

FACILITY CONDITION ASSESSMENT



prepared for

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



Bradley Hills Elementary School
8701 Hartsdale Avenue
Bethesda, MD 20817

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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October 13, 2025

ON SITE DATE:

August 11, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	8701 Hartsdale Avenue, Bethesda, MD 20817
Site Developed	1951 Phase I Renovated and additions 1984 and 2012
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 11 and 12, 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)	Ana Soriano, Building Service Manager, 301.448.0851 Chris Creamer, Administrative Secretary, 240.813.5522
Assessment and Report Prepared By	Mark Chamberlain
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 building was originally constructed in 1951, with reported additions/renovations in 1984 and 2012. The property is used as an elementary school. The property's main entrance drive is off Hartsdale Avenue located to the west of the school, with additional entrances located off Folkstone Road and Madison Street. The facilities are reported to be consistently occupied and in use.

Architectural

The exterior envelope systems and components were observed to be performing adequately. However, the exterior brick masonry lower walls exhibit isolated areas of deteriorated bricks/mortar joints at the loading dock area; there is an isolated area of damaged EIFS wall on the exterior of the commercial kitchen; active roof leaks reportedly above the main office area and in classroom 204 with a trash container observed below the leak area in this classroom. Budgetary costs are included in the cost tables for repairs. There are also trees in the courtyard areas that overhang the roof surfaces and are included under the site below. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years, including during the most recent addition in 2012. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have undergone major upgrades during the most recent addition/renovation completed in 2012. There is one broken wall-mounted urinal in the boy's restroom by the lobby. The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement with concrete paved accessible parking spaces, service drive/loading dock area. The pedestrian walkways and ramps are concrete, and portions of the paved edges have concrete curbing. The site is illuminated by pole lights in the parking lots and exterior building wall lights. The school property has some play areas, including basketball courts, hard-surfaced paly courts, and playground areas. Few site deficiencies were observed, including overgrown trees overhanging the roof surfaces in the courtyard area and isolated areas of cracking and spalling concrete sidewalks on the rear and sides of the building, as well as in the courtyard area. Portions of the adjacent concrete curb also have some cracked concrete. These deficiencies require immediate repair, as well as continued routine maintenance and typical lifecycle replacements over the reserve term.

The school property is next to Bradley Local Park, which is located to the east of the school. The tennis courts are reportedly maintained by the park; however, the school has access to the courts during regular school hours and therefore costs are included for the tennis courts.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility.

Facility Characteristic Survey

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

Indoor air quality including temperature and relative humidity level is 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 conservation.

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.522030.

Immediate Needs

<u>ID</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9618825	Building Exterior	B2010	Exterior Walls, Insulated Finishing System (EIFS), Repair	Poor	Performance/Integrity	\$2,000
9618827	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
9618936	Restrooms	D2010	Urinal, Standard, Replace	Failed	Performance/Integrity	\$1,100
9618965	Site General	G2030	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$3,000
9621683	Restrooms	Y1050	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	Poor	Accessibility	\$800
9618926	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$300
9621682	Restrooms	Y1050	ADA Restrooms, Grab Bars & Blocking, Install	NA	Accessibility	\$7,200
9631678	Restrooms	Y1050	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	NA	Accessibility	\$3,200
9618889	Staff Lounge	Y1060	ADA Kitchen Area, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
9618939	ADA study	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (10 items)						\$42,300

Key Findings



Exterior Walls in Poor condition.

Insulated Finishing System (EIFS)
Main Building Bradley Hills Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2025**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Isolated area of damaged EIFS wall on the exterior of the commercial kitchen. - AssetCALC ID: 9618825



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Main Building Bradley Hills Elementary School
Building Exterior

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Exterior bricks/mortar joints damage along lower walls at the loading dock area. - AssetCALC ID: 9618902



Roofing in Poor condition.

any type, Repairs per Man-Day
Main Building Bradley Hills Elementary School
Roof

Uniformat Code: B3010
Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Active roof leaks reportedly above the main office area and in classroom 204. Both roof leak areas are below the green roof system. - AssetCALC ID: 9618827



Sidewalk in Poor condition.

any pavement type, Sectional Repairs per Man-Day
Site Bradley Hills Elementary School Site
General

Uniformat Code: G2030
Recommendation: **Repair in 2025**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Isolated areas of crack and spalled concrete sidewalks on the rear and sides of the building, as well as in the courtyard area. Portions of the adjacent concrete curb also have cracked concrete. - AssetCALC ID: 9618965



Urinal in Failed condition.

Priority Score: **83.9**

Standard
Main Building Bradley Hills Elementary School
Restrooms

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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

\$\$\$\$

There is one broken wall-mounted urinal in the boy's restroom by the lobby. - AssetCALC ID: 9618936



Landscaping in Poor condition.

Priority Score: **81.8**

Mature Trees, Removal/Trimming
Site Bradley Hills Elementary School Courtyard

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

Uniformat Code: G2080
Recommendation: **Repair in 2026**

\$\$\$\$

There are overgrown trees overhanging the roof surfaces in the courtyard area. - AssetCALC ID: 9618892



ADA Restrooms

Priority Score: **63.9**

Toilet Partitions, Location/Clearance
Main Building Bradley Hills Elementary School
Restrooms

Plan Type: Accessibility

Cost Estimate: \$3,200

Uniformat Code: Y1050
Recommendation: **Modify in 2025**

\$\$\$\$

ADA Restroom toilet stall - AssetCALC ID: 9631678



ADA Restrooms

Priority Score: **63.9**

Grab Bars and Blocking
Main Building Bradley Hills Elementary School
Restrooms

Plan Type: Accessibility

Cost Estimate: \$7,200

Uniformat Code: Y1050
Recommendation: **Install in 2025**

\$\$\$\$

ADA Restroom toilet stall - AssetCALC ID: 9621682



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Bradley Hills Elementary School
Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$300

\$\$\$\$

ADA Restroom sinks, some are missing wraps - AssetCALC ID: 9618926



ADA Kitchen Area

Sink/Counter/Maneuverability, Full
Reconfiguration
Main Building Bradley Hills Elementary School
Staff Lounge

Uniformat Code: Y1060
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

\$\$\$\$

ADA - Staff lounge; sink/counter/maneuverability - AssetCALC ID: 9618889



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Bradley Hills Elementary School
ADA study

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2025**

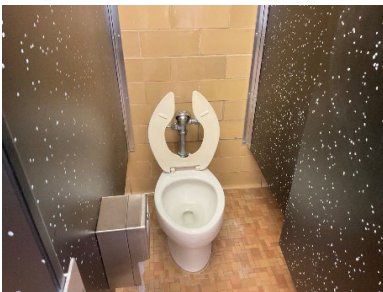
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

\$\$\$\$

Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 9618939



ADA Restrooms in Poor condition.

Toilet Partitions, Location/Clearance
Bradley Hills Elementary School Restrooms

Uniformat Code: Y1050
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$800

\$\$\$\$

ADA Restroom toilet stall - AssetCALC ID: 9621683



Playfield Surfaces

Rubber, Poured-in-Place
Site Bradley Hills Elementary School Site
Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2028**

Priority Score: **55.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$176,800

\$\$\$\$

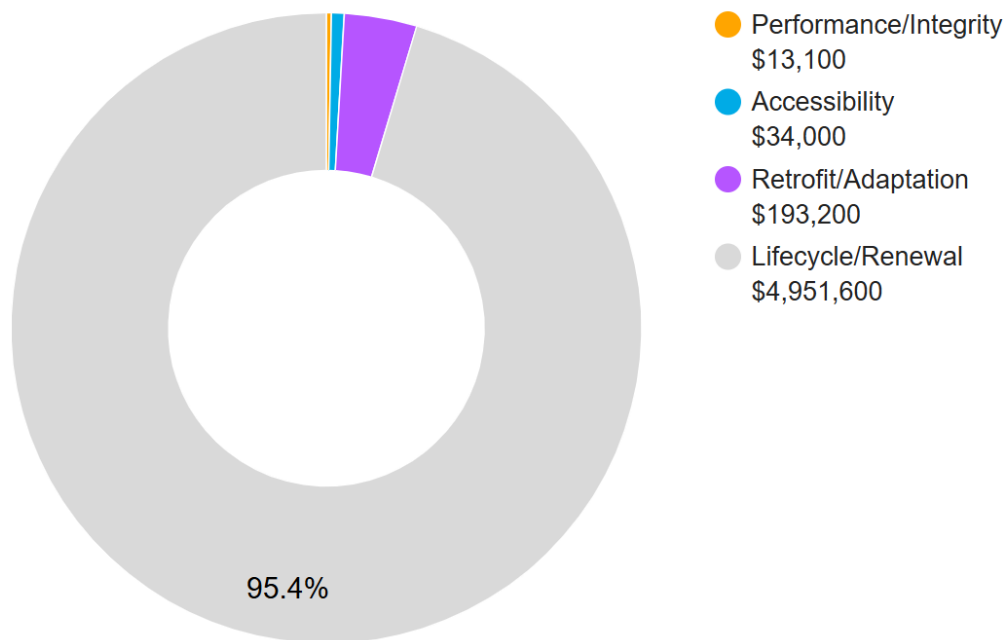
The play surface is currently rubber chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. Replacement with rubberized surfacing is recommended and included in the five-year plan. - AssetCALC ID: 9618963

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$5,191,900

2. Building Information



Building: Systems Summary

Address	8701 Hartsdale Avenue, Bethesda, MD 20817	
GPS Coordinates	38.9998545, -77.1180522	
Constructed/Renovated	1951 / 1984, 2012	
Building Area	76,745 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and Steel frame with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick and split face CMU Secondary Wall Finish: EIFS and metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with green roof finish Tertiary: Flat construction with modified bituminous finish Main school lobby and front covered walkway areas have a low-slope roof with metal finish	Fair
Interiors	Walls: Painted CMU and gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, wood sports, ceramic tile, quarry tile, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair

Building: Systems Summary		
Elevators	Passenger: 1 traction car serving all 2 floors Wheelchair lift serving gymnasium area	Fair
Plumbing	Distribution: Copper supply and cast-iron and PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and air-cooled chiller feeding hydronic fan coil and cabinet terminal units Non-Central System: Packaged units, heat pumps (VRV) Supplemental components: Ductless split-systems, suspended unit heaters, make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS 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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$2,000	\$2,300	\$20,900	\$29,800	\$760,300	\$815,300
Roofing	\$2,200	\$172,600	\$354,300	\$423,700	\$2,100	\$954,900
Interiors	-	-	\$58,300	\$746,300	\$1,258,300	\$2,062,900
Conveying	-	-	-	\$26,600	-	\$26,600
Plumbing	\$1,100	-	-	\$21,800	\$258,900	\$281,900
HVAC	-	\$328,000	\$58,600	\$430,600	\$1,481,600	\$2,298,700
Fire Protection	-	-	-	-	\$140,400	\$140,400
Electrical	-	-	-	\$468,700	\$277,900	\$746,600
Fire Alarm & Electronic Systems	-	-	\$551,900	\$658,800	\$859,900	\$2,070,600
Equipment & Furnishings	-	-	\$174,900	\$143,400	\$427,800	\$746,100
Special Construction & Demo	-	\$2,600	-	-	\$3,500	\$6,100
Site Utilities	-	-	-	\$25,800	\$5,300	\$31,100
Site Development	-	-	-	-	\$6,500	\$6,500
Accessibility	\$33,200	-	-	-	-	\$33,200
TOTALS (3% inflation)	\$38,500	\$505,400	\$1,218,900	\$2,975,500	\$5,482,600	\$10,220,900

3. Site Summary



Site Information		
Site Area	6.7 acres (estimated)	
Parking Spaces	82 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and brick wall fencing Dumpsters set on concrete paved service drive/loading dock area Playgrounds and sports courts Heavily furnished with park benches, picnic tables, trash receptacles Bioretention gardens	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU and concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway accent lighting	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	\$5,000	-	\$5,000
Special Construction & Demo	-	-	-	-	\$5,400	\$5,400
Site Development	-	\$7,700	\$222,600	\$92,200	\$250,900	\$573,300
Site Pavement	\$3,000	\$13,700	-	\$15,900	\$187,300	\$219,900
Site Utilities	-	-	-	\$92,800	-	\$92,800
TOTALS (3% inflation)	\$3,000	\$21,400	\$222,600	\$205,900	\$443,500	\$896,400

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1951	No	No
Building	1951 / 1984, 2012	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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 Bradley Hills Elementary School, 8701 Hartsdale Avenue, Bethesda, MD 20817, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

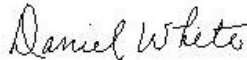
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Mark Chamberlain
Project Assessor

Reviewed by:



Daniel White
Technical Report Reviewer
for
Bill Champon
Program Manager
443.622.5067
bill.champion@bureauveritas.com

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 - BUILDING EXTERIOR FACADE



6 - OVERVIEW OF ROOF

Photographic Overview



7 - LOBBY



8 - MAIN OFFICE AREA



9 - OFFICE



10 - CONFERENCE ROOM



11 - HEALTH SERVICES SUITE



12 - WORKROOM

Photographic Overview



13 - STAFF LOUNGE



14 - STAIRS



15 - HALLWAY



16 - 2ND FLOOR HALLWAY



17 - TYPICAL CLASSROOM



18 - KINDERGARTEN CLASSROOM

Photographic Overview



19 - MUSIC CLASSROOM



20 - ART CLASSROOM



21 - MEDIA CENTER



22 - MULTI PURPOSE ROOM APR



23 - GYMNASIUM



24 - COMMERCIAL KITCHEN

Photographic Overview



25 - RESTROOM



26 - BOILER ROOM



27 - WATER HEATER



28 - BOILERS



29 - AIR-COOLED CHILLER



30 - ROOFTOP HVAC EQUIPMENT

Photographic Overview



31 - FAN COIL UNIT



32 - DOMESTIC WATER/FIRE SPRINKLER ROOM



33 - MAIN ELECTRICAL



34 - 2ND FLOOR ELECTRICAL ROOM



35 - GENERATOR



36 - FIRE ALARM SYSTEM

Photographic Overview



37 - FIRE ALARM PANEL



38 - MAIN ENTRANCE



39 - SIDEWALK AND PARKING AREA



40 - COURTYARD



41 - SERVICE DRIVE/LOADING DOCK AREA



42 - PLAYGROUND AREA

Photographic Overview



43 - BASKETBALL COURTS



44 - TENNIS COURTS

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-011.354	Bradley Hills Elementary School	
	Source	On-Site Date	
	Google Earth	August 11 and 12, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Bradley Hills Elementary School

Name of person completing form: Ana Soriano

Title / Association w/ property: Buiding Service Manager

Length of time associated w/ property: 1.5 Years

Date Completed: 8/11/2025

Phone Number: 301-448-0851

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 1951	Renovated	Addition 2012
2	Building size in SF	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).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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				Roof leaks in classroom 204 and office area
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: Bradley Hills Elementary School

BV Project Number: 172559.25R000-011.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
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 ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

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



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



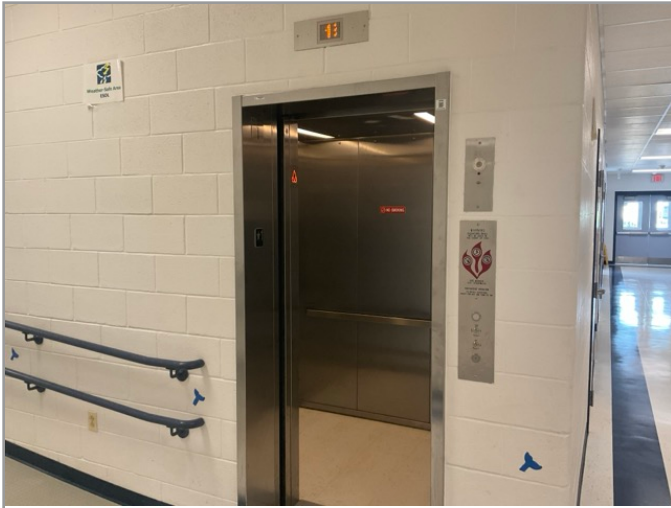
ACCESSIBLE INTERIOR PATH

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

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

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?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		×		
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



STAFF LOUNGE OVERVIEW



SINK CLEARANCE

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

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

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	63,145 SF	35	9618949
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	76,745 SF	35	9618858
Facade						
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	870 SF	27	9618849
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	8,280 SF	7	9618945
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	2	0	9618902
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	4,000 SF	17	9618833
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	4,000 SF	5	9633886
B2010	Building Exterior	Poor	Exterior Walls, Insulated Finishing System (EIFS), Repair	40 SF	0	9618825
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	1,800 SF	27	9618861
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	9618910
B2020	Building Exterior	Fair	Glazing, any type by SF	3,070 SF	17	9618883
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	9618772
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	17	9618815
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	17	9618863
B2050	Media Center 145	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	9618894
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	18	20	9618933
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	6	9618985
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	21	19	9618824
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	9618827
B3010	Roof	Fair	Roofing, Modified Bitumen	16,270 SF	2	9618950

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	22,725 SF	7	9618765
B3010	Roof (over lobby)	Good	Roofing, Metal	1,000 SF	27	9618873
B3010	Covered Walkway- Front entrance	Good	Roofing, Metal	900 SF	27	9618771
B3010	Roof	Fair	Roofing, Built-Up	23,160 SF	3	9618937
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	7	9618928
B3060	Roof	Fair	Roof Hatch, Metal	1	17	9618938
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	76	20	9618860
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	27	9618852
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	27	9618780
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, w/ Extensive Glazing	12	27	9618930
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	28	15	9618820
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	70,495 SF	12	9618779
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	15	14	9618986
C1090	2nd floor hallway	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	428 LF	12	9618758
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	7	9618982
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	115,200 SF	7	9618960
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,255 SF	27	9618855
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	540 SF	8	9618867
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	30,218 SF	7	9633889
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	30,218 SF	8	9618762
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,050 SF	8	9618782
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	3,750 SF	10	9618794
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,500 SF	37	9618830

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	6,700 SF	5	9618962
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,100 SF	27	9618959
C2050	Gymnasium and lobby	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,750 SF	8	9618881
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,700 SF	8	9618856
Conveying						
D1010	Elevator Machine Room 123	Fair	Elevator Controls, Automatic, 1 Car	1	8	9618763
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, High-End	1	8	9618972
D1010	Hallways & Common Areas	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	22	9618893
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	23	9618940
Plumbing						
D2010	Domestic Water/Fire Sprinkler Room	Fair	Backflow Preventer, Domestic Water	1	18	9618842
D2010	Boiler Room 04	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	9618767
D2010	Restrooms	Failed	Urinal, Standard	1	0	9618936
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	39	17	9618814
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	76,745 SF	27	9618890
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	17	9618911
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	10	9618946
D2010	Boiler Room 04	Fair	Backflow Preventer, Domestic Water	1	17	9618793
D2010	Gym Restroom 01A1	Fair	Shower, Ceramic Tile	1	15	9618912
D2010	Restrooms	Fair	Urinal, Standard	10	17	9618796
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	6	10	9618888
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	7	9618887
HVAC						
D3020	Boiler Room 04	Fair	Boiler Supplemental Components, Expansion Tank [ET-2]	1	27	9618813

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Trash room	Fair	Unit Heater, Electric [EUH-1]	1	7	9618898
D3020	Throughout Building	Fair	Unit Heater, Electric [EWH-1]	6	7	9618816
D3020	Throughout Building	Fair	Unit Heater, Hydronic	4	7	9618862
D3020	Boiler Room 04	Fair	Boiler, Gas, HVAC [B-2]	1	17	9618795
D3020	Trash room	Fair	Unit Heater, Electric [EUH-1]	1	7	9618790
D3020	Boiler Room 04	Fair	Boiler, Gas, HVAC [B-1]	1	17	9618769
D3020	Boiler Room 04	Fair	Boiler Supplemental Components, Expansion Tank [ET-1]	1	27	9618913
D3020	Throughout Building	Fair	Unit Heater, Electric [CUH-1]	6	7	9618802
D3020	Boiler Room 04	Fair	Unit Heater, Hydronic [HWUH-1]	1	7	9618916
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [HP-2]	1	2	9618918
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [AC-1A]	1	2	9618924
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [HP-1C]	1	2	9618968
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [AC-3A]	1	2	9618948
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [AC-2A]	1	2	9618896
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [HP-1]	1	2	9618810
D3030	Roof	Fair	Chiller, Air-Cooled [ACCH-1]	1	12	9618866
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [HP-2]	1	2	9618837
D3030	Commercial Kitchen	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [AC-1C]	1	2	9618801
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [HP-1]	1	2	9618906
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [AC-1B]	1	2	9618819
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [HP-2B]	1	2	9618880
D3030	Throughout Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	16	2	9618874
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAU-4]	1	7	9618876
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Heating Water [SHWP-4]	1	4	9618835

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	76,745 SF	17	9618823
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Heating Water [SHWP-2]	1	4	9618781
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAU-5]	1	7	9618784
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Heating Water [SHWP-3]	1	4	9618841
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-2]	1	12	9618901
D3050	Boiler Room 04	Fair	Supplemental Components, Air Separator, HVAC	1	4	9618905
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAU-2]	1	7	9618981
D3050	Boiler Room 04	Fair	Supplemental Components, Air Separator, HVAC [ADS-1]	1	4	9618877
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAU-6]	1	7	9618903
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [HV-1]	1	7	9618834
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAU-1]	1	7	9618878
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	76,745 SF	27	9618776
D3050	Classrooms General	Fair	Fan Coil Unit, Hydronic Terminal	17	7	9618798
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAU-3]	1	7	9618839
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Heating Water [PHWP-2]	1	4	9618973
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [ERU-1]	1	7	9618932
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-1]	1	12	9618853
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Heating Water [SHWP-1]	1	4	9618871
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [ERU-2]	1	7	9618942
D3050	Boiler Room 04	Fair	Pump, Distribution, HVAC Heating Water [PHWP-1]	1	4	9618951
D3060	Electrical Room 220	Fair	Exhaust Fan, Wall-Mounted, 10" Damper [EF-11]	1	7	9618807
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	9618786
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-9]	1	13	9618761
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	9618800

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	13	9618884
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-8]	1	13	9618980
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-5]	1	13	9618848
D3060	Electrical/Fire Alarm Control Panel Room 165	Fair	Exhaust Fan, Wall-Mounted, 10" Damper [EF-1]	1	7	9618908
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-22]	1	13	9618925
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	9618764
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	9618947
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-10]	1	13	9618882
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	13	9618915
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	9618788
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	76,745 SF	13	9618974
D4010	Domestic Water/Fire Sprinkler Room	Good	Supplemental Components, Fire Riser, Wet	1	28	9618966
D4010	Domestic Water/Fire Sprinkler Room	Good	Supplemental Components, Fire Riser, Wet	1	28	9618957
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	17	9618773
D4010	Domestic Water/Fire Sprinkler Room	Fair	Backflow Preventer, Fire Suppression	1	18	9618829
Electrical						
D5010	Electrical/Fire Alarm Control Panel Room 165	Fair	Automatic Transfer Switch, ATS	1	13	9618958
D5010	Electrical/Fire Alarm Control Panel Room 165	Fair	Automatic Transfer Switch, ATS	1	13	9618961
D5010	Site service drive/loading dock area	Fair	Generator, Gas or Gasoline	1	13	9618787
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Distribution Panel, 120/208 V [MDPA]	1	17	9618831

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Distribution Panel, 277/480 V [MDPM]	1	17	9618875
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Distribution Panel, 277/480 V [MDPB]	1	17	9618943
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Switchboard, 277/480 V	1	27	9618900
D5020	Electrical Room 220	Fair	Secondary Transformer, Dry, Stepdown	1	17	9618826
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Secondary Transformer, Dry, Stepdown	1	17	9618922
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Secondary Transformer, Dry, Stepdown	1	17	9618797
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Secondary Transformer, Dry, Stepdown	1	17	9618935
D5020	Electrical/Fire Alarm Control Panel Room 165	Fair	Secondary Transformer, Dry, Stepdown	1	17	9618969
D5020	Boiler Room 04	Fair	Secondary Transformer, Dry, Stepdown	1	17	9618931
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	76,745 SF	27	9618872
D5040	Covered Walkway- Front entrance	Fair	Exterior Light, any type, w/ LED Replacement	9	8	9618766
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	76,745 SF	10	9618759
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	76,745 SF	7	9618979
D6060	Workroom 100G	Fair	Intercom/Public Address Component, Master Station	1	7	9618803
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	76,745 SF	10	9618920
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	76,745 SF	8	9618921
D7050	Electrical/Fire Alarm Control Panel Room 165	Fair	Fire Alarm Panel, Fully Addressable	1	3	9618844
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	3	9618868

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	76,745 SF	5	9618977
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	9618865
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9618789
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	9618907
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	9618775
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	5	9618832
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	5	9618964
E1030	Trash room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	7	9618846
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9618941
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1	7	9618864
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, Chest	1	5	9618954
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9618791
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	9618976
E1060	Health Services Suite	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	9618778
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	9618983
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	9618869
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	17	9618953
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	360 SF	5	9618847
E2010	Staff Lounge	Good	Casework, Cabinetry, High-End or Laboratory	22 LF	17	9618885
E2010	Health Services Suite	Good	Casework, Cabinetry, Standard	20 LF	15	9618836
E2010	Classrooms General	Fair	Smart Board, Interactive Digital White Board	33	5	9618774
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	214 LF	16	9618929
E2010	Workroom 100G	Good	Casework, Cabinetry, Standard	30 LF	15	9618809

Component Condition Report | Bradley Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	200 LF	7	9618956
Special Construction & Demo						
F1020	Covered Walkway- Front entrance	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	900 SF	2	9618967
Sitework						
G2060	Building Exterior	Good	Signage, Property, Building-Mounted Individual Letters	28	15	9618828
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	24	10	9618897
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	4	17	9618971
Accessibility						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	4	0	9618926
Y1050	Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Install	4	0	9621682
Y1050	Restrooms	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	4	0	9631678
Y1060	Staff Lounge	NA	ADA Kitchen Area, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	9618889
Y1090	ADA study	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9618939

Component Condition Report | Bradley Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Site Parking Areas	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	14	8	9618891
Special Construction & Demo						
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	50 SF	20	9618768
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,700 SF	13	9618760
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,700 SF	2	9618854
G2020	Site service drive/loading dock area	Fair	Parking Lots, Pavement, Concrete	2,750 SF	37	9618978

Component Condition Report | Bradley Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	7,040 SF	25	9618870
G2030	Site General	Poor	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	3	0	9618965
Athletic, Recreational & Playfield Areas						
G2050	Site Tennis Courts	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	10	9618806
G2050	Site Tennis Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,250 SF	3	9618851
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	5,780 SF	12	9630495
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	7	9618934
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	6,200 SF	3	9630494
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	7	9618843
G2050	Site Basketball Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	6,900 SF	12	9618804
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5,780 SF	3	9618808
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	6,200 SF	12	9618886
G2050	Site Basketball Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	9618821
G2050	Site Basketball Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	6,900 SF	2	9630469
G2050	Site Playground Areas	NA	Playfield Surfaces, Rubber, Poured-in-Place	6,800 SF	3	9618963
G2050	Site Tennis Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Asphalt Pavement, Mill & Overlay	12,250 SF	12	9630379
Sitework						
G2060	Courtyard	Fair	Park Bench, Wood/Composite/Fiberglass	2	3	9618845
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	3	5	9618944
G2060	Site Tennis Courts	Good	Fences & Gates, Fence, Chain Link 8'	445 LF	27	9618840
G2060	Site general, playgrounds and sport courts	Fair	Fences & Gates, Fence, Chain Link 6'	540 LF	27	9618817
G2060	Courtyard	Fair	Park Bench, Wood/Composite/Fiberglass	3	10	9618812
G2060	Courtyard	Good	Picnic Table, Metal/Composite/Fiberglass	4	15	9618783
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	5	10	9618859
G2060	Site Sports Court	Fair	Park Bench, Metal Powder-Coated	1	10	9618970

Component Condition Report | Bradley Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site Playground Areas	Fair	Picnic Table, Metal Powder-Coated	4	10	9618899
G2060	Site Sports Courts	Fair	Fences & Gates, Fence, Chain Link 8'	130 LF	27	9618909
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	440 SF	27	9618818
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	3	2	9618952
G2060	Site General	Fair	Signage, Property, Pole-Mounted, Replace/Install	1	10	9618917
G2060	Site General	Good	Trash/Recycle Receptacle, Heavy-Duty Fixed Concrete	3	18	9618792
G2060	Site General	Good	Retaining Wall, Concrete Cast-in-Place	760 SF	37	9618895
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	4	7	9618955
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	5	10	9618805
G2060	Site General	Fair	Flagpole, Metal	1	15	9618770
G2080	Courtyard	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	2	0	9618892
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	220 LF	10	9619992
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	220 LF	10	9619993

Component Condition Report | Bradley Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Accessibility						
Y1050	Restrooms	Poor	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	1	0	9621683

Appendix F:

Replacement Reserves

9/2/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2060	Building Exterior	9618828	Signage, Property, Building-Mounted Individual Letters, Replace	20		5	15	28	EA	\$150.00	\$4,200																\$4,200						\$4,200
G4050	Building Exterior	9618897	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20		10	10	24	EA	\$800.00	\$19,200											\$19,200											\$19,200
G4050	Building Exterior	9618971	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20		3	17	4	EA	\$800.00	\$3,200																		\$3,200				\$3,200
Y1050	Restrooms	9618926	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0		0	0	4	EA	\$80.00	\$320	\$320																					\$320
Y1050	Restrooms	9621682	ADA Restrooms, Grab Bars & Blocking, Install	0		0	0	4	EA	\$1,800.00	\$7,200	\$7,200																					\$7,200
Y1050	Restrooms	9631678	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	0		0	0	4	EA	\$800.00	\$3,200	\$3,200																					\$3,200
Y1060	Staff Lounge	9618889	ADA Kitchen Area, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0		0	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000
Y1090	ADA study	9618939	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0		0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
Totals, Unescalated												\$38,520	\$2,200	\$474,301	\$346,420	\$45,800	\$680,426	\$6,400	\$1,286,185	\$458,872	\$0	\$598,793	\$0	\$658,399	\$171,117	\$11,250	\$266,876	\$64,200	\$1,379,185	\$52,955	\$147,660	\$624,630	\$7,314,188
Totals, Escalated (3.0% inflation, compounded annually)												\$38,520	\$2,266	\$503,186	\$378,542	\$51,548	\$788,800	\$7,642	\$1,581,845	\$581,285	\$0	\$804,727	\$0	\$938,719	\$251,291	\$17,017	\$415,784	\$103,022	\$2,279,583	\$90,152	\$258,923	\$1,128,151	\$10,221,005

Bradley Hills Elementary School / Site

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5040	Site Parking Areas	9618891	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20		12	8	14	EA	\$280.00	\$3,920								\$3,920														\$3,920
F1020	Site General	9618768	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35		15	20	50	SF	\$60.00	\$3,000																	\$3,000					\$3,000
G2020	Site Parking Areas	9618854	Parking Lots, Pavement, Asphalt, Seal & Stripe	5		3	2	28700	SF	\$0.45	\$12,915			\$12,915					\$12,915									\$12,915					\$51,660
G2020	Site Parking Areas	9618760	Parking Lots, Pavement, Asphalt, Mill & Overlay	25		12	13	28700	SF	\$3.50	\$100,450													\$100,450									\$100,450
G2030	Site General	9618965	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	0		0	0	3	EA	\$1,000.00	\$3,000	\$3,000																					\$3,000
G2050	Site Basketball Courts	9630469	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5		3	2	6900	SF	\$0.45	\$3,105			\$3,105					\$3,105									\$3,105					\$12,420
G2050	Site Tennis Courts	9618851	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10		7	3	12250	SF	\$1.50	\$18,375				\$18,375																		\$36,750
G2050	Site Sports Court	9630494	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5		2	3	6200	SF	\$0.45	\$2,790				\$2,790														\$2,790				\$11,160
G2050	Site Sports Court	9618808	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5		2	3	5780	SF	\$0.45	\$2,601				\$2,601															\$2,601			\$10,404
G2050	Site Tennis Courts	9618806	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20		10	10	2	EA	\$1,400.00	\$2,800										\$2,800												\$2,800
G2050	Site Sports Court	9630495	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25		13	12	5780	SF	\$3.50	\$20,230													\$20,230									\$20,230
G2050	Site Basketball Courts	9618804	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25		13	12	6900	SF	\$3.50	\$24,150																						\$24,150
G2050	Site Sports Court	9618886	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25		13	12	6200	SF	\$3.50	\$21,700																						\$21,700
G2050	Site Basketball Courts	9618821	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25		13	12	4	EA	\$4,750.00	\$19,000														\$19,000								\$19,000
G2050	Site Tennis Courts	9630379	Athletic Surfaces & Courts, Tennis/Volleyball, Asphalt Pavement, Mill & Overlay	25		13	12	12250	SF	\$3.50	\$42,875																						\$42,875
G2050	Site Playground Areas	9618963	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20		17	3	6800	SF	\$26.00	\$176,800				\$176,800																		\$176,800
G2050	Site Playground Areas	9618934	Play Structure, Multipurpose, Small, Replace	20		13	7	1	EA	\$10,000.00	\$10,000								\$10,000														\$10,000
G2050	Site Playground Areas	9618843	Play Structure, Multipurpose, Large, Replace	20		13	7	1	EA	\$35,000.00	\$35,000								\$35,000														\$35,000
G2060	Site General	9618952	Park Bench, Wood/Composite/Fiberglass, Replace	20		18	2	3	EA	\$600.00	\$1,800			\$1,800																			\$1,800
G2060	Courtyard	9618845	Park Bench, Wood/Composite/Fiberglass, Replace	20		17	3	2	EA	\$600.00	\$1,200				\$1,200																		\$1,200
G2060	Site General	9618944	Park Bench, Wood/Composite/Fiberglass, Replace	20		15	5	3	EA	\$600.00	\$1,800					\$1,800																	\$1,800
G2060	Site General	9618955	Bike Rack, Fixed 6-10 Bikes, Replace	20		13	7	4	EA	\$800.00	\$3,200							\$3,200															\$3,200
G2060	Courtyard	9618812	Park Bench, Wood/Composite/Fiberglass, Replace	20		10	10	3	EA	\$600.00	\$1,800										\$1,800												\$1,800
G2060	Courtyard	9618859	Picnic Table, Metal Powder-Coated, Replace	20		10	10	5	EA	\$700.00	\$3,500											\$3,500											\$3,500
G2060	Site Sports Court	9618970	Park Bench, Metal Powder-Coated, Replace	20		10	10	1	EA	\$700.00	\$700											\$700											\$700
G2060	Site Playground Areas	9618899	Picnic Table, Metal Powder-Coated, Replace	20		10	10	4	EA	\$700.00	\$2,800											\$2,800											\$2,800
G2060	Site Playground Areas	9618805	Park Bench, Metal Powder-Coated, Replace	20		10	10	5	EA	\$700.00	\$3,500																						\$3,500
G2060	Courtyard	9618783	Picnic Table, Metal/Composite/Fiberglass, Replace	20		5	15	4	EA	\$600.00	\$2,400															\$2,400							\$2,400
G2060	Site General	9618792	Trash/Recycle Receptacle, Heavy-Duty Fixed Concrete, Replace	2																													

* 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	9618763	D1010	Elevator Controls	Automatic, 1 Car		Bradley Hills Elementary School / Main Building	Elevator Machine Room 123	Kone	EcoSpace Elevator	No dataplate	2013		
2	9618940	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2000 LB	Bradley Hills Elementary School / Main Building	Elevator Shafts/Utility	Kone	EcoSpace Elevator	No dataplate	2013		
3	9618893	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LB	Bradley Hills Elementary School / Main Building	Hallways & Common Areas	Savaria	300996	Illegible	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9618767	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Bradley Hills Elementary School / Main Building	Boiler Room 04	A. O. Smith	BTH-199 300	2401137201947	2024		
2	9618842	D2010	Backflow Preventer	Domestic Water	4 IN	Bradley Hills Elementary School / Main Building	Domestic Water/Fire Sprinkler Room	Wilkins Zurn	350	J41815	2013		
3	9618793	D2010	Backflow Preventer	Domestic Water	2 IN	Bradley Hills Elementary School / Main Building	Boiler Room 04	Wilkins Zurn	975XL2	No dataplate	2012		
4	9618887	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Bradley Hills Elementary School / Main Building	Commercial Kitchen				2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9618769	D3020	Boiler [B-1]	Gas, HVAC	750 MBH	Bradley Hills Elementary School / Main Building	Boiler Room 04	Fulton Pulse	PHW-750	2012	2012		
2	9618795	D3020	Boiler [B-2]	Gas, HVAC	750 MBH	Bradley Hills Elementary School / Main Building	Boiler Room 04	Fulton Pulse	PHW-750	2012	2012		
3	9618862	D3020	Unit Heater	Hydronic	10 MBH	Bradley Hills Elementary School / Main Building	Throughout Building	Trane			2012		4
4	9618802	D3020	Unit Heater [CUH-1]	Electric	2 kW	Bradley Hills Elementary School / Main Building	Throughout Building		No dataplate	No dataplate	2012		6
5	9618898	D3020	Unit Heater [EUH-1]	Electric	5 kW	Bradley Hills Elementary School / Main Building	Trash room	Trane	UHEC-053DACA	No dataplate	2012		
6	9618790	D3020	Unit Heater [EUH-1]	Electric	5 kW	Bradley Hills Elementary School / Main Building	Trash room	Trane	UHEC-053DACA	No dataplate	2012		
7	9618816	D3020	Unit Heater [EWH-1]	Electric	2 kW	Bradley Hills Elementary School / Main Building	Throughout Building	Trane	No dataplate	No dataplate	2012		6
8	9618916	D3020	Unit Heater [HWUH-1]	Hydronic	35 MBH	Bradley Hills Elementary School / Main Building	Boiler Room 04	Trane	Inaccessible	Inaccessible	2012		
9	9618913	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	250 GAL	Bradley Hills Elementary School / Main Building	Boiler Room 04	No dataplate	No dataplate	No dataplate	2012		
10	9618813	D3020	Boiler Supplemental Components [ET-2]	Expansion Tank	211 GAL	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	CA800-125	360269	2012		
11	9618866	D3030	Chiller [ACCH-1]	Air-Cooled	104 TON	Bradley Hills Elementary School / Main Building	Roof	Trane	RAUJD104PB1320D001C	C12J05997	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9618810	D3030	Heat Pump [HP-1]	Var Refrig Vol (VRV)	12 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P144YJMU-A	24W00796	2012		
13	9618906	D3030	Heat Pump [HP-1]	Var Refrig Vol (VRV)	12 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible	2012		
14	9618918	D3030	Heat Pump [HP-2]	Var Refrig Vol (VRV)	10 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	25W00051	2012		
15	9618837	D3030	Heat Pump [HP-2]	Var Refrig Vol (VRV)	8 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	25W00099	2012		
16	9618924	D3030	Split System Ductless [AC-1A]	Single Zone, Condenser & Evaporator	1.5 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA4	2YU00353A	2012		
17	9618819	D3030	Split System Ductless [AC-1B]	Single Zone, Condenser & Evaporator	0.75 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	SUZ-KA09NA	2YP00732	2012		
18	9618896	D3030	Split System Ductless [AC-2A]	Single Zone, Condenser & Evaporator	1.5 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA4	2YU00352A	2012		
19	9618948	D3030	Split System Ductless [AC-3A]	Single Zone, Condenser & Evaporator	1.5 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA4	2YU00354A	2012		
20	9618968	D3030	Split System Ductless [HP-1C]	Single Zone, Condenser & Evaporator	3.5 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A42NHA5	24U00070C	2012		
21	9618880	D3030	Split System Ductless [HP-2B]	Single Zone, Condenser & Evaporator	0.75 TON	Bradley Hills Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-FH09NA	4003020 T	2012		
22	9618853	D3050	Pump [CWP-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	No dataplate	No dataplate	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9618901	D3050	Pump [CWP-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	No dataplate	No dataplate	2012		
24	9618951	D3050	Pump [PHWP-1]	Distribution, HVAC Heating Water	3 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	FI2007E6DCH1L3A	11/12	2012		
25	9618973	D3050	Pump [PHWP-2]	Distribution, HVAC Heating Water	3 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	FI2007E6DCH1L3A	11/12	2012		
26	9618871	D3050	Pump [SHWP-1]	Distribution, HVAC Heating Water	3 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	Inaccessible	Inaccessible	2012		
27	9618781	D3050	Pump [SHWP-2]	Distribution, HVAC Heating Water	3 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	Inaccessible	Inaccessible	2012		
28	9618841	D3050	Pump [SHWP-3]	Distribution, HVAC Heating Water	3 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	Inaccessible	Inaccessible	2012		
29	9618835	D3050	Pump [SHWP-4]	Distribution, HVAC Heating Water	3 HP	Bradley Hills Elementary School / Main Building	Boiler Room 04	Taco	Inaccessible	Inaccessible	2012		
30	9618798	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Bradley Hills Elementary School / Main Building	Classrooms General				2012		17
31	9618834	D3050	Make-Up Air Unit [HV-1]	MUA or MAU	8500 CFM	Bradley Hills Elementary School / Main Building	Roof	Trane	GRAA40P	F12K05040	2012		
32	9618878	D3050	Packaged Unit [DOAU-1]	RTU, Roof-Mounted	16 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	VPRE-210-16A-25J-C-1CA	Illegible	2012		
33	9618981	D3050	Packaged Unit [DOAU-2]	RTU, Roof-Mounted	16 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	VPRE-210-16A-25J-C-1CA	13019697	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9618839	D3050	Packaged Unit [DOAU-3]	RTU, Roof-Mounted	16 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	Illegible	Illegible	2012		
35	9618876	D3050	Packaged Unit [DOAU-4]	RTU, Roof-Mounted	8 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	VPRX-110-8A-15J-C-1CX	13019745	2012		
36	9618784	D3050	Packaged Unit [DOAU-5]	RTU, Roof-Mounted	8 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	VPRX-110-8A-15J-C-1CX	13019753	2012		
37	9618903	D3050	Packaged Unit [DOAU-6]	RTU, Roof-Mounted	8 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	Illegible	Illegible	2012		
38	9618932	D3050	Packaged Unit [ERU-1]	RTU, Roof-Mounted	13 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	Illegible	Illegible	2012		
39	9618942	D3050	Packaged Unit [ERU-2]	RTU, Roof-Mounted	13 TON	Bradley Hills Elementary School / Main Building	Roof	Valent	Illegible	Illegible	2012		
40	9618786	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	Bradley Hills Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
41	9618800	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	Bradley Hills Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
42	9618884	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	Illegible	105SE50916-00/0007501	2013		
43	9618764	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	Bradley Hills Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
44	9618947	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9618788	D3060	Exhaust Fan	Centrifugal, 12" Damper	600 CFM	Bradley Hills Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
46	9618908	D3060	Exhaust Fan [EF-1]	Wall-Mounted, 10" Damper	250 CFM	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	No dataplate	No dataplate	No dataplate	2012		
47	9618882	D3060	Exhaust Fan [EF-10]	Centrifugal, 24" Damper	4000 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	270 ACE 270C5B	105SE50916-00/0004202	2013		
48	9618807	D3060	Exhaust Fan [EF-11]	Wall-Mounted, 10" Damper	250 CFM	Bradley Hills Elementary School / Main Building	Electrical Room 220	No dataplate	No dataplate	No dataplate	2012		
49	9618915	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	600 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	120 ACE 120C3B	105SE50916-00/0000701	2013		
50	9618925	D3060	Exhaust Fan [EF-22]	Centrifugal, 12" Damper	900 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible	2013		
51	9618848	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper	600 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	Illegible	105SE50916-00/0001801	2013		
52	9618980	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper	800 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	135 ACE 135C3B33	105SE50916-00/0003001	2013		
53	9618761	D3060	Exhaust Fan [EF-9]	Centrifugal, 24" Damper	4000 CFM	Bradley Hills Elementary School / Main Building	Roof	Loren Cook Company	270 ACE 270C5B	105SE50916-00/0004201	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9618829	D4010	Backflow Preventer	Fire Suppression	6 IN	Bradley Hills Elementary School / Main Building	Domestic Water/Fire Sprinkler Room	Wilkins Zurn	350AST	2755	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9618787	D5010	Generator	Gas or Gasoline	80 KW	Bradley Hills Elementary School / Main Building	Site service drive/loading dock area	Kohler	80REZGD	SGM324LBG	2013		
2	9618958	D5010	Automatic Transfer Switch	ATS	200 AMP	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Kohler	No dataplate	No dataplate	2013		
3	9618961	D5010	Automatic Transfer Switch	ATS	200 AMP	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Kohler	No dataplate	No dataplate	2013		
4	9618826	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Bradley Hills Elementary School / Main Building	Electrical Room 220	Square D	EE75T3H	1100312027	2012		
5	9618922	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D	EE225T3H	3100212007A	2012		
6	9618797	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D	EE75T3H	1100312012	2012		
7	9618935	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D	EE45T3HISNLP	2101712006A	2012		
8	9618969	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D	EE75T3H	1100312007	2012		
9	9618931	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Bradley Hills Elementary School / Main Building	Boiler Room 04	Square D	EE75T3H	1100312014	2012		
10	9618900	D5020	Switchboard	277/480 V	1600 AMP	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D			2012		
11	9618831	D5020	Distribution Panel [MDPA]	120/208 V	800 AMP	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D	No dataplate	No dataplate	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9618943	D5020	Distribution Panel [MDPB]	277/480 V	800 AMP	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D	No dataplate	No dataplate	2012		
13	9618875	D5020	Distribution Panel [MDPM]	277/480 V	800 AMP	Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Square D			2012		
14	9618891	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement, 400 W		Bradley Hills Elementary School / Site	Site Parking Areas						14

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D60 Communications													
1	9618803	D6060	Intercom/Public Address Component	Master Station		Bradley Hills Elementary School / Main Building	Workroom 100G	Rauland					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9618844	D7050	Fire Alarm Panel	Fully Addressable		Bradley Hills Elementary School / Main Building	Electrical/Fire Alarm Control Panel Room 165	Silent Knight by Honeywell	IFP-100ECS	No dataplate	2013	8-9-2013	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9618789	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Bradley Hills Elementary School / Main Building	Commercial Kitchen						
2	9618791	E1030	Foodservice Equipment	Convection Oven, Double		Bradley Hills Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
3	9618865	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Bradley Hills Elementary School / Main Building	Commercial Kitchen						
4	9618941	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Bradley Hills Elementary School / Main Building	Commercial Kitchen	ColorPoint	KCH2M-CPA	I08B24624C			
5	9618907	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Bradley Hills Elementary School / Main Building	Commercial Kitchen	ColorPoint	K60-CFT	I08C24625C			
6	9618775	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Bradley Hills Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	PR1-1AHS-XDX	No dataplate			
7	9618954	E1030	Foodservice Equipment	Refrigerator, Chest		Bradley Hills Elementary School / Main Building	Commercial Kitchen		SMF58	No dataplate			
8	9618846	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Bradley Hills Elementary School / Main Building	Trash room	Mid-Atlantic Waste Systems	450 SS	No dataplate	2012		
9	9618964	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Bradley Hills Elementary School / Main Building	Roof	Heatcraft / Bohn	Illegible	Illegible			2
10	9618832	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Bradley Hills Elementary School / Main Building	Commercial Kitchen						2
11	9618864	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refrigerator		Bradley Hills Elementary School / Main Building	Commercial Kitchen	Brown	UDS-4	106675-1D1	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9618976	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Bradley Hills Elementary School / Main Building	Throughout Building						2