
G2020	Staff Parking	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,000 SF	4	10139177
G2020	Bus Parking	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	4	10139151
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	1	10	10139041
G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	1	10	10139095
G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	1	10	10139111
G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	1	10	10139044
G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	1	10	10139026
G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	1	10	10139050
Sitework						
G2060	Playground	Fair	Fences & Gates, Fence, Chain Link 6'	175 LF	25	10139146
G2060	Building Exterior	Fair	Park Bench, Metal Powder-Coated	3	5	10139118
G2060	Playground	Fair	Fences & Gates, Fence, Chain Link 4'	175 LF	24	10139167
G2060	Playground	Fair	Fences & Gates, Fence, Chain Link 4'	175 LF	24	10139013
Accessibility						

Component Condition Report | Bells Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Y1060	Teachers Lounge	NA	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	3	LF	0	10257920

Component Condition Report | Bells Mill Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
B1010	Site	Fair	Loading Dock, Concrete	250	SF	59	10139065
B1080	Site	Fair	Stairs, Concrete, Exterior	20	SF	35	10139056
Pedestrian Plazas & Walkways							
G2020	Site	Fair	Parking Lots, Pavement, Concrete	3,300	SF	34	10139148
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	2,500	LF	34	10139101
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	16		10	10139022
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	8		10	10139144
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	11,000	SF	34	10139119
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,300	SF	35	10139060
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	2,100	SF	34	10139209
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	250	SF	35	10139179
Athletic, Recreational & Playfield Areas							
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	2,600	SF	3	10139182
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2		5	10139218
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1		4	10139194
G2050	Site	Fair	Play Structure, Multipurpose, Small	1		10	10139018
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1		5	10139079
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1		10	10139136
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1		10	10139205
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1		10	10139088

Component Condition Report | Bells Mill Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	10139069
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	8	5	10139176
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	10	10139061
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	5	10139036
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,300 SF	2	10139086
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	5	10139207
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,200 SF	9	10139006
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	5	10133501
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	10139162
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	10139204
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	10139010
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	2,400 SF	2	10139156
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	10139102
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	3	5	10139139
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	5	10139033
G2060	Site	Fair	Flagpole, Metal	1	15	10133533
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	400 LF	30	10139163
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	200 LF	25	10139071
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	4	10139052
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	10139089
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	10139128
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	10139141
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	250 LF	25	10139123
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	10139134

Component Condition Report | Bells Mill Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3		8	10139084
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1		5	10139077
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	100	LF	25	10139096
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1		10	10139155
G4050	Site	Fair	Pole Light Fixture, LED Lamp only, 150 W	9		5	10133555
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	5		4	10139192

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/23/2026

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
Bells Mill Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Bells Mill Elementary School / Main Building	$0	$464	$0	$0	$678,755	$3,545,150	$0	$243,515	$0	$186,387	$833,727	$13,842	$4,277	$8,664	$928,860	$1,494,572	$26,638	$327,264	$35,751	$726,741	$1,280,107	**$10,334,713**
Bells Mill Elementary School / Site	$0	$0	$6,509	$2,841	$61,228	$242,404	$0	$7,545	$5,954	$37,447	$48,166	$0	$8,747	$3,818	$0	$3,895	$0	$10,140	$4,426	$0	$0	**$443,120**
Grand Total	**$0**	**$464**	**$6,509**	**$2,841**	**$739,983**	**$3,787,554**	**$0**	**$251,060**	**$5,954**	**$223,834**	**$881,893**	**$13,842**	**$13,024**	**$12,483**	**$928,860**	**$1,498,466**	**$26,638**	**$337,404**	**$40,177**	**$726,741**	**$1,280,107**	**$10,777,834**

Bells Mill Elementary School

Bells Mill Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10257901	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	26000	SF	$1.86	$48,360					$48,360																	**$48,360**
B2020	Building Exterior	10133484	Glazing, any type by SF, Replace	30	15	15	8600	SF	$55.00	$473,000																$473,000						**$473,000**
B2050	Building Exterior	10133404	Exterior Door, Steel, Standard, Replace	30	16	14	8	EA	$600.00	$4,800															$4,800							**$4,800**
B2050	Building Exterior	10139121	Exterior Door, Steel, Standard, Replace	30	15	15	2	EA	$600.00	$1,200																$1,200						**$1,200**
B2050	Building Exterior	10139090	Exterior Door, Steel, Standard, Replace	30	15	15	8	EA	$600.00	$4,800																$4,800						**$4,800**
B2050	Building Exterior	10139012	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	3	EA	$4,400.00	$13,200																$13,200						**$13,200**
B3010	Roof	10133504	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	20000	SF	$3.80	$76,000						$76,000																**$76,000**
B3010	Roof	10133476	Roofing, Single-Ply Membrane, EPDM, Replace	20	15	5	850	SF	$11.00	$9,350						$9,350																**$9,350**
B3010	Roof	10133418	Roofing, Modified Bitumen, Replace	20	15	5	37700	SF	$10.00	$377,000						$377,000																**$377,000**
B3020	Roof	10133497	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	900	LF	$9.00	$8,100						$8,100																**$8,100**
B3060	Roof	10139183	Roof Hatch, Metal, Replace	30	16	14	1	EA	$1,300.00	$1,300															$1,300							**$1,300**
B3060	Roof	10139083	Roof Hatch, Metal, Replace	30	16	14	1	EA	$1,300.00	$1,300															$1,300							**$1,300**
B3060	Roof	10133535	Roof Hatch, Metal, Replace	30	15	15	1	EA	$1,300.00	$1,300																$1,300						**$1,300**
C1030	Classrooms General	10133556	Door Hardware, School, per Door, Replace	30	15	15	162	EA	$400.00	$64,800																$64,800						**$64,800**
C1070	Classrooms General	10133470	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	35000	SF	$3.50	$122,500										$122,500												**$122,500**
C1070	Throughout Building	10133477	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	26000	SF	$3.50	$91,000										$91,000												**$91,000**
C1070	Corridors	10139199	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	8000	SF	$3.50	$28,000										$28,000												**$28,000**
C1090	Restrooms	10133443	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	30	EA	$750.00	$22,500						$22,500																**$22,500**
C1090	Restrooms	10139104	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	5	LF	$500.00	$2,500						$2,500																**$2,500**
C2010	Gymnasium	10139110	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	240	SF	$16.80	$4,032						$4,032															$4,032	**$8,064**
C2010	Throughout Building	10133480	Wall Finishes, any surface, Prep & Paint	10	3	7	120000	SF	$1.50	$180,000							$180,000											$180,000				**$360,000**
C2030	Gymnasium	10139178	Flooring, Wood, Strip, Replace	30	16	14	4000	SF	$15.00	$60,000															$60,000							**$60,000**
C2030	Classrooms General	10133521	Flooring, Vinyl Tile (VCT), Replace	15	11	4	45000	SF	$5.00	$225,000					$225,000														$225,000		**$450,000**
C2030	Media Center	10133516	Flooring, Carpet, Commercial Standard, Replace	10	3	7	2400	SF	$7.50	$18,000							$18,000											$18,000				**$36,000**
C2030	Gymnasium	10139030	Flooring, Wood, Sports, Refinish	10	5	5	4000	SF	$5.00	$20,000						$20,000										$20,000						**$40,000**
C2050	Gymnasium	10139076	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	4000	SF	$2.50	$10,000						$10,000										$10,000						**$20,000**
D1010	141A	10133495	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D1010	Elevator Shafts/Utility	10133456	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	141A	10133531	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	$55,000.00	$55,000																$55,000						**$55,000**
D2010	Domestic Boiler Room	10133528	Pump, Circulation, Domestic Water, Replace	15	4	11	1	EA	$2,600.00	$2,600												$2,600										**$2,600**
D2010	Domestic Boiler Room	10133493	Water Heater, Gas, Commercial (200 MBH), Replace	20	4	16	1	EA	$16,600.00	$16,600																	$16,600					**$16,600**
D2010	Domestic Boiler Room	10133411	Piping & Valves, Mixing Valve, Domestic Water, Replace	30	16	14	1	EA	$1,280.00	$1,280															$1,280							**$1,280**
D2010	Sprinkler Room	10139152	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	$5,200.00	$5,200															$5,200							**$5,200**
D2010	Hallways & Common Areas	10139019	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$1,500					$1,500														$1,500			**$3,000**
D2010	Room 244	10133464	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	$800.00	$800						$800																**$800**
D2010	Hallways & Common Areas	10139215	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	4	11	1	EA	$1,500.00	$1,500												$1,500										**$1,500**
D2010	Hallways & Common Areas	10139091	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D2010	Hallways & Common Areas	10139082	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D2010	Staff Lounge	10139072	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	$1,200.00	$1,200															$1,200							**$1,200**
D2010	Work Room	10139173	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	$1,200.00	$1,200															$1,200							**$1,200**
D2010	Staff Restroom	10139203	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	$1,300.00	$1,300															$1,300							**$1,300**
D2010	Staff Restroom	10139202	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
D2010	Kindergarten	10133561	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	4	EA	$1,700.00	$6,800																$6,800						**$6,800**
D2010	Health Room	10133569	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,200																$1,200						**$1,200**

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D2010	Restrooms	10133487	Toilet, Commercial Water Closet, Replace	30	15	15	34	EA	$1,300.00	$44,200																$44,200						**$44,200**
D2010	Restrooms	10139014	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	$1,300.00	$1,300																$1,300						**$1,300**
D2010	Classrooms General	10133399	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	33	EA	$1,200.00	$39,600																$39,600						**$39,600**
D2010	Health Room	10133461	Toilet, Residential Water Closet, Replace	30	15	15	1	EA	$700.00	$700																$700						**$700**
D2010	Restrooms	10133453	Urinal, Standard, Replace	30	15	15	10	EA	$1,100.00	$11,000																$11,000						**$11,000**
D2010	Health Room	10133515	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
D2010	Kindergarten	10133451	Toilet, Child-Sized, Replace	30	15	15	4	EA	$900.00	$3,600																$3,600						**$3,600**
D2010	Art Classroom	10139170	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,200																$1,200						**$1,200**
D2010	Shower	10139062	Shower, Ceramic Tile, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
D2010	Restrooms	10139184	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
D2010	Health Room	10133498	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,200																$1,200						**$1,200**
D2010	Shower	10139106	Shower, Valve & Showerhead, Replace	30	15	15	1	EA	$800.00	$800																$800						**$800**
D2010	Utility Rooms/Areas	10139175	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$800																				$800		**$800**
D2010	Room 117	10139080	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$800																				$800		**$800**
D2010	160B2	10139008	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	16	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D2010	222	10133560	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$800																				$800		**$800**
D2010	Utility Rooms/Areas	10133485	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	$800.00	$800																					$800	**$800**
D2020	Commercial Kitchen	10133434	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	15	5	1	EA	$12,000.00	$12,000						$12,000																**$12,000**
D3020	Penthouse	10133416	Furnace, Gas, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D3020	Compactor Room	10139206	Unit Heater, Electric, 6 to 10 KW, Replace	20	16	4	1	EA	$2,200.00	$2,200					$2,200																	**$2,200**
D3020	Domestic Boiler Room	10133489	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																	**$1,800**
D3020	Gymnasium	10139185	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																	**$1,800**
D3020	Mechanical Room	10133562	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																	**$1,800**
D3020	Restrooms	10133559	Unit Heater, Electric, Replace	20	15	5	6	EA	$1,800.00	$10,800						$10,800																**$10,800**
D3020	Penthouse	10133398	Unit Heater, Electric, Replace	20	15	5	1	EA	$2,200.00	$2,200						$2,200																**$2,200**
D3020	Gymnasium	10139103	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																**$1,800**
D3020	Electrical Room	10133431	Unit Heater, Electric, Replace	20	15	5	1	EA	$2,200.00	$2,200						$2,200																**$2,200**
D3020	Room 227	10133426	Unit Heater, Electric, Replace	20	15	5	1	EA	$2,200.00	$2,200						$2,200																**$2,200**
D3020	Room 244	10133429	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																**$1,800**
D3020	Vestibule	10133494	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																**$1,800**
D3020	Staff Restroom	10139114	Unit Heater, Hydronic, Replace	20	15	5	64	EA	$1,100.00	$70,400						$70,400																**$70,400**
D3020	Gymnasium	10139172	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																**$1,800**
D3020	Penthouse	10133459	Unit Heater, Electric, Replace	20	15	5	1	EA	$2,200.00	$2,200						$2,200																**$2,200**
D3020	Health Office	10139017	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	16	9	1	EA	$3,500.00	$3,500									$3,500													**$3,500**
D3020	Hallways & Common Areas	10139143	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10133546	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10139165	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10139219	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10139154	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10139039	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10139116	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3020	Hallways & Common Areas	10139027	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,500.00	$3,500										$3,500												**$3,500**
D3030	Roof	10139161	Chiller, Air-Cooled, 50 TON, Replace	25	15	10	1	EA	$60,500.00	$60,500										$60,500												**$60,500**
D3030	Roof	10139190	Chiller, Air-Cooled, 50 TON, Replace	25	10	15	1	EA	$60,500.00	$60,500																$60,500						**$60,500**
D3030	Room 146	10139140	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
D3030	Roof	10139191	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500															$3,500		**$7,000**
D3030	Room 157	10139098	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
D3030	Room 152	10139023	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
D3030	Room 157	10139127	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
D3030	Room 151	10139169	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
D3030	Next to 163	10139055	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$3,000.00	$3,000					$3,000															$3,000		**$6,000**
D3030	Room 152	10139073	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
D3030	Room 151	10139097	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Roof	10139117	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500															$3,500		**$7,000**
D3030	Room 237	10133435	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 202	10133474	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 221	10133523	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Roof	10139016	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Room 216	10133527	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$4,600.00	$4,600						$4,600																**$4,600**
D3030	Room 210	10133417	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133553	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133551	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 162	10139157	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 162	10139158	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133520	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 130	10139031	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 221	10133503	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 202	10133549	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 130	10139021	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133511	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 127	10139132	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 122	10139093	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 231	10133430	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 122	10139198	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	160B1	10139051	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 215	10133537	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133445	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 216	10133519	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$4,600.00	$4,600						$4,600																**$4,600**
D3030	Penthouse	10133445	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 216	10133519	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$4,600.00	$4,600						$4,600																**$4,600**
D3030	Room 107	10139099	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 107	10139063	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 237	10133568	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 238	10133545	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 203	10133455	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133454	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133421	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Next to 163	10139153	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 231	10133472	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Roof	10133517	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Room 211	10133538	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 215	10133567	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 119	10139113	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 210	10133475	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 227	10133413	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Room 127	10139020	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Penthouse	10133509	Heat Pump, Water Source, 5 TON, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	160B1	10139129	Heat Pump, Water Source, 5 TON, Replace	20	7	13	1	EA	$5,900.00	$5,900														$5,900								**$5,900**
D3030	Domestic Boiler Room	10133406	Chilled Water, Chemical Feed Dosing System, Replace	15	10	5	1	EA	$5,000.00	$5,000						$5,000															$5,000	**$10,000**
D3050	Domestic Boiler Room	10133557	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$7,300.00	$7,300					$7,300															$7,300		**$14,600**
D3050	Domestic Boiler Room	10133548	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$7,300.00	$7,300					$7,300															$7,300		**$14,600**
D3050	Domestic Boiler Room	10133542	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	$22,000.00	$22,000											$22,000											**$22,000**
D3050	Domestic Boiler Room	10133510	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	$22,000.00	$22,000											$22,000											**$22,000**
D3050	Roof	10133502	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	$37,200.00	$37,200						$37,200																**$37,200**
D3050	Roof	10133513	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$30,000.00	$30,000						$30,000																**$30,000**
D3050	Roof	10139040	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	$84,000.00	$84,000						$84,000																**$84,000**
D3050	Roof	10139115	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	$58,800.00	$58,800						$58,800																**$58,800**
D3050	Throughout Building	10139009	HVAC System, Ductwork, Medium Density, Replace	30	16	14	77244	SF	$4.00	$308,976															$308,976							**$308,976**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	Room 227	10133446	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	$49,000.00	$49,000																$49,000						**$49,000**
D3060	Domestic Boiler Room	10133466	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	1	EA	$2,400.00	$2,400										$2,400													**$2,400**
D3060	Roof	10133524	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	15	10	1	EA	$3,000.00	$3,000											$3,000												**$3,000**
D3060	Roof	10133407	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	15	10	1	EA	$3,000.00	$3,000											$3,000												**$3,000**
D4010	Throughout Building	10133558	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	77244	SF	$1.07	$82,651											$82,651												**$82,651**
D4010	Sprinkler Room	10133441	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	$10,500.00	$10,500															$10,500								**$10,500**
D5010	Electrical Room	10133444	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$8,500.00	$8,500										$8,500													**$8,500**
D5010	Electrical Room	10133419	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$12,000.00	$12,000										$12,000													**$12,000**
D5020	Room 200A1	10139109	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$10,000.00	$10,000															$10,000								**$10,000**
D5020	Electrical Room	10133572	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700								**$6,700**
D5020	Electrical Room	10133536	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700								**$6,700**
D5020	Electrical Room	10133414	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700								**$6,700**
D5020	Electrical Room	10133571	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700								**$6,700**
D5020	Room 200A1	10139195	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700								**$6,700**
D5020	Electrical Room	10133439	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$25,000.00	$25,000															$25,000								**$25,000**
D5020	Electric Room (2nd floor)	10133437	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$7,600.00	$7,600																$7,600							**$7,600**
D5020	Electric Room (2nd floor)	10133506	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$7,600.00	$7,600																$7,600							**$7,600**
D5020	Room 200A1	10139189	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	$6,000.00	$6,000															$6,000								**$6,000**
D5020	Electrical Room	10133436	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$5,300.00	$5,300															$5,300								**$5,300**
D5020	Electrical Room	10133547	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$10,000.00	$10,000															$10,000								**$10,000**
D5020	Electrical Room	10133427	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	$5,300.00	$5,300																$5,300							**$5,300**
D5020	Electrical Room	10133410	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$6,000.00	$6,000																$6,000							**$6,000**
D5020	Electrical Room	10133408	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$6,000.00	$6,000																$6,000							**$6,000**
D5030	Domestic Boiler Room	10133481	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	$21,000.00	$21,000					$21,000																			**$21,000**
D5030	Domestic Boiler Room	10133467	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$21,000.00	$21,000																				$21,000			**$21,000**
D5040	Building Exterior	10133400	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	16	4	1	EA	$600.00	$600					$600																			**$600**
D5040	Loading Area	10139078	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	7	EA	$800.00	$5,600					$5,600																			**$5,600**
D5040	Gymnasium	10139196	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	16	4	24	EA	$1,700.00	$40,800					$40,800																			**$40,800**
D5040	Gymnasium	10139068	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4000	SF	$4.50	$18,000						$18,000																	**$18,000**
D5040	Throughout Building	10133550	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	77244	SF	$0.65	$50,209						$50,209										$50,209							**$100,417**
D5040	Building Exterior	10139216	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	14	EA	$800.00	$11,200						$11,200																	**$11,200**
D5040	Throughout Building	10133543	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	77244	SF	$4.50	$347,598						$347,598																	**$347,598**
D5040	Roof	10133465	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	1	EA	$800.00	$800						$800																	**$800**
D7030	Throughout Building	10133403	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	77244	SF	$2.00	$154,488						$154,488															$154,488		**$308,976**
D7050	Throughout Building	10133440	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	77244	SF	$3.00	$231,732						$231,732																	**$231,732**
D7050	Vestibule	10133483	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	$1,580.00	$1,580						$1,580															$1,580		**$3,160**
D7050	Building Engineer	10133397	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000															$15,000		**$30,000**
D8010	Throughout Building	10133544	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	10	5	77244	SF	$6.00	$463,464						$463,464															$463,464		**$926,928**
E1030	Commercial Kitchen	10133469	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	$25,000.00	$25,000					$25,000																			**$25,000**
E1030	Commercial Kitchen	10133396	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700			**$3,400**
E1030	Compactor Room	10139108	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	16	4	1	EA	$13,000.00	$13,000					$13,000																			**$13,000**
E1030	Commercial Kitchen	10133518	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	Commercial Kitchen	10133447	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	Commercial Kitchen	10133432	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																			**$15,000**
E1030	Commercial Kitchen	10133405	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280								**$16,560**
E1030	Art Classroom	10139066	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300															$3,300		**$6,600**
E1030	Commercial Kitchen	10133457	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500		**$9,000**
E1030	Roof	10133433	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300															$6,300		**$12,600**
E1030	Commercial Kitchen	10133442	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600		**$9,200**
E1030	Commercial Kitchen	10133529	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	$5,700.00	$5,700						$5,700															$5,700		**$11,400**
E1030	Roof	10133478	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300															$6,300		**$12,600**
E1030	Commercial Kitchen	10133395	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600		**$7,200**
E1030	Commercial Kitchen	10133499	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600		**$9,200**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Commercial Kitchen	10133552	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	$5,700.00	$5,700						$5,700															$5,700	**$11,400**
E1030	Commercial Kitchen	10133479	Foodservice Equipment, Sink, 3-Bowl, Replace	30	16	14	1	EA	$2,500.00	$2,500															$2,500							**$2,500**
E1030	Commercial Kitchen	10133500	Foodservice Equipment, Sink, 1-Bowl, Replace	30	15	15	1	EA	$1,600.00	$1,600																$1,600						**$1,600**
E1040	Art Classroom	10139059	Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	$3,200.00	$3,200						$3,200																**$3,200**
E1040	Hallways & Common Areas	10133564	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						**$3,000**
E1040	Lobby	10133488	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						**$3,000**
E1060	Staff Lounge	10139147	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	$600.00	$600						$600															$600	**$1,200**
E1060	Staff Lounge	10139074	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	$600.00	$600						$600															$600	**$1,200**
E2010	Work Room	10139122	Casework, Cabinetry, Economy, Replace	20	16	4	41	LF	$175.00	$7,175					$7,175																	**$7,175**
E2010	Health Room	10133540	Casework, Cabinetry, Economy, Replace	20	15	5	15	LF	$175.00	$2,625						$2,625																**$2,625**
E2010	Media Center	10139171	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	$300.00	$3,000						$3,000																**$3,000**
E2010	Media Center	10139034	Casework, Cabinetry, Standard, Replace	20	15	5	27	LF	$300.00	$8,100						$8,100																**$8,100**
E2010	Art Classroom	10139058	Casework, Cabinetry, Standard, Replace	20	15	5	55	LF	$300.00	$16,500						$16,500																**$16,500**
E2010	Classrooms General	10133452	Casework, Cabinetry, Standard, Replace	20	15	5	270	LF	$300.00	$81,000						$81,000																**$81,000**
E2010	Media Center	10139168	Casework, Cabinetry, Standard, Replace	20	15	5	24	LF	$300.00	$7,200						$7,200																**$7,200**
E2010	Media Center	10139131	Casework, Cabinetry, Standard, Replace	20	15	5	12	LF	$300.00	$3,600						$3,600																**$3,600**
E2010	Staff Lounge	10139166	Casework, Cabinetry, Economy, Replace	20	15	5	5	LF	$175.00	$875						$875																**$875**
E2010	Classrooms General	10133514	Casework, Cabinetry, Standard, Replace	20	15	5	800	LF	$300.00	$240,000						$240,000																**$240,000**
E2010	Media Center	10139049	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	$300.00	$3,000						$3,000																**$3,000**
E2010	Work Room	10139197	Casework, Cabinetry, Economy, Replace	20	15	5	5	LF	$175.00	$875						$875																**$875**
E2010	Media Center	10139214	Casework, Cabinetry, Standard, Replace	20	15	5	5	LF	$300.00	$1,500						$1,500																**$1,500**
E2010	Media Center	10139193	Casework, Cabinetry, Standard, Replace	20	15	5	15	LF	$300.00	$4,500						$4,500																**$4,500**
E2010	Classrooms General	10133401	Casework, Cabinetry, Standard, Replace	20	15	5	600	LF	$300.00	$180,000						$180,000																**$180,000**
E2010	Work Room	10139187	Casework, Cabinetry, Economy, Replace	20	15	5	14	LF	$175.00	$2,450						$2,450																**$2,450**
E2010	Classrooms General	10133422	Casework, Cabinetry, Economy, Replace	20	15	5	200	LF	$175.00	$35,000						$35,000																**$35,000**
G2020	Staff Parking	10139177	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	41000	SF	$0.45	$18,450					$18,450					$18,450					$18,450					$18,450		**$73,800**
G2020	Bus Parking	10139151	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	28000	SF	$3.50	$98,000					$98,000					$98,000					$98,000					$98,000		**$392,000**
G2020	Staff Parking	10139210	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	41000	SF	$3.50	$143,500											$143,500											**$143,500**
G2050	Gymnasium	10139041	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	15	10	1	EA	$2,370.00	$2,370											$2,370											**$2,370**
G2050	Gymnasium	10139095	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	15	10	1	EA	$2,370.00	$2,370											$2,370											**$2,370**
G2050	Gymnasium	10139111	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	15	10	1	EA	$2,370.00	$2,370											$2,370											**$2,370**
G2050	Gymnasium	10139044	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	15	10	1	EA	$2,370.00	$2,370											$2,370											**$2,370**
G2050	Gymnasium	10139026	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	15	10	1	EA	$2,370.00	$2,370											$2,370											**$2,370**
G2050	Gymnasium	10139050	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	15	10	1	EA	$2,370.00	$2,370											$2,370											**$2,370**
G2060	Building Exterior	10139118	Park Bench, Metal Powder-Coated, Replace	20	15	5	3	EA	$700.00	$2,100						$2,100																**$2,100**
Y1060	Teachers Lounge	10257920	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	0	16	* 0	3	LF	$150.00	$450		$450																				**$450**
Totals, Unescalated											**$0**	**$450**	**$0**	**$0**	**$603,065**	**$3,058,078**	**$0**	**$198,000**	**$0**	**$142,850**	**$620,371**	**$10,000**	**$3,000**	**$5,900**	**$614,086**	**$959,309**	**$16,600**	**$198,000**	**$21,000**	**$414,450**	**$708,764**	**$7,573,922**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$464**	**$0**	**$0**	**$678,755**	**$3,545,150**	**$0**	**$243,515**	**$0**	**$186,387**	**$833,727**	**$13,842**	**$4,277**	**$8,664**	**$928,860**	**$1,494,572**	**$26,638**	**$327,264**	**$35,751**	**$726,741**	**$1,280,107**	**$10,334,713**

Bells Mill Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	10139022	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	15	10	16	EA	$260.00	$4,160											$4,160											**$4,160**
G2020	Site	10139144	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	15	10	8	EA	$260.00	$2,080											$2,080											**$2,080**
G2050	Site	10139086	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	8300	SF	$0.45	$3,735			$3,735					$3,735					$3,735					$3,735				**$14,940**
G2050	Site	10139218	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	2	EA	$2,500.00	$5,000					$5,000																	**$5,000**
G2050	Site	10139069	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
G2050	Site	10139162	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
G2050	Site Playground Areas	10139006	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	8200	SF	$3.50	$28,700									$28,700												**$28,700**
G2050	Site	10139136	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	$4,750.00	$4,750											$4,750											**$4,750**
G2050	Site	10139205	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	$4,750.00	$4,750											$4,750											**$4,750**
G2050	Site	10139088	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	$4,750.00	$4,750											$4,750											**$4,750**
G2050	Site	10139061	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	$4,750.00	$4,750											$4,750											**$4,750**
G2050	Site Playground Areas	10139156	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	3	2	2400	SF	$1.00	$2,400			$2,400					$2,400					$2,400					$2,400				**$9,600**

Replacement Reserves Report

2/23/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050	Site Playground Areas	10139182	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	2	3	2600	SF	$1.00	$2,600				$2,600					$2,600					$2,600					$2,600			**$10,400**
G2050	Site Playground Areas	10139194	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
G2050	Site Playground Areas	10139204	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
G2050	Site	10139079	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
G2050	Site	10139176	Play Structure, Multipurpose, Very Small, Replace	20	15	5	8	EA	$6,000.00	$48,000						$48,000																**$48,000**
G2050	Site Playground Areas	10139036	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	$10,000.00	$10,000						$10,000																**$10,000**
G2050	Site	10139207	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
G2050	Site	10133501	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
G2050	Site	10139010	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
G2050	Site	10139102	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	$35,000.00	$35,000						$35,000																**$35,000**
G2050	Site	10139139	Play Structure, Multipurpose, Very Small, Replace	20	15	5	3	EA	$6,000.00	$18,000						$18,000																**$18,000**
G2050	Site	10139018	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
G2060	Site	10139052	Picnic Table, Metal Powder-Coated, Replace	20	16	4	4	EA	$700.00	$2,800					$2,800																	**$2,800**
G2060	Site	10139134	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$600					$600																	**$600**
G2060	Site	10139033	Picnic Table, Metal Powder-Coated, Replace	20	15	5	2	EA	$700.00	$1,400						$1,400																**$1,400**
G2060	Site	10139089	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$700						$700																**$700**
G2060	Site	10139128	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	1	EA	$600.00	$600						$600																**$600**
G2060	Site	10139141	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	1	EA	$600.00	$600						$600																**$600**
G2060	Site	10139084	Park Bench, Metal Powder-Coated, Replace	20	12	8	3	EA	$700.00	$2,100									$2,100													**$2,100**
G2060	Site	10139155	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$600											$600											**$600**
G2060	Site	10139077	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
G2060	Site	10133533	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G4050	Site	10139192	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	5	EA	$4,200.00	$21,000					$21,000																	**$21,000**
G4050	Site	10133555	Pole Light Fixture, LED Lamp only, Replace	20	15	5	9	EA	$1,200.00	$10,800						$10,800																**$10,800**
Totals, Unescalated											**$0**	**$0**	**$6,135**	**$2,600**	**$54,400**	**$209,100**	**$0**	**$6,135**	**$4,700**	**$28,700**	**$35,840**	**$0**	**$6,135**	**$2,600**	**$0**	**$2,500**	**$0**	**$6,135**	**$2,600**	**$0**	**$0**	**$367,580**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$6,509**	**$2,841**	**$61,228**	**$242,404**	**$0**	**$7,545**	**$5,954**	**$37,447**	**$48,166**	**$0**	**$8,747**	**$3,818**	**$0**	**$3,895**	**$0**	**$10,140**	**$4,426**	**$0**	**$0**	**$443,120**

* 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	10133495	D1010	**Elevator Controls** [1]	Automatic, 1 Car		Bells Mill Elementary School / Main Building	141A	Schindler Elevator Corporation			2009		
2	10133531	D1010	**Passenger Elevator** [1]	Hydraulic, 2 Floors	2500 LB	Bells Mill Elementary School / Main Building	141A	Schindler Elevator Corporation	No dataplate	No dataplate	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10133528	D2010	**Pump**	Circulation, Domestic Water	.5 HP	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Bell & Gossett	Inaccessible	Inaccessible	2020		
2	10133493	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Bells Mill Elementary School / Main Building	Domestic Boiler Room	State	100-199 NE 300	2002117713627	2020		
3	10139152	D2010	**Backflow Preventer**	Domestic Water	3 IN	Bells Mill Elementary School / Main Building	Sprinkler Room	Wilkins Zurn	350		2009		
4	10133434	D2020	**Grease Trap/Interceptor**	Grease Trap/Interceptor, Underground		Bells Mill Elementary School / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10133416	D3020	**Furnace** [GVU-1]	Gas	800 MBH	Bells Mill Elementary School / Main Building	Penthouse	Hastings HVAC	Illegible	60210	2009		
2	10139143	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	12	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	Inaccessible	Inaccessible*	2009		
3	10133546	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	3 KW	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	No dataplate	No dataplate	2009		
4	10139165	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	12	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	Inaccessible	Inaccessible**	2009		
5	10139219	D3020	**Cabinet Heater**	Electric, 3 to 4 LF		Bells Mill Elementary School / Main Building	Hallways & Common Areas				2009		
6	10139154	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	12	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	Inaccessible	Inaccessible	2009		
7	10139039	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	12	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	Inaccessible	Inaccessible***	2009		
8	10139017	D3020	**Cabinet Heater**	Electric, 3 to 4 LF		Bells Mill Elementary School / Main Building	Health Office	No dataplate			2009		
9	10139116	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	12	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	Inaccessible	Inaccessible***	2009		
10	10139027	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	5	Bells Mill Elementary School / Main Building	Hallways & Common Areas	McQuay	Inaccessible	Inaccessible	2009		
11	10133559	D3020	**Unit Heater**	Electric	3 kW	Bells Mill Elementary School / Main Building	Restrooms				2009		6

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10133398	D3020	**Unit Heater**	Electric	7.5 kW	Bells Mill Elementary School / Main Building	Penthouse	Marley	Inaccessible	Inaccessible	2009		
13	10139103	D3020	**Unit Heater**	Electric	3 kW	Bells Mill Elementary School / Main Building	Gymnasium	Markel	No dataplate	No dataplate	2009		
14	10133489	D3020	**Unit Heater**	Electric	5 kW	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Q- Mark	Inaccessible	Inaccessible****	2009		
15	10139185	D3020	**Unit Heater**	Electric	3 kW	Bells Mill Elementary School / Main Building	Gymnasium	Markel			2009		
16	10133429	D3020	**Unit Heater**	Electric	3 kW	Bells Mill Elementary School / Main Building	Room 244	No dataplate	No dataplate	No dataplate	2009		
17	10139206	D3020	**Unit Heater**	Electric, 6 to 10 KW	7.5 kW	Bells Mill Elementary School / Main Building	Compactor Room	QMark	Inaccessible		2009		
18	10139114	D3020	**Unit Heater**	Hydronic	8 MBH	Bells Mill Elementary School / Main Building	Staff Restroom	No dataplate			2009		64
19	10133494	D3020	**Unit Heater** [EH-2]	Electric	3 kW	Bells Mill Elementary School / Main Building	Vestibule	No dataplate	No dataplate	No dataplate	2009		
20	10133431	D3020	**Unit Heater** [EH-3]	Electric	7.5 kW	Bells Mill Elementary School / Main Building	Electrical Room	Q-Mark	Inaccessible	Inaccessible	2009		
21	10139172	D3020	**Unit Heater** [EH-4]	Electric	3 kW	Bells Mill Elementary School / Main Building	Gymnasium	Markel	No dataplate	No dataplate	2009		
22	10133562	D3020	**Unit Heater** [EH-4]	Electric	3 kW	Bells Mill Elementary School / Main Building	Mechanical Room	Q-Mark	Inaccessible	Inaccessible	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10133426	D3020	**Unit Heater** [EH-5]	Electric	7.5 kW	Bells Mill Elementary School / Main Building	Room 227	Marley	MUH078	No dataplate	2009		
24	10133459	D3020	**Unit Heater** [EH-5]	Electric	7.5 kW	Bells Mill Elementary School / Main Building	Penthouse	Marley	Inaccessible	Inaccessible	2009		
25	10133541	D3020	**Boiler Supplemental Components** [ET-1]	Expansion Tank	10 GAL	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Bell & Gossett	B800	Inaccessible*	2009		
26	10133471	D3020	**Boiler Supplemental Components**	Expansion Tank	10 GAL	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Bell & Gossett	B800	Inaccessible***	2009		
27	10139161	D3030	**Chiller** [ERU-1]	Air-Cooled, 50 TON		Bells Mill Elementary School / Main Building	Roof	Trane	RAUCC504	C08D03542	2009		
28	10139190	D3030	**Chiller** [ERU-2]	Air-Cooled, 50 TON	50 TON	Bells Mill Elementary School / Main Building	Roof	Trane	RAUCC504BZ0300D000000	C08D03541	2009		
29	10133505	D3030	**Heat Pump**	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 238	Daikin Industries	W.GT.V.038.8.1.K.GL.R.T.4.YYY_C_SYV Y Y Y Y Y v v	E034452502400	2025		
30	10139129	D3030	**Heat Pump**	Water Source, 5 TON	1	Bells Mill Elementary School / Main Building	160B1	Daikin Industries	W.VFW.1.012. B. J. Y. L. T.01.V Ô A UVB T	No dataplate	2017		
31	10133455	D3030	**Heat Pump** [HP 4-60]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Room 203	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010********	2009		
32	10133474	D3030	**Heat Pump** [HP-3-58]	Water Source, 5 TON	6 TON	Bells Mill Elementary School / Main Building	Room 202	McQuay	W.LMB.1.070.K.1.00.V.00.AF.13.2...	285488200	2009		
33	10133549	D3030	**Heat Pump** [HP-3-59]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Room 202	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293120	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10133475	D3030	**Heat Pump** [HP-3-63]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 210	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
35	10139198	D3030	**Heat Pump** [HP-4-23]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 122	McQuay		E833293010**********	2009		
36	10139093	D3030	**Heat Pump** [HP-4-24]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 122	McQuay		E833293010**********	2009		
37	10139021	D3030	**Heat Pump** [HP-4-25]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 130	McQuay		E833293010**********	2009		
38	10139031	D3030	**Heat Pump** [HP-4-26]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 130	McQuay		E833293010**********	2009		
39	10139132	D3030	**Heat Pump** [HP-4-27]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 127	McQuay	W.FCW.1.048.M. K. Y.R. T. 01. YY.A.C. Y. YY.	E833293150	2009		
40	10139020	D3030	**Heat Pump** [HP-4-28]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 127	McQuay	W.FCW.1.048.M. K. Y.L. T. 01. YY.A.C. Y. YY.	E833293010**********	2009		
41	10139113	D3030	**Heat Pump** [HP-4-29]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 119	McQuay	W.FCW.1.048. M. K. Y. R. T. 01. YY. A. C. Y. YY.	E833293150	2009		
42	10139063	D3030	**Heat Pump** [HP-4-30]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Room 107	McQuay	W.FCW.1.030.M.K.Y.R. T. 01. YY.A.C.Y.YY.	E833293140	2009		
43	10139099	D3030	**Heat Pump** [HP-4-31]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Room 107	McQuay	W.FCW.1.830.M.K. Y.L. T. 01. YY.A.C. Y. YY.	E833293040	2009		
44	10133538	D3030	**Heat Pump** [HP-4-61]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 211	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10133567	D3030	**Heat Pump** [HP-4-62]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 215	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
46	10133537	D3030	**Heat Pump** [HP-4-63]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 215	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
47	10133417	D3030	**Heat Pump** [HP-4-65]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 210	McQuay	W.FCW.1.048. M. K. Y.R. T. 01. YY.A.C. Y. YY.	E833293150	2009		
48	10133519	D3030	**Heat Pump** [HP-4-66]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 216	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
49	10133527	D3030	**Heat Pump** [HP-4-67]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 216	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
50	10133503	D3030	**Heat Pump** [HP-4-68]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 221	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
51	10133523	D3030	**Heat Pump** [HP-4-69]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 221	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
52	10139157	D3030	**Heat Pump** [HP-5-#9]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 162	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
53	10133472	D3030	**Heat Pump** [HP-5-46]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 231	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
54	10133430	D3030	**Heat Pump** [HP-5-47]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 231	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
55	10133435	D3030	**Heat Pump** [HP-5-48]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 237	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10133568	D3030	**Heat Pump** [HP-5-49]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 237	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
57	10133545	D3030	**Heat Pump** [HP-5-50]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 238	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010	2009		
58	10139153	D3030	**Heat Pump** [HP-5-7]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Next to 163	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
59	10139158	D3030	**Heat Pump** [HP-5-8]	Water Source, 5 TON	4	Bells Mill Elementary School / Main Building	Room 162	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293150	2009		
60	10133511	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.012.M. J. Y. R. T, 01. YY. A. C. Y. YY.	E833293120	2009		
61	10133421	D3030	**Heat Pump** [HP-B]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.012.M.J. Y. R. T. 01. YY.A.C. Y. YY.	E833293120	2009		
62	10133520	D3030	**Heat Pump** [HP-C]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.019.M. J.Y.L.T. 01. YY. A. C. Y. YY.	E833293030	2009		
63	10133413	D3030	**Heat Pump** [HP-C]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Room 227	McQuay	W.FCW.1.019.M. J. Y.R.T.01.	E833293130	2009		
64	10133551	D3030	**Heat Pump** [HP-D]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.030.M.K. Y. R. T. 01. YY.A. C. Y. YY.	E833293140	2009		
65	10139051	D3030	**Heat Pump** [HP-D]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	160B1	McQuay	W.FCW.1.030.M.K. Y.R.T. 01. YY.A.C.Y.YY.	E833293140	2009		
66	10133509	D3030	**Heat Pump** [HP-D]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.030.M. K. Y. R. T. 01. YY. A. C. Y. YY.	E833293140	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10133445	D3030	**Heat Pump** [HP-D]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW. 1.030.M. K. Y. L. T. 01. YY.A.C.	E833293040	2009		
68	10133454	D3030	**Heat Pump** [HP-D]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.030.M.K.Y.L. T. 01. YY. A. C. Y. YY.	E833293040	2009		
69	10133553	D3030	**Heat Pump** [HP-E]	Water Source, 5 TON	2.5	Bells Mill Elementary School / Main Building	Penthouse	McQuay	W.FCW.1.036. M.K. Y.L. T. 01. YY.A.C. Y. YY.	E833293050	2009		
70	10139140	D3030	**Split System** [HP-5-36]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 146	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010******	2009		
71	10139073	D3030	**Split System** [HP-5-37]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 152	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010**	2009		
72	10139023	D3030	**Split System** [HP-5-38]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 152	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010***	2009		
73	10139127	D3030	**Split System** [HP-5-39]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 157	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010*****	2009		
74	10139098	D3030	**Split System** [HP-5-40]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 157	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010****	2009		
75	10139097	D3030	**Split System** [HP-5-41]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 151	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010*******	2009		
76	10139169	D3030	**Split System**	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Room 151	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010********	2009		
77	10139055	D3030	**Split System** [HP-5-6]	Fan Coil Unit, DX	4 TON	Bells Mill Elementary School / Main Building	Next to 163	McQuay	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	E833293010*********	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10139191	D3030	**Split System Ductless**	Single Zone	.75 - 1 TON	Bells Mill Elementary School / Main Building	Roof	Mitsubishi Electric			2009		
79	10139117	D3030	**Split System Ductless** [CU-1]	Single Zone	.75 - 1 TON	Bells Mill Elementary School / Main Building	Roof	Mitsubishi Electric			2009		
80	10139016	D3030	**Split System Ductless** [CU-2]	Single Zone	1.5 TON	Bells Mill Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible	2009		
81	10133517	D3030	**Split System Ductless** [CU-4]	Single Zone	1.5 ton	Bells Mill Elementary School / Main Building	Roof	Mitsubishi Electric	No dataplate	No dataplate	2009		
82	10133406	D3030	**Chilled Water**	Chemical Feed Dosing System	10	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Inaccessible	Inaccessible	Inaccessible****	2009		
83	10133510	D3050	**Pump** [P-1A]	Distribution, HVAC Chilled or Condenser Water	50 HP	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Bell & Gossett	1510	C0933	2009		
84	10133542	D3050	**Pump** [P-2A]	Distribution, HVAC Chilled or Condenser Water	50 HP	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Bell & Gossett	SIZE 1510	Inaccessible*****	2009		
85	10139040	D3050	**Air Handler** [ERU-1]	Exterior AHU	12800 CFM	Bells Mill Elementary School / Main Building	Roof	Annexaire	ERP-E-12-5-C-FP-HG-AL	1215-01-0703	2009		
86	10139115	D3050	**Air Handler** [ERU-2]	Exterior AHU	9600 CFM	Bells Mill Elementary School / Main Building	Roof	Annexaire	P-12-P-C-FP-HG-AC	12-02-0706	2009		
87	10133446	D3050	**Air Handler** [ERU-3]	Interior AHU, Easy/Moderate Access	9600 CFM	Bells Mill Elementary School / Main Building	Room 227	AnnexAIR	W.FCW.1.048. M.K. Y.L.T. 01. YY.A.C.Y.YY	1215-03-0708	2009		
88	10133502	D3050	**Air Handler** [ERU-4]	Exterior AHU	4400 CFM	Bells Mill Elementary School / Main Building	Roof	Annexair	ERP-E-04-FP-C-FP-HG-	1215-04-0708	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10133513	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Bells Mill Elementary School / Main Building	Roof	Trane	TTA180B400FA	809437GAD	2009		
90	10133407	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2360 CFM	Bells Mill Elementary School / Main Building	Roof	PennBarry	DX11B	G0BBZ26402	2009		
91	10133466	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 16" Damper	10 CFM	Bells Mill Elementary School / Main Building	Domestic Boiler Room	Inaccessible	Inaccessible	Inaccessible*	2009		
92	10133524	D3060	**Exhaust Fan** [EF-8]	Centrifugal, 24" Damper	3613 CFM	Bells Mill Elementary School / Main Building	Roof	PennBarry	DX16B	G08AZ94517 112-	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10133441	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Bells Mill Elementary School / Main Building	Sprinkler Room	Wilkins Zurn	350		2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10139174	D5010	**Generator**	Gas or Gasoline	150 KW	Bells Mill Elementary School / Main Building	Building Exterior	Generac	10762160200	2101521	2021		
2	10133444	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Generac	Inaccessible	Inaccessible	2009		
3	10133419	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Generac	Inaccessible	Inaccessible	2009		
4	10133572	D5020	**Secondary Transformer** [KTR-1]	Dry, Stepdown	225 KVA	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
5	10133414	D5020	**Secondary Transformer** [KTR-2]	Dry, Stepdown	225 KVA	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
6	10133437	D5020	**Secondary Transformer** [KTR-3]	Dry, Stepdown	45 KVA	Bells Mill Elementary School / Main Building	Electric Room (2nd floor)	Eaton Cutler-Hammer	No dataplate	No dataplate	2009		
7	10139195	D5020	**Secondary Transformer** [KTR-4]	Dry, Stepdown	30 KVA	Bells Mill Elementary School / Main Building	Room 200A1	Cutler-Hammer	No dataplate	No dataplate	2009		
8	10133439	D5020	**Secondary Transformer** [TR-1]	Dry, Stepdown	225 KVA	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
9	10133536	D5020	**Secondary Transformer** [TR-2]	Dry, Stepdown	225 KVA	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
10	10133506	D5020	**Secondary Transformer** [TR-3]	Dry, Stepdown	45 KVA	Bells Mill Elementary School / Main Building	Electric Room (2nd floor)	Eaton Cutler-Hammer	DT-3	J08L05448	2009		
11	10139109	D5020	**Secondary Transformer** [TR-4]	Dry, Stepdown	75 KVA	Bells Mill Elementary School / Main Building	Room 200A1	Cutler-Hammer			2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10133571	D5020	**Secondary Transformer** [TR-ES]	Dry, Stepdown	225 KVA	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
13	10133507	D5020	**Switchboard** [PH1]	277/480 V	600 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
14	10133492	D5020	**Switchboard**	277/480 V	800 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
15	10133534	D5020	**Switchboard** [PM]	277/480 V	800 AMP	Bells Mill Elementary School / Main Building	Domestic Boiler Room	ABB	PRL4		2023		
16	10133436	D5020	**Distribution Panel** [PH2]	277/480 V	225 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	PRL2A		2009		
17	10133547	D5020	**Distribution Panel** [PL1]	277/480 V	800 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer			2009		
18	10133427	D5020	**Distribution Panel** [PL2]	277/480 V	225 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	PRL2A		2009		
19	10133408	D5020	**Distribution Panel** [PL2(SECTION 2)]	120/208 V	500 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	PRL2A		2009		
20	10139189	D5020	**Distribution Panel** [PL-4 (SECTION)2]	120/208 V	75 AMP	Bells Mill Elementary School / Main Building	Room 200A1	Cutler-Hammer			2009		
21	10133410	D5020	**Distribution Panel** [PLR3A]	120/208 V	600 AMP	Bells Mill Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	PRL2A	8805C37G02	2009		
22	10133467	D5030	**Variable Frequency Drive** [VFD-1]	VFD, by HP of Motor	50 HP	Bells Mill Elementary School / Main Building	Domestic Boiler Room	ABB	No dataplate	No dataplate	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10133481	D5030	**Variable Frequency Drive** [VFD-2]	VFD, by HP of Motor	50 HP	Bells Mill Elementary School / Main Building	Domestic Boiler Room	ABB	No dataplate	No dataplate	2009		
24	10139196	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Bells Mill Elementary School / Main Building	Gymnasium				2009		24

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10133397	D7050	**Fire Alarm Panel**	Fully Addressable		Bells Mill Elementary School / Main Building	Building Engineer				2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10133405	E1030	**Foodservice Equipment**	Convection Oven, Double		Bells Mill Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2009		
2	10133395	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Bells Mill Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	SMF58	No dataplate	2009		
3	10139066	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Bells Mill Elementary School / Main Building	Art Classroom	Geenheck.			2009		
4	10133457	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Bells Mill Elementary School / Main Building	Commercial Kitchen	CaptiveAire Systems	6030VH1	#701609	2009		
5	10133396	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Bells Mill Elementary School / Main Building	Commercial Kitchen	Metro	C5		2009		
6	10133529	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Bells Mill Elementary School / Main Building	Commercial Kitchen	Delfield	MARK7 KC-74-NU-208H	. 0903150000294	2009		
7	10133552	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Bells Mill Elementary School / Main Building	Commercial Kitchen	Delfield	No dataplate	No dataplate	2009		
8	10133518	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Bells Mill Elementary School / Main Building	Commercial Kitchen	Garland	C5		2009		
9	10133499	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Bells Mill Elementary School / Main Building	Commercial Kitchen	Norlake	NR2425S5/0	08110322	2009		
10	10133500	E1030	**Foodservice Equipment**	Sink, 1-Bowl		Bells Mill Elementary School / Main Building	Commercial Kitchen	Advance Tabco	7-PS-90		2009		
11	10139108	E1030	**Foodservice Equipment**	Trash Compactor, 600 LB		Bells Mill Elementary School / Main Building	Compactor Room	Precision Boilers			2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10133433	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Bells Mill Elementary School / Main Building	Roof	HeatCraft	CSS027L6C	T08L00110	2009		
13	10133478	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Bells Mill Elementary School / Main Building	Roof	Heatcraft	CSS020M6C	T08K05688	2009		
14	10133442	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refrigerator/Freezer		Bells Mill Elementary School / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible	2009		
15	10133447	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refrigerator/Freezer		Bells Mill Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	2009		
16	10133469	E1030	**Foodservice Equipment**	Walk-In, Freezer		Bells Mill Elementary School / Main Building	Commercial Kitchen	Brown			2009		
17	10133432	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Bells Mill Elementary School / Main Building	Commercial Kitchen	Brown	UDS-4	106849-102	2009		
18	10133479	E1030	**Foodservice Equipment** [PRO STAINLESS]	Sink, 3-Bowl		Bells Mill Elementary School / Main Building	Commercial Kitchen				2009		
19	10139059	E1040	**Ceramics Equipment**	Kiln		Bells Mill Elementary School / Main Building	Art Classroom	Paragon Aquatics	SN823	292426	2009		
20	10133564	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Bells Mill Elementary School / Main Building	Hallways & Common Areas				2009		
21	10133488	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Bells Mill Elementary School / Main Building	Lobby	No dataplate	No dataplate	No dataplate	2009		