FACILITY CONDITION ASSESSMENT

prepared for

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

Belmont Elementary School
19528 Olney Mill Road
Olney, MD, 20832

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BV PROJECT #:
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DATE OF REPORT:
August 12, 2025

ON SITE DATE:
May 1, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	19528 Olney Mill Road, Olney, MD 20832
Site Developed	1974
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 1, 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)	Carlos Castillo
Assessment & Report Prepared By	Jake Stauffer
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Belmont Elementary School, originally constructed in 1974, consists of one permanent main building on its campus. In addition to HVAC upgrades in 2019 and 2022, the campus also received a new roof and restroom refreshers in 2023.

Architectural

The campus structure is masonry load bearing and feature brick exteriors with a TPO single-ply roofing system. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed. Interior finishes have been well-maintained and are in fair to good condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off an air-cooled chiller and two gas fired boilers. Hot and chill water is distributed by pumps to hydronic unit ventilators and air handler units located in different mechanical spaces and common areas throughout the school. Secondary heating and cooling consist of roof top package units and roof mounted variable refrigerant volume (VRV) heat pumps. The heating and cooling system was observed to be in fair condition and was part of the 2011 HVAC upgrades. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Hot water is provided by gas-fired water heaters located in the mechanical room. The plumbing fixtures were observed to be in fair to good condition. The electrical system is composed of main switchboards, panel boards and transformers. The electrical system, including branch wiring and components, is approaching their useful life and will require replacement in the near term. The lighting system currently utilizes linear fluorescent fixtures with some LED replacements in various areas throughout the interior. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair condition. Mill and overlay as well as seal and striping are anticipated within the study period. The schools play surfaces and play components are in fair condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in fair condition with sidewalk replacement anticipated in the study period.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

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

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 0.566172.

Immediate Needs

Facility/Building	Total Items	Total Cost
Belmont Elementary School / Site	1	$5,000
Total	**1**	**$5,000**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9301027	Site General	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	Poor	Performance/Integrity	$5,000
Total (1 items)						**$5,000**

Key Findings

Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Basic/Minimal
Site Belmont Elementary School Site General

Uniformat Code: F1020
Recommendation: **Replace in 2025**

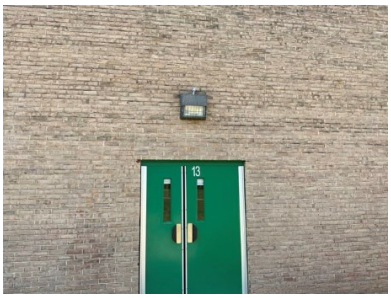
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

**$$**$$

Wood framed shed was observed to be damaged and deteriorated. Replacement is recommended in the short term. - AssetCALC ID: 9301027



Exterior Light in Poor condition.

Building-Mounted, Higher-Lumen for Large Areas
Main Building Belmont Elementary School
Building Exterior

Uniformat Code: D5040
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,600

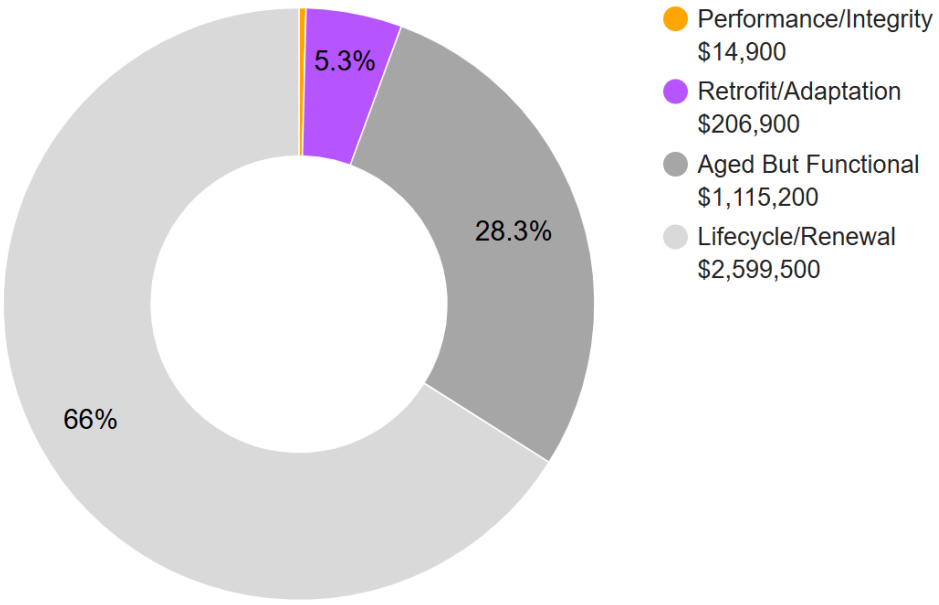
**$$**$$

Exterior lighting was observed to be in poor condition and inadequate for the building. Upgrades are scheduled for the short term. - AssetCALC ID: 9301022

Plan Types

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

Plan Type Descriptions and Distribution	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in 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: $3,936,500

2. Elementary School Building

Elementary School Building: Systems Summary		
Address	19528 Olney Mill Road, Olney, MD 20832	
GPS Coordinates	39.1785812, -77.0666282	
Constructed/Renovated	1974	
Building Area	49,279 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board and ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted and ACT	Fair
Elevators	None	--

Elementary School Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handler feeding unit ventilator terminal units. Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: Metal halide Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$23,400	-	$51,000	$74,400
Roofing	-	-	$32,500	-	$1,505,000	$1,537,400
Interiors	-	-	$222,200	$373,700	$758,200	$1,354,100
Plumbing	-	-	$20,100	$7,200	$32,400	$59,600
HVAC	-	-	$254,400	$474,400	$1,575,000	$2,303,800
Fire Protection	-	-	$19,700	$63,000	$28,100	$110,700
Electrical	-	$9,900	$1,127,000	$64,000	$444,000	$1,644,800
Fire Alarm & Electronic Systems	-	-	$91,500	$339,400	-	$430,900
Equipment & Furnishings	-	-	$147,900	$18,100	$65,000	$231,000
TOTALS (3% inflation)	**-**	**$9,900**	**$1,938,500**	**$1,339,700**	**$4,458,600**	**$7,746,700**

Totals have been rounded to the nearest $100.** ***The darker the shading, the higher the cost.

3. Site Summary

Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	54 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Property entrance signage; chain link fencing. Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Storage sheds	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	$5,000	-	$11,300	-	-	$16,300
Site Development	-	$206,900	$29,600	$99,800	$38,100	$374,300
Site Pavement	-	-	$224,200	$23,400	$58,500	$306,000
Site Utilities	-	-	-	$48,400	-	$48,400
TOTALS (3% inflation)	**$5,000**	**$206,900**	**$265,000**	**$171,500**	**$96,600**	**$745,000**

Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.

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	1974	No	No
Building	1974	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Belmont Elementary School, located at 19528 Olney Mill Road, Olney, MD, 20832, 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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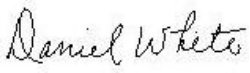
Reviewed by:



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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

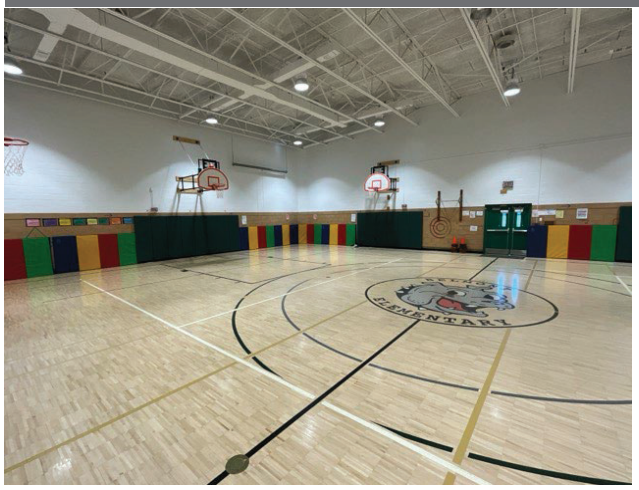
3 - REAR ELEVATION

4 - RIGHT ELEVATION

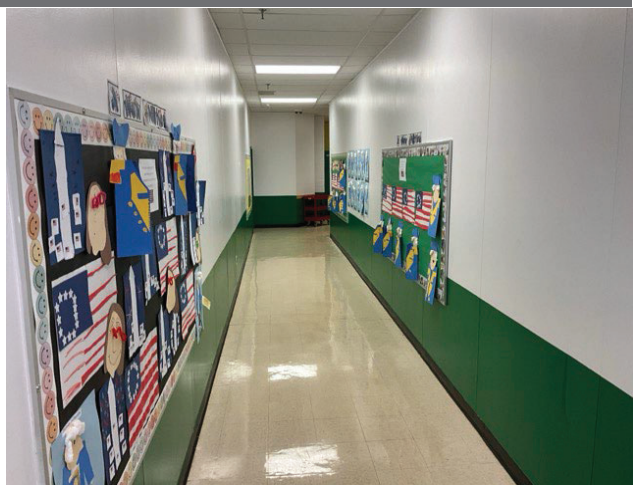
5 - BUILDING FACADE

6 - PRIMARY ROOF OVERVIEW

Photographic Overview



7 - GYMNASIUM



8 - TYPICAL HALLWAY

9 - OFFICES

10 - TYPICAL CLASSROOM

11 - LIBRARY

12 - CAFETERIA

Photographic Overview

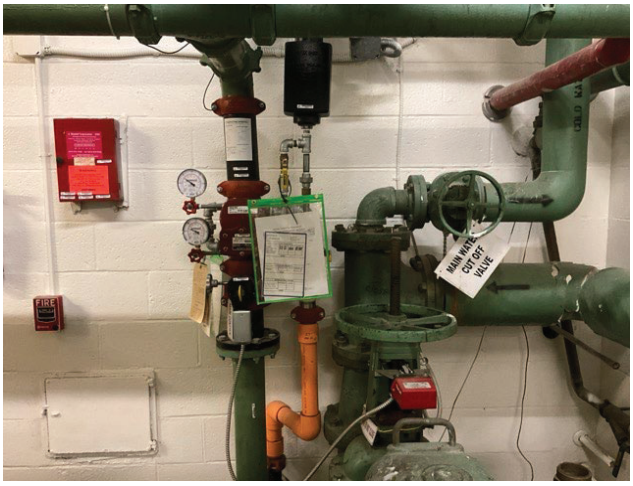
13 - WATER HEATER

14 - DOMESTIC WATER PIPING

15 - ROOFTOP MECHANICAL EQUIPMENT

16 - MAIN MECHANICAL ROOM

17 - CHILLERS AND PUMPS



18 - FIRE SPRINKLER RISERS

Photographic Overview

19 - MAIN ELECTRICAL ROOM

20 - SECONDARY ELECTRICAL ROOM

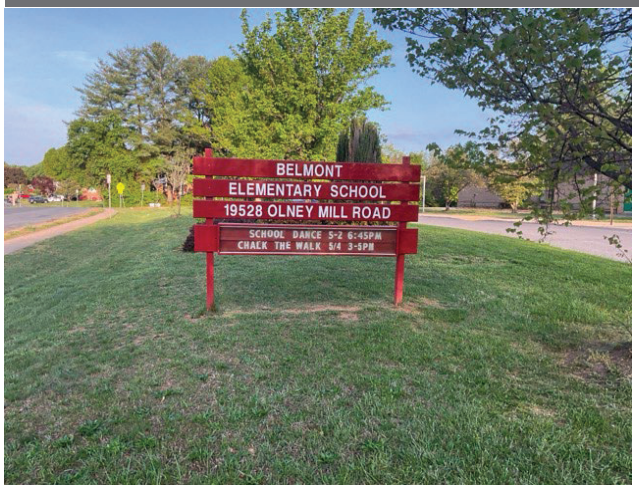
21 - EMERGENCY GENERATOR

22 - FIRE ALARM PANEL

23 - FIRE ALARM DEVICES

24 - COMMERCIAL KITCHEN

Photographic Overview



25 - PROPERTY SIGNAGE

26 - MAIN PARKING AREA

27 - SECONDARY PARKING AREA

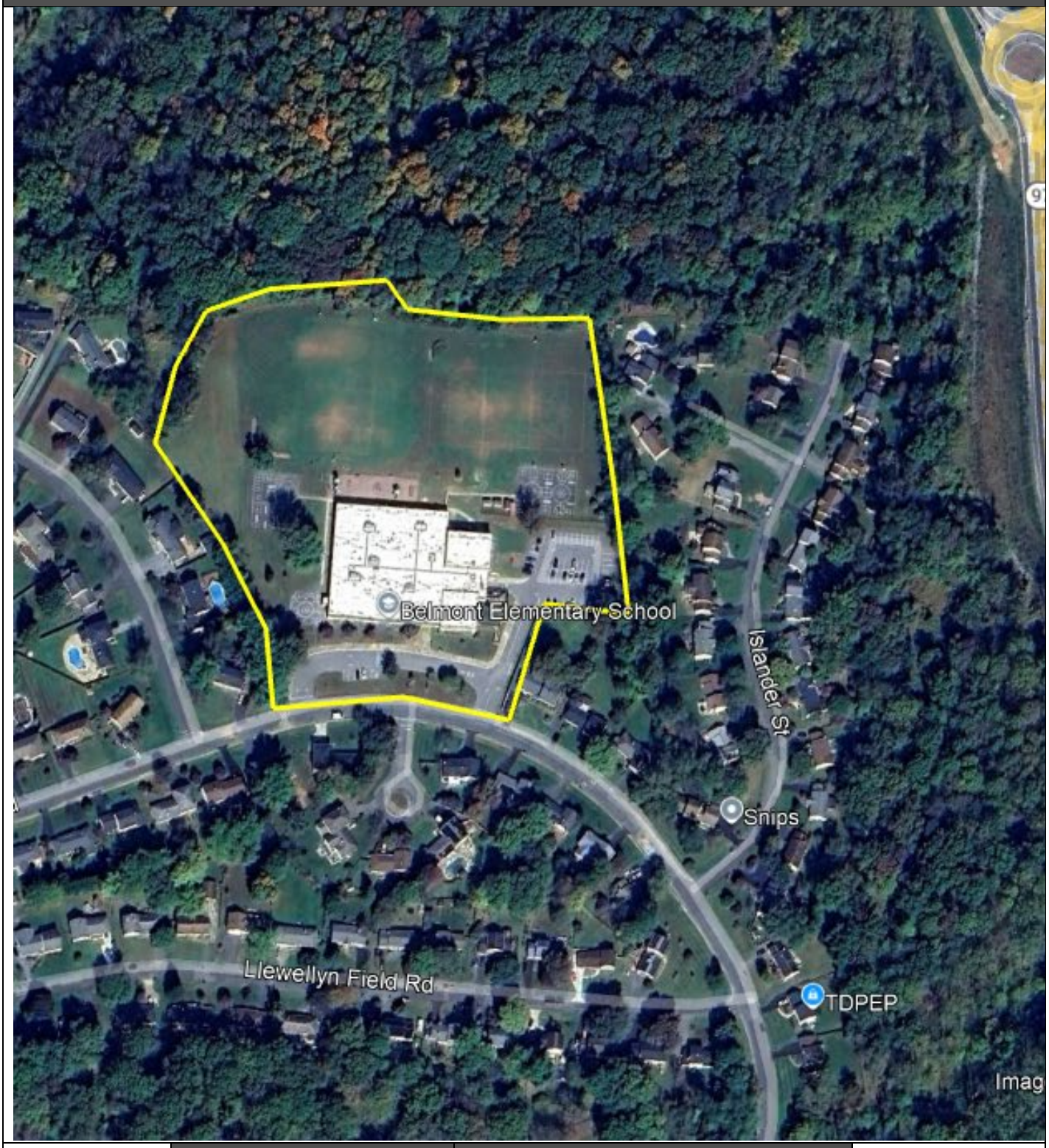
28 - SPORTS FIELDS

29 - SPORTS COURTS

30 - PLAYGROUND

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-008.354	Belmont Elementary School
Source	**On-Site Date**
Google	May 1, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Belmont Elementary School

Name of person completing form: Carlos Castillo

Title / Association w/ property: Building services

Length of time associated w/ property: 8 Years

Date Completed: 5/1/2025

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1974	Renovated:	
2	Building size in SF	49,300 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2023	
		Interiors	2023	Painting, bathroom
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Electrical renovation currently taking place		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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				Currently undergoing renovations
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: Belmont Elementary School

BV Project Number: 172559.25R000-008.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

ACCESSIBLE RAMP

	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

ACCESSIBLE ENTRANCE

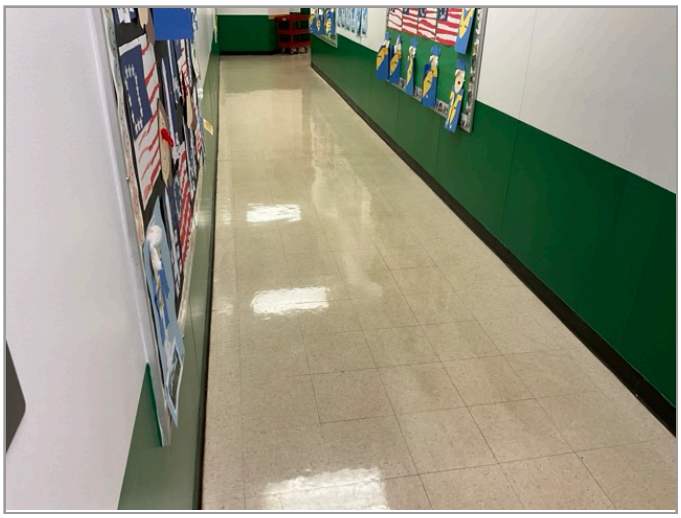
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN CABINETS

SINK CLEARANCE

	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

ACCESSIBLE ROUTE TO PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Belmont Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	49,279 SF	24	9300936
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	16,740 SF	24	9300992
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	11,200 SF	4	9300959
B2020	Building Exterior	Fair	Glazing, any type by SF	650 SF	12	9300978
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	18	25	9300974
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	52,000 SF	18	9300995
B3060	Roof	Good	Roof Hatch, Metal	1	28	9301006
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	5,600 SF	5	9300971
Interiors						
C1020	Building interior	Fair	Interior Glazing, any type by SF	180 SF	17	9300990
C1030	Throughout Building	Good	Interior Door, Steel, Standard	62	28	9300954
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	44,500 SF	7	9300924
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	18	9300997
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	180 LF	15	9301000
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	400 SF	38	9300983
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	74,000 SF	7	9301003
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,100 SF	36	9300918
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	4,900 SF	8	9300937
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,500 SF	38	9300920
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	40,100 SF	3	9300947
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	700 SF	3	9300935

Component Condition Report | Belmont Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,900 SF	6	9301001
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	5	28	9300941
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	5	9300979
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	9300950
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	11	9300932
D2010	Restrooms	Good	Toilet, Child-Sized	12	28	9301004
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	12	28	9300955
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Porcelain Enamel	14	3	9300968
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	6	9300965
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	49,279 SF	24	9322848
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 0.75 IN	1	11	9300948
HVAC						
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 2001 to 2500 MBH	1	10	9300975
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 2001 to 2500 MBH	1	27	9300982
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON	1	3	9300931
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	3	9300999
D3030	Building interior	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	12	6	9300944
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON	1	3	9300985
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON	1	3	9301008
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON	1	3	9300927
D3030	Roof	Good	Chiller, Air-Cooled, 151 to 200 TON	1	19	9300998
D3030	Common area	Fair	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM	8	6	9300952
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	6	9300949
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 8 to 10 HP	1	10	9300981

Component Condition Report | Belmont Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	6	9300945
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	1	9	9300962
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 11 to 15 HP	1	11	9300993
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	49,279 SF	20	9300957
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	6	9300987
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	49,279 SF	16	9322849
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	6	9300938
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	9300939
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	15	9300977
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	9300930
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	9300967
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	6	9301002
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	4	9300917
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	9300925
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	9301005
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	9300989
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	9300988
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	9300951
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	49,279 SF	6	9300973
D4010	Mechanical Room	Fair	Fire Riser, Wet Standpipe, 6 IN	1	17	9300976
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 10 IN	1	3	9300972
Electrical						
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	14	9300946
D5010	Building exterior	Fair	Generator, Gas or Gasoline, 40 to 80 KW	1	7	9300933

Component Condition Report | Belmont Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1		3	9300958
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V, 400 AMP	1		3	9300943
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1		3	9300956
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	49,279	SF	3	9322850
D5020	Mechanical Room	Fair	Switchboard, 277/480 V, 1600 AMP	1		3	9300963
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V, 400 AMP	1		16	9300922
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1		20	9300961
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	49,279	SF	13	9300964
D5040	Building exterior	Poor	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	12		1	9301022
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	49,279	SF	3	9300934
Fire Alarm & Electronic Systems							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	49,279	SF	4	9301007
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	49,279	SF	10	9300942
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	49,279	SF	7	9300923
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable	1		7	9300986
D8010	Mechanical Room	Fair	BAS/HVAC Controls, DDC Control Panel	1		10	9300953
Equipment & Furnishings							
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		3	9300966
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		3	9300980
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		4	9300928
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1		3	9300994
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1		24	9300929
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		3	9300984
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1		3	9300940
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	650	SF	4	9300970

Component Condition Report | Belmont Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	4	8	9300996
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	320 LF	3	9300921

Component Condition Report | Belmont Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	0	9301027
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	5	9301019
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	3	9301017
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,000 SF	3	9301021
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,000 SF	3	9301011
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	4,800 SF	3	9301026
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	12	9301020
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	6	9301014
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	6	9301015
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,200 SF	22	9301018
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	6	9301013
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	6	9301028
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,200 SF	4	9301016
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	4	9301030
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	6	9301010
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Poured-in-Place	7,500 SF	2	9301025
Sitework						

Component Condition Report | Belmont Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2060	Site	Fair	Flagpole, Metal	1		6	9301023
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	2,250	LF	23	9301009
G2060	Site General	Good	Fences & Gates, Fence, Metal Tube 4'	260	LF	32	9301029
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1		7	9301024
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	9		10	9301012

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/19/2025

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
Belmont Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Belmont Elementary School / Main Building	$0	$9,888	$0	$1,769,817	$133,027	$35,706	$428,353	$592,291	$49,176	$40,448	$229,458	$35,021	$50,971	$425,150	$20,722	$142,087	$344,476	$223,941	$2,313,777	$443,725	$458,743	**$7,746,775**
Belmont Elementary School / Site	$5,000	$0	$206,876	$229,637	$29,590	$5,796	$86,569	$3,690	$23,372	$9,512	$48,381	$0	$14,258	$27,094	$11,027	$0	$0	$0	$31,410	$12,783	$0	**$744,993**
Grand Total	**$5,000**	**$9,888**	**$206,876**	**$1,999,454**	**$162,616**	**$41,502**	**$514,921**	**$595,981**	**$72,548**	**$49,960**	**$277,839**	**$35,021**	**$65,229**	**$452,244**	**$31,749**	**$142,087**	**$344,476**	**$223,941**	**$2,345,187**	**$456,508**	**$458,743**	**$8,491,768**

Belmont Elementary School

Belmont 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	9300959	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	11200	SF	$1.86	$20,832					$20,832																	**$20,832**
B2020	Building Exterior	9300978	Glazing, any type by SF, Replace	30	18	12	650	SF	$55.00	$35,750													$35,750									**$35,750**
B3010	Roof	9300995	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	52000	SF	$17.00	$884,000																			$884,000			**$884,000**
B3080	Building Exterior	9300971	Soffit/Fascia, Metal, Replace	25	20	5	5600	SF	$5.00	$28,000						$28,000																**$28,000**
C1020	Building interior	9300990	Interior Glazing, any type by SF, Replace	40	23	17	180	SF	$41.60	$7,488																		$7,488				**$7,488**
C1070	Throughout Building	9300924	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	44500	SF	$3.50	$155,750								$155,750														**$155,750**
C1090	Restrooms	9300997	Toilet Partitions, Plastic/Laminate, Replace	20	2	18	12	EA	$750.00	$9,000																			$9,000			**$9,000**
C1090	Hallways & Common Areas	9301000	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	5	15	180	LF	$500.00	$90,000																$90,000						**$90,000**
C2010	Throughout Building	9301003	Wall Finishes, any surface, Prep & Paint	10	3	7	74000	SF	$1.50	$111,000								$111,000										$111,000				**$222,000**
C2030	Auditorium	9300935	Flooring, Wood, Strip, Refinish	10	7	3	700	SF	$4.00	$2,800				$2,800										$2,800								**$5,600**
C2030	Throughout Building	9300947	Flooring, Vinyl Tile (VCT), Replace	15	12	3	40100	SF	$5.00	$200,500				$200,500															$200,500			**$401,000**
C2030	Gymnasium	9300937	Flooring, Wood, Sports, Refinish	10	2	8	4900	SF	$5.00	$24,500									$24,500										$24,500			**$49,000**
C2050	Gymnasium	9301001	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	4900	SF	$2.50	$12,250							$12,250										$12,250					**$24,500**
D2010	Mechanical Room	9300932	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replac	20	9	11	1	EA	$16,600.00	$16,600												$16,600										**$16,600**
D2010	Mechanical Room	9300948	Backflow Preventer, Domestic Water, 0.75 IN, Replace	30	19	11	1	EA	$1,100.00	$1,100												$1,100										**$1,100**
D2010	Classroom	9300968	Sink/Lavatory, Drop-In Style, Porcelain Enamel, Replace	30	27	3	14	EA	$1,100.00	$15,400				$15,400																		**$15,400**
D2010	Utility closet	9300979	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	2	EA	$1,400.00	$2,800						$2,800																**$2,800**
D2010	Hallways & Common Areas	9300965	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	4	EA	$1,500.00	$6,000							$6,000															**$6,000**
D2010	Restrooms	9300950	Toilet, Commercial Water Closet, Replace	30	16	14	4	EA	$1,300.00	$5,200															$5,200							**$5,200**
D3020	Mechanical Room	9300975	Boiler, Gas, HVAC, 2001 to 2500 MBH, Replace	30	20	10	1	EA	$60,400.00	$60,400											$60,400											**$60,400**
D3030	Roof	9300998	Chiller, Air-Cooled, 151 to 200 TON, Replace	25	6	19	1	EA	$240,000.00	$240,000																				$240,000		**$240,000**
D3030	Roof	9301008	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	12	3	1	EA	$55,000.00	$55,000				$55,000																$55,000			**$110,000**
D3030	Roof	9300927	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	12	3	1	EA	$55,000.00	$55,000				$55,000																$55,000			**$110,000**
D3030	Roof	9300985	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	12	3	1	EA	$55,000.00	$55,000				$55,000																$55,000			**$110,000**
D3030	Roof	9300931	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	12	3	1	EA	$55,000.00	$55,000				$55,000																$55,000			**$110,000**
D3030	Roof	9300999	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500																$3,500			**$7,000**
D3030	Common area	9300952	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM, Replace	20	14	6	8	EA	$10,600.00	$84,800							$84,800															**$84,800**
D3030	Building interior	9300944	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	9	6	12	EA	$4,830.00	$57,960							$57,960															**$57,960**
D3050	Mechanical Room	9300981	Pump, Distribution, HVAC Heating Water, 8 to 10 HP, Replace	25	15	10	1	EA	$6,800.00	$6,800											$6,800											**$6,800**
D3050	Mechanical Room	9300993	Pump, Distribution, HVAC Heating Water, 11 to 15 HP, Replace	25	14	11	1	EA	$7,600.00	$7,600												$7,600										**$7,600**
D3050	Throughout Building	9300957	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	49279	SF	$5.00	$246,395																					$246,395	**$246,395**
D3050	Roof	9300987	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Roof	9300938	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	14	6	1	EA	$25,000.00	$25,000							$25,000															**$25,000**
D3050	Roof	9300949	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Roof	9300945	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	14	6	1	EA	$25,000.00	$25,000							$25,000															**$25,000**
D3050	Mechanical Room	9300962	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	21	9	1	EA	$31,000.00	$31,000									$31,000													**$31,000**
D3050	Throughout	9322849	HVAC System, Ductwork, Medium Density, Replace	30	14	16	49279	SF	$4.00	$197,116																	$197,116					**$197,116**
D3060	Roof	9300925	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9300951	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9300939	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Roof	9300917	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	9301002	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D3060	Roof	9301005	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	9300989	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	9300988	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	9300967	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	9300930	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	9300977	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	5	15	1	EA	$1,200.00	$1,200															$1,200							**$1,200**

Replacement Reserves Report

5/19/2025

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
D4010	Mechanical Room	9300972	Backflow Preventer, Fire Suppression, 10 IN, Replace	30	27	3	1	EA	$18,000.00	$18,000				$18,000																		**$18,000**
D4010	Throughout Building	9300973	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	49279	SF	$1.07	$52,729							$52,729															**$52,729**
D4010	Mechanical Room	9300976	Fire Riser, Wet Standpipe, 6 IN, Replace	40	23	17	1	EA	$17,000.00	$17,000																		$17,000				**$17,000**
D5010	Building exterior	9300933	Generator, Gas or Gasoline, 40 to 80 KW, Replace	25	18	7	1	EA	$52,000.00	$52,000								$52,000														**$52,000**
D5010	Mechanical room	9300946	Automatic Transfer Switch, ATS, 100 AMP, Replace	25	11	14	1	EA	$8,500.00	$8,500															$8,500							**$8,500**
D5020	Mechanical Room	9300963	Switchboard, 277/480 V, 1600 AMP, Replace	40	37	3	1	EA	$75,000.00	$75,000				$75,000																		**$75,000**
D5020	Mechanical room	9300956	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	27	3	1	EA	$16,000.00	$16,000				$16,000																		**$16,000**
D5020	Mechanical room	9300958	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	27	3	1	EA	$16,000.00	$16,000				$16,000																		**$16,000**
D5020	Mechanical Room	9300961	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	10	20	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Throughout	9322850	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	37	3	49279	SF	$18.00	$887,022				$887,022																		**$887,022**
D5020	Mechanical room	9300943	Distribution Panel, 277/480 V, 400 AMP, Replace	30	27	3	1	EA	$5,300.00	$5,300				$5,300																		**$5,300**
D5020	Mechanical Room	9300922	Distribution Panel, 277/480 V, 400 AMP, Replace	30	14	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5040	Building exterior	9301022	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	19	1	12	EA	$800.00	$9,600		$9,600																				**$9,600**
D5040	Throughout Building	9300934	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	49279	SF	$0.65	$32,031				$32,031										$32,031								**$64,063**
D5040	Throughout Building	9300964	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	7	13	49279	SF	$5.00	$246,395														$246,395								**$246,395**
D6060	Throughout Building	9301007	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	49279	SF	$1.65	$81,310					$81,310																	**$81,310**
D7030	Throughout Building	9300942	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	49279	SF	$2.00	$98,558											$98,558											**$98,558**
D7050	Throughout Building	9300923	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	49279	SF	$3.00	$147,837								$147,837														**$147,837**
D7050	Mechanical room	9300986	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D8010	Mechanical Room	9300953	BAS/HVAC Controls, DDC Control Panel, Replace	15	5	10	1	EA	$4,980.00	$4,980											$4,980											**$4,980**
E1030	Commercial Kitchen	9300984	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600																$3,600		**$7,200**
E1030	Commercial Kitchen	9300940	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	$4,700.00	$4,700				$4,700																$4,700		**$9,400**
E1030	Commercial Kitchen	9300994	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	$4,700.00	$4,700				$4,700																$4,700		**$9,400**
E1030	Commercial Kitchen	9300966	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Commercial Kitchen	9300980	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																$4,600		**$9,200**
E1030	Commercial Kitchen	9300928	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600																$4,600	**$9,200**
E1070	Auditorium	9300970	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	650	SF	$13.00	$8,450					$8,450																$8,450		**$16,900**
E1070	Gymnasium	9300996	Basketball Backboard, Wall-Mounted, Fixed	30	22	8	4	EA	$3,580.00	$14,320									$14,320													**$14,320**
E2010	Office Areas	9300921	Casework, Cabinetry, Standard, Replace	20	17	3	320	LF	$300.00	$96,000				$96,000																		**$96,000**
Totals, Unescalated											**$0**	**$9,600**	**$0**	**$1,619,633**	**$118,192**	**$30,800**	**$358,739**	**$481,587**	**$38,820**	**$31,000**	**$170,738**	**$25,300**	**$35,750**	**$289,506**	**$13,700**	**$91,200**	**$214,666**	**$135,488**	**$1,359,100**	**$253,050**	**$253,995**	**$5,530,865**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$9,888**	**$0**	**$1,769,817**	**$133,027**	**$35,706**	**$428,353**	**$592,291**	**$49,176**	**$40,448**	**$229,458**	**$35,021**	**$50,971**	**$425,150**	**$20,722**	**$142,087**	**$344,476**	**$223,941**	**$2,313,777**	**$443,725**	**$458,743**	**$7,746,775**

Belmont 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
F1020	Site General	9301027	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	30	0	200	SF	$25.00	$5,000	$5,000																					**$5,000**
F1020	Site General	9301017	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	27	3	200	SF	$25.00	$5,000				$5,000																		**$5,000**
F1020	Site General	9301019	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	200	SF	$25.00	$5,000						$5,000																**$5,000**
G2020	Site Parking Areas	9301011	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	41000	SF	$3.50	$143,500				$143,500																		**$143,500**
G2020	Site Parking Areas	9301021	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	41000	SF	$0.45	$18,450				$18,450					$18,450					$18,450				$18,450				**$73,800**
G2030	Site Parking Areas	9301026	Sidewalk, Concrete, Large Areas, Replace	50	47	3	4800	SF	$9.00	$43,200				$43,200																		**$43,200**
G2050	Site Sports Fields & Courts	9301016	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	16200	SF	$0.45	$7,290					$7,290					$7,290					$7,290					$7,290		**$29,160**
G2050	Site Sports Fields & Courts	9301030	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	21	4	4	EA	$4,750.00	$19,000					$19,000																	**$19,000**
G2050	Site Sports Fields & Courts	9301020	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	8	12	2	EA	$5,000.00	$10,000													$10,000									**$10,000**
G2050	Site Playground Areas	9301025	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	7500	SF	$26.00	$195,000			$195,000																			**$195,000**
G2050	Site Playground Areas	9301014	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
G2050	Site Playground Areas	9301015	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
G2050	Site Playground Areas	9301013	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
G2050	Site Playground Areas	9301028	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
G2050	Site Playground Areas	9301010	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
G2060	Site	9301023	Flagpole, Metal, Replace	30	24	6	1	EA	$2,500.00	$2,500							$2,500															**$2,500**
G2060	Site General	9301024	Signage, Property, Monument, Replace/Install	20	13	7	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
G4050	Site Parking Areas	9301012	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	10	10	9	EA	$4,000.00	$36,000											$36,000											**$36,000**
Totals, Unescalated											**$5,000**	**$0**	**$195,000**	**$210,150**	**$26,290**	**$5,000**	**$72,500**	**$3,000**	**$18,450**	**$7,290**	**$36,000**	**$0**	**$10,000**	**$18,450**	**$7,290**	**$0**	**$0**	**$0**	**$18,450**	**$7,290**	**$0**	**$640,160**
Totals, Escalated (3.0% inflation, compounded annually)											**$5,000**	**$0**	**$206,876**	**$229,637**	**$29,590**	**$5,796**	**$86,569**	**$3,690**	**$23,372**	**$9,512**	**$48,381**	**$0**	**$14,258**	**$27,094**	**$11,027**	**$0**	**$0**	**$0**	**$31,410**	**$12,783**	**$0**	**$744,993**

* 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
D20 Plumbing													
1	9300932	D2010	**Water Heater**	Gas, Commercial (200 MBH), 100 to 199 GAL	100 GAL	Belmont Elementary School / Main Building	Mechanical Room	State	SBD100199NES118	1638M000227	2016		
2	9300948	D2010	**Backflow Preventer**	Domestic Water, 0.75 IN	.75 IN	Belmont Elementary School / Main Building	Mechanical Room	Watts	LF909	064342	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9300975	D3020	**Boiler**	Gas, HVAC, 2001 to 2500 MBH	2100 MBH	Belmont Elementary School / Main Building	Mechanical Room	RBI	DB2100	052291180	2022		
2	9300982	D3020	**Boiler**	Gas, HVAC, 2001 to 2500 MBH	2100 MBH	Belmont Elementary School / Main Building	Mechanical Room	RBI	DB2100	052291179	2022		
3	9300998	D3030	**Chiller**	Air-Cooled, 151 to 200 TON	161 TON	Belmont Elementary School / Main Building	Roof	Daikin	AGZ161EDSEP	STNU190700169	2019		
4	9300931	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 15 TON	Illegible	Belmont Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible	2012		
5	9300985	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 15 TON	12.5 TON	Belmont Elementary School / Main Building	Roof	Mitsubishi	PURYP144YJMUA	Illegible			
6	9301008	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 15 TON	Illegible	Belmont Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible			
7	9300927	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 15 TON	12 TON	Belmont Elementary School / Main Building	Roof	Mitsubishi	PURYP144YJMUA	Illegible			
8	9300999	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	0.75 TON	Belmont Elementary School / Main Building	Roof	Mitsubishi	SUZKA09NA2	93U01183			
9	9300952	D3030	**Unit Ventilator**	approx/nominal 4 Ton, 1251 to 1500 CFM	No dataplate	Belmont Elementary School / Main Building	Common area	No dataplate	No dataplate	No dataplate	2011		8
10	9300993	D3050	**Pump**	Distribution, HVAC Heating Water, 11 to 15 HP	15 HP	Belmont Elementary School / Main Building	Mechanical Room	Bell & Gossett	Illegible	Illegible	2011		
11	9300981	D3050	**Pump**	Distribution, HVAC Heating Water, 8 to 10 HP	10 HP	Belmont Elementary School / Main Building	Mechanical Room	Bell & Gossett	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9300962	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	5000 CFM	Belmont Elementary School / Main Building	Mechanical Room	Trane	LPCAB10F1EO	T04G44830	2004		
13	9300945	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Belmont Elementary School / Main Building	Roof	Trane	YCD151E4HLAD	112110944D	2011		
14	9300938	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Belmont Elementary School / Main Building	Roof	Trane	YCD151E4LKAD	112110980D	2011		
15	9300949	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 16 to 20 TON	17.5 TON	Belmont Elementary School / Main Building	Roof	NA	VPRE21020A30JC1CA	12459437	2011		
16	9300987	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 16 to 20 TON	17.5 TON	Belmont Elementary School / Main Building	Roof	NA	VPRE21020A	12459431	2011		
17	9300977	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 CFM	Belmont Elementary School / Main Building	Roof	Greenheck	G080V6X	1663928920E	2020		
18	9300939	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	No dataplate	Belmont Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
19	9300930	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1600 CFM	Belmont Elementary School / Main Building	Roof	NA	TXB10	Illegible	2011		
20	9300967	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1600 CFM	Belmont Elementary School / Main Building	Roof	NA	TXB10	333051	2011		
21	9300925	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	Belmont Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
22	9301005	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1250 CFM	Belmont Elementary School / Main Building	Roof	NA	DB14	333050	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9300989	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	Belmont Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2011		
24	9300988	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Belmont Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2011		
25	9300951	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	Belmont Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
26	9301002	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	Belmont Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
27	9300917	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	Belmont Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9300972	D4010	**Backflow Preventer**	Fire Suppression, 10 IN	10 IN	Belmont Elementary School / Main Building	Mechanical Room	NA	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9300933	D5010	**Generator**	Gas or Gasoline, 40 to 80 KW	60 KW	Belmont Elementary School / Main Building	Building exterior	Elliott-Williams	60RN	BY07J590	2007		
2	9300946	D5010	**Automatic Transfer Switch**	ATS, 100 AMP	100 AMP	Belmont Elementary School / Main Building	Mechanical room	Elliott-Williams	G2SAO1033	1422080	2014		
3	9300958	D5020	**Secondary Transformer**	Dry, Stepdown, 112.5 KVA	112.5 KVA	Belmont Elementary School / Main Building	Mechanical room	ITE Imperial Corporation	3F3Y112	783110			
4	9300956	D5020	**Secondary Transformer**	Dry, Stepdown, 112.5 KVA	112.5 KVA	Belmont Elementary School / Main Building	Mechanical room	ITE Imperial Corporation	3F3Y112	783111			
5	9300961	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	Inaccessible	Belmont Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
6	9300963	D5020	**Switchboard**	277/480 V, 1600 AMP	1200 AMP	Belmont Elementary School / Main Building	Mechanical Room	ITE Imperial Corporation	1570837052F	413502			
7	9300943	D5020	**Distribution Panel**	277/480 V, 400 AMP	Illegible	Belmont Elementary School / Main Building	Mechanical room	Illegible	Illegible	Illegible			
8	9300922	D5020	**Distribution Panel**	277/480 V, 400 AMP	400 AMP	Belmont Elementary School / Main Building	Mechanical Room	Siemens	P1	3003355217	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9300986	D7050	**Fire Alarm Panel**	Fully Addressable		Belmont Elementary School / Main Building	Mechanical room	Honeywell					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	9300953	D8010	**BAS/HVAC Controls**	DDC Control Panel		Belmont Elementary School / Main Building	Mechanical Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9300966	E1030	**Foodservice Equipment**	Convection Oven, Double		Belmont Elementary School / Main Building	Commercial Kitchen	Blodgett	EF111	677EF15			
2	9300984	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Belmont Elementary School / Main Building	Commercial Kitchen	Beverage-Air	STF491W	NA			
3	9300994	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Belmont Elementary School / Main Building	Commercial Kitchen	Low-Temp Refrigeration	36ST	G90D3201			
4	9300940	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Belmont Elementary School / Main Building	Commercial Kitchen	Lucks	50CFT	G90C3199			
5	9300980	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Belmont Elementary School / Main Building	Commercial Kitchen	Traulsen	G20010	T77713H19	2013		
6	9300928	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Belmont Elementary School / Main Building	Commercial Kitchen	Beverage-Air	PF481AS	NA			
7	9300929	E1030	**Foodservice Equipment**	Sink, 2-Bowl		Belmont Elementary School / Main Building	Commercial Kitchen						