FACILITY CONDITION ASSESSMENT

prepared for

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

Brooke Grove Elementary School
2700 Spartan Road
Olney, MD 20832

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

BV PROJECT #:
172559.25R000-012.354

DATE OF REPORT:
May 1, 2026

ON SITE DATE:
January 17, 2026

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	2700 Spartan Road, Olney, MD 20832
Site Developed	1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 27, 2026
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)	Ailyn Martinez, 240.740.5940, Building Service Manager
Assessment & Report Prepared By	Christopher Mosley
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 elementary school campus was originally constructed in 1990 and has not undergone any significant renovations throughout its history. Minor modernization projects have been implemented, including updates to the interior finishes of the main office suite in 2020. Since the original construction, the facility has maintained its core infrastructure, with only incremental, non-structural improvements undertaken.

Architectural

Due to good maintenance practices, the elementary school appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise brick and aluminum windows, complemented by a built-up roof. though staff reported it was replaced in 2016. Reports of leaks in localized areas were noted, potentially originating from the roof or other sources, prompting the inclusion of a comprehensive study to investigate the issue. Additionally, potential mold growth was reported in rooms 18 and 11H, with a study included for further evaluation. Interior finishes are generally in fair condition, though the VCT flooring in the cafeteria exhibits several patches and widespread wear, with recommended replacement. Typical roof, interior, and exterior finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. Most HVAC equipment was reportedly replaced in 2016, comprising boilers, chiller, split systems and packaged units for heating and cooling. Boiler #1 exhibited water leaking from its bottom, and pump #4 has been out of service awaiting repairs. Reports of leaking pipes in the ceiling between the first and second floor in room 9 have prompted the inclusion of a study to mitigate the issue. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water supplied by a gas water heater replaced in 2020. Electrical systems provide generally adequate service, though potentially undersized or outdated, as more than one large piece of equipment cannot be used simultaneously. Upgrades to the electrical system are recommended. Emergency power is supplied by an exterior generator and automatic transfer switch, replaced in 2021. A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

Site

Site maintenance appeared to be adequate. The asphalt pavement and concrete sidewalk appeared to be in fair condition. It was reported that mulch from the playground surface was clogging the drain, causing a drainage issue. Replacement with pour-in-place rubber is recommended to mitigate the problem.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with electrical, mechanical system, and fungal growth.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.
Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.438899.

Immediate Needs

There are no immediate needs to report.

Key Findings

Pump in Failed condition.

Distribution, HVAC Chilled or Condenser Water
Main Building Brooke Grove Elementary School Boiler Room

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,100

**$$**$$

The pump is out of service waiting repairs - AssetCALC ID: 10265580

Interior Construction in Poor condition.

any type, Repairs per Man-Day
Main Building Brooke Grove Elementary School Boys restroom

Uniformat Code: C1010
Recommendation: **Repair in 2026**

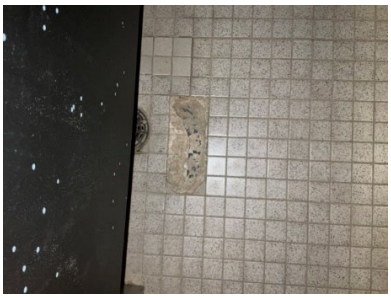
Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,400

**$**$$$

Cost allowance for dry wall repairs - AssetCALC ID: 10265610



Interior Construction in Poor condition.

any type, Repairs per Man-Day
Main Building Brooke Grove Elementary School Boys restroom near gym

Uniformat Code: C1010
Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$**$$$

Cost allowance to repair lifting tiles - AssetCALC ID: 10265590

Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Main Building Brooke Grove Elementary School Across from room 10

Uniformat Code: D2010
Recommendation: **Replace in 2027**

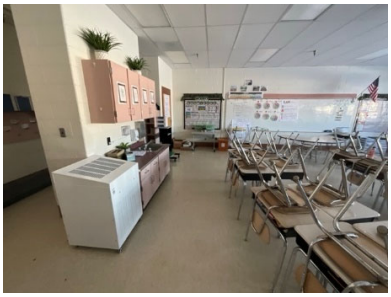
Priority Score: **83.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$**$$$

Fountain has leaking issue - AssetCALC ID: 10265645



Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental, Analysis of Suspect Fungal Growth
Main Building Brooke Grove Elementary School Rooms 11H/18 and other areas

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

**$**$$$

There are reported indoor air quality issues that could potentially be fungal growth - AssetCALC ID: 10265643

Recommended Follow-up Study: Electrical, General Design

Electrical, General Design
Main Building Brooke Grove Elementary School Throughout Building

Uniformat Code: P2030
Recommendation: **Design in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

It was reported that corridor receptacle are inadequate to manage multiple large cleaning equipment at once. - AssetCALC ID: 10265644

Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design
Main Building Brooke Grove Elementary School Room 9/ and adjoining classrooms

Uniformat Code: P2030
Recommendation: **Design in 2027**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

It was reported that the back wall along the windows of the first floor classrooms have leaking issues from 2nd floor. - AssetCALC ID: 10265561

Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Brooke Grove Elementary School Cafeteria

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $36,500

**$$$**$

The floor has several patches and cracks throughout. - AssetCALC ID: 10265575

Playfield Surfaces in Poor condition.

Rubber, Poured-in-Place
Site Brooke Grove Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2027**

Priority Score: **55.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: $130,000

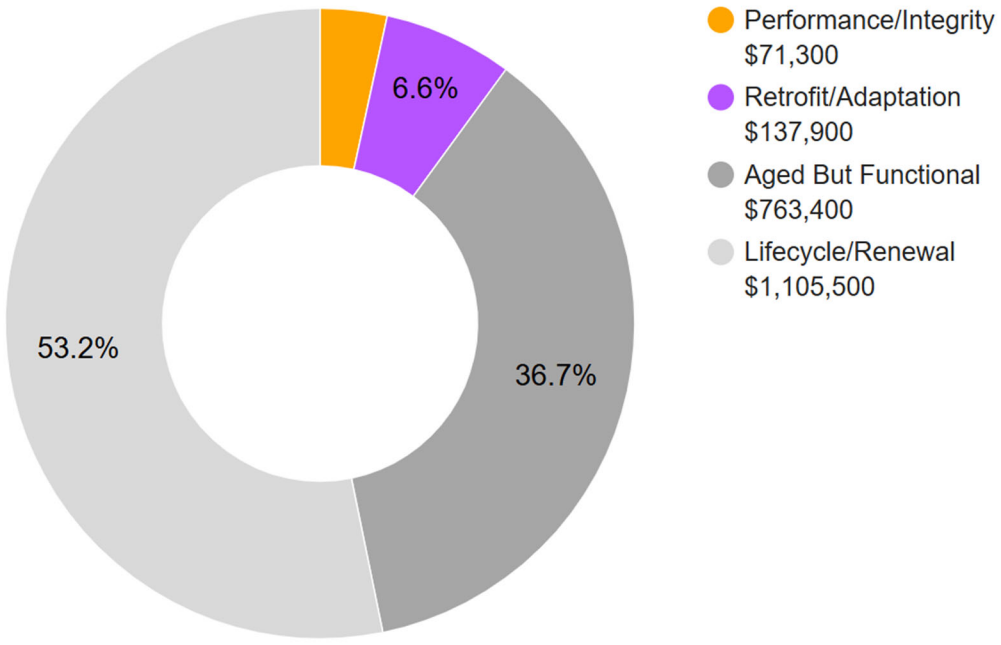
$$$$

It was reported that mulch from the playground clogs the drain creating site drainage issue. - AssetCALC ID: 10266660

Plan Types

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

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



10-YEAR TOTAL: $2,078,100

2. Building Information

Main Building: Systems Summary		
Address	2700 Spartan Road; Olney, MD	
GPS Coordinates	39.1569484, -77.0501011	
Constructed/Renovated	1990	
Building Area	73,080 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip with standing seam metal	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, and painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo and coated concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers and chiller feeding fan coil units Non-Central System: Packaged units, split systems Supplemental components: Ductless split systems and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent and CFL Exterior Building-Mounted Lighting: HPS and halogen Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The piping in the ceiling between the first and second floor along the back wall in room 9 was reported to have frequent leaks. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. It was reported that the electrical outlets are undersized. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the electrical system is also included. The air quality is in poor condition. It was reported that air quality is poor and possible mold growth in room 18 and 11H. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	

Main Building: Systems Summary	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: All key areas of the facility were accessible and observed

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	$352,400	$352,400
Roofing	-	-	-	-	$1,253,600	$1,253,600
Interiors	-	$45,500	$6,400	$492,400	$962,400	$1,506,700
Conveying	-	-	-	-	$21,700	$21,700
Plumbing	-	$1,300	$8,600	$1,600	$793,600	$805,100
HVAC	-	$6,300	$94,000	$21,000	$932,600	$1,053,800
Fire Protection	-	-	-	-	$114,800	$114,800
Electrical	-	-	-	$711,200	$158,400	$869,500
Fire Alarm & Electronic Systems	-	-	-	$460,100	$470,400	$930,500
Equipment & Furnishings	-	-	-	$67,100	$358,200	$425,300
Site Utilities	-	-	-	-	$4,400	$4,400
Follow-up Studies	-	$18,200	-	-	-	$18,200
TOTALS (3% inflation)	**-**	**$71,300**	**$108,900**	**$1,753,400**	**$5,422,600**	**$7,356,200**

3. Site Summary

Site Information		
Site Area	10.96 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS and metal halide	Fair
Ancillary Structures	None	Fair

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	Most of 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
Site Development	-	$137,900	-	-	$212,800	$350,800
Site Utilities	-	-	-	-	$5,800	$5,800
Site Pavement	-	-	$3,000	$3,500	$71,800	$78,300
TOTALS (3% inflation)	**-**	**$137,900**	**$3,000**	**$3,500**	**$290,400**	**$434,800**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1990	No	No
Main Building	1990	No	No

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 Brooke Grove Elementary School, 2700 Spartan Road, Olney, MD 20832, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Christopher Mosley
Project Assessor

Reviewed by: Daniel White

Daniel White
Technical Report Reviewer for,
Bill Champion
Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

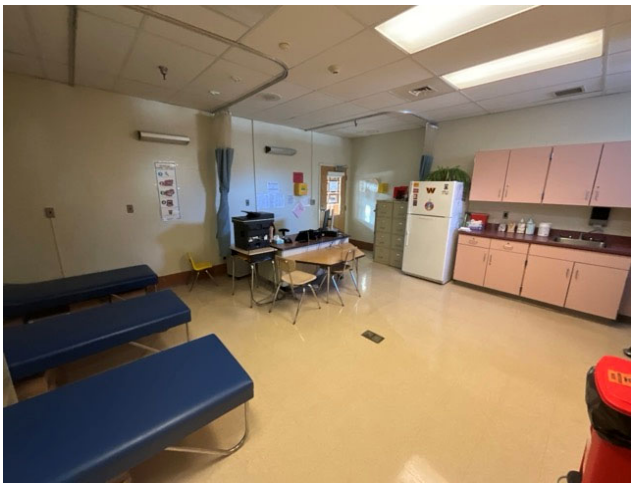
5 - ROOF OVERVIEW

6 - HALLWAY

Photographic Overview

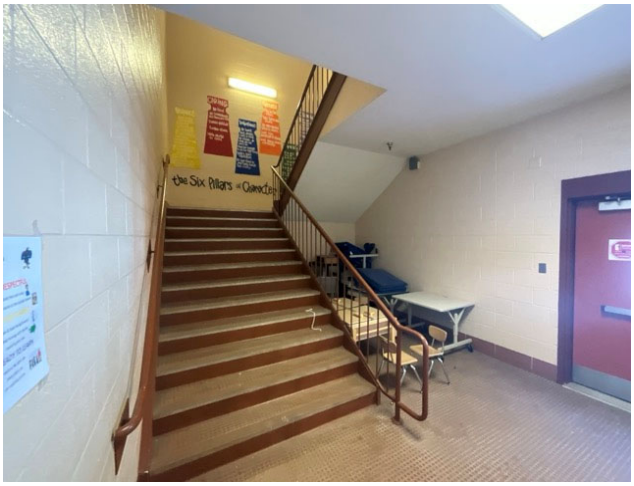
7 - MAIN OFFICE

8 - CONFERENCE ROOM



9 - HEALTH ROOM

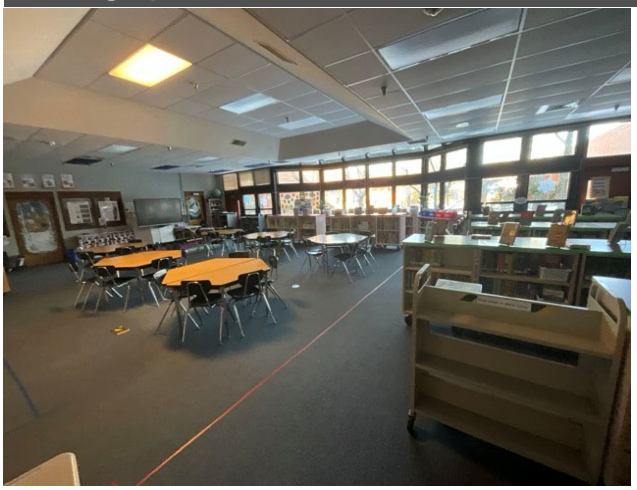
10 - WORK ROOM



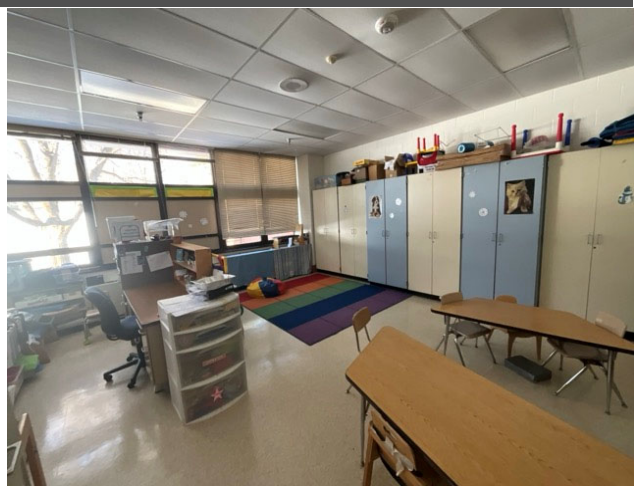
11 - STAIRWELL

12 - STORAGE

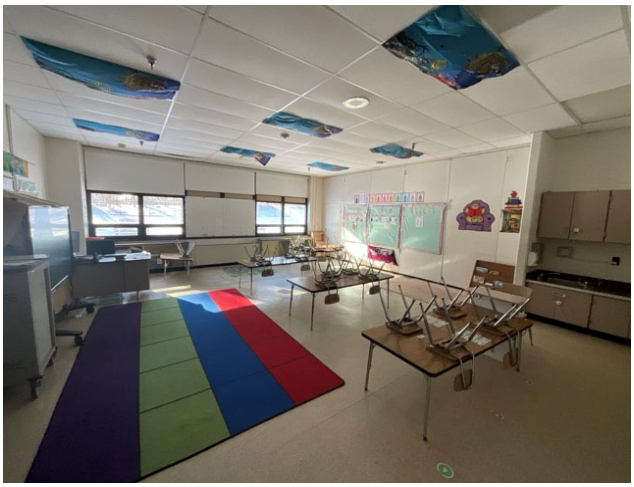
Photographic Overview



13 - CLASSROOM

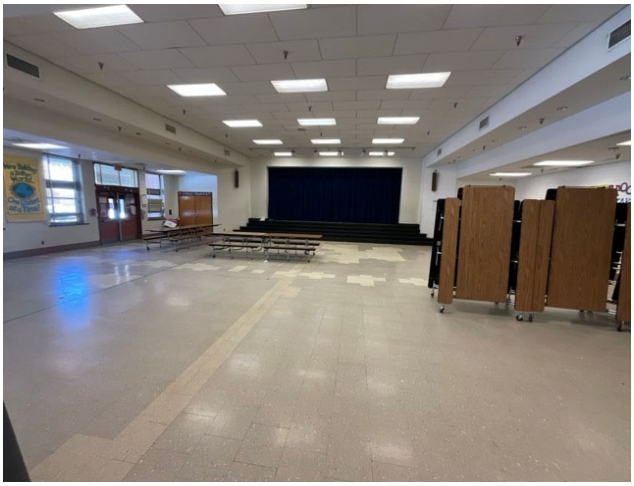


14 - CLASSROOM

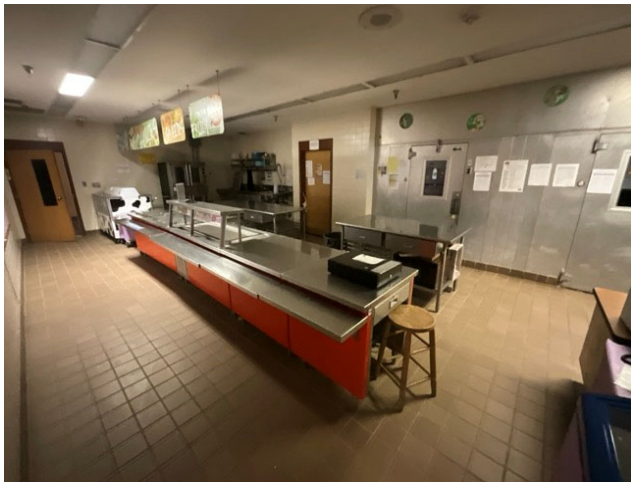


15 - CLASSROOM

16 - CLASSROOM

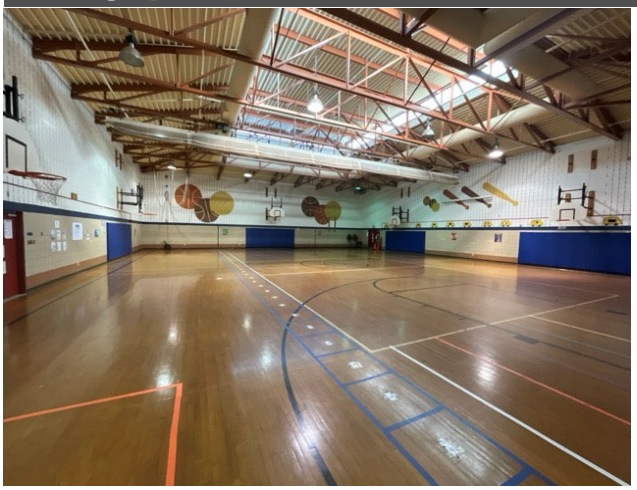


17 - CAFETERIA



18 - KITCHEN

Photographic Overview



19 - GYMNASIUM

20 - ELEVATOR MACHINE ROOM

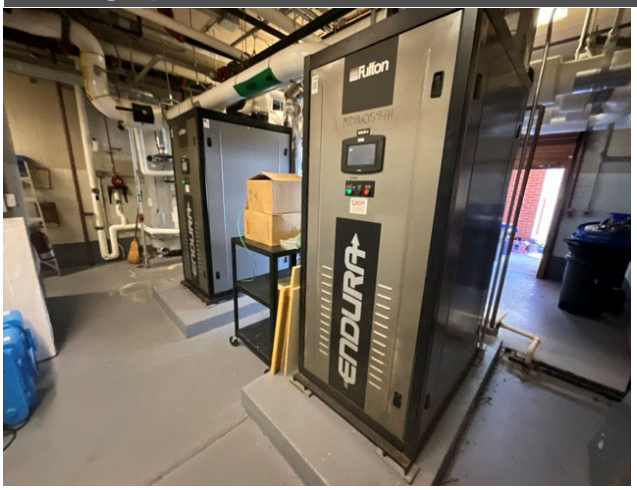
21 - PLUMBING FIXTURES

22 - WATER HEATER

23 - FIRE ALARM PANEL

24 - SWITCHBOARD

Photographic Overview



25 - BOILERS

26 - ROOFTOP HVAC

27 - PARKING OVERVIEW

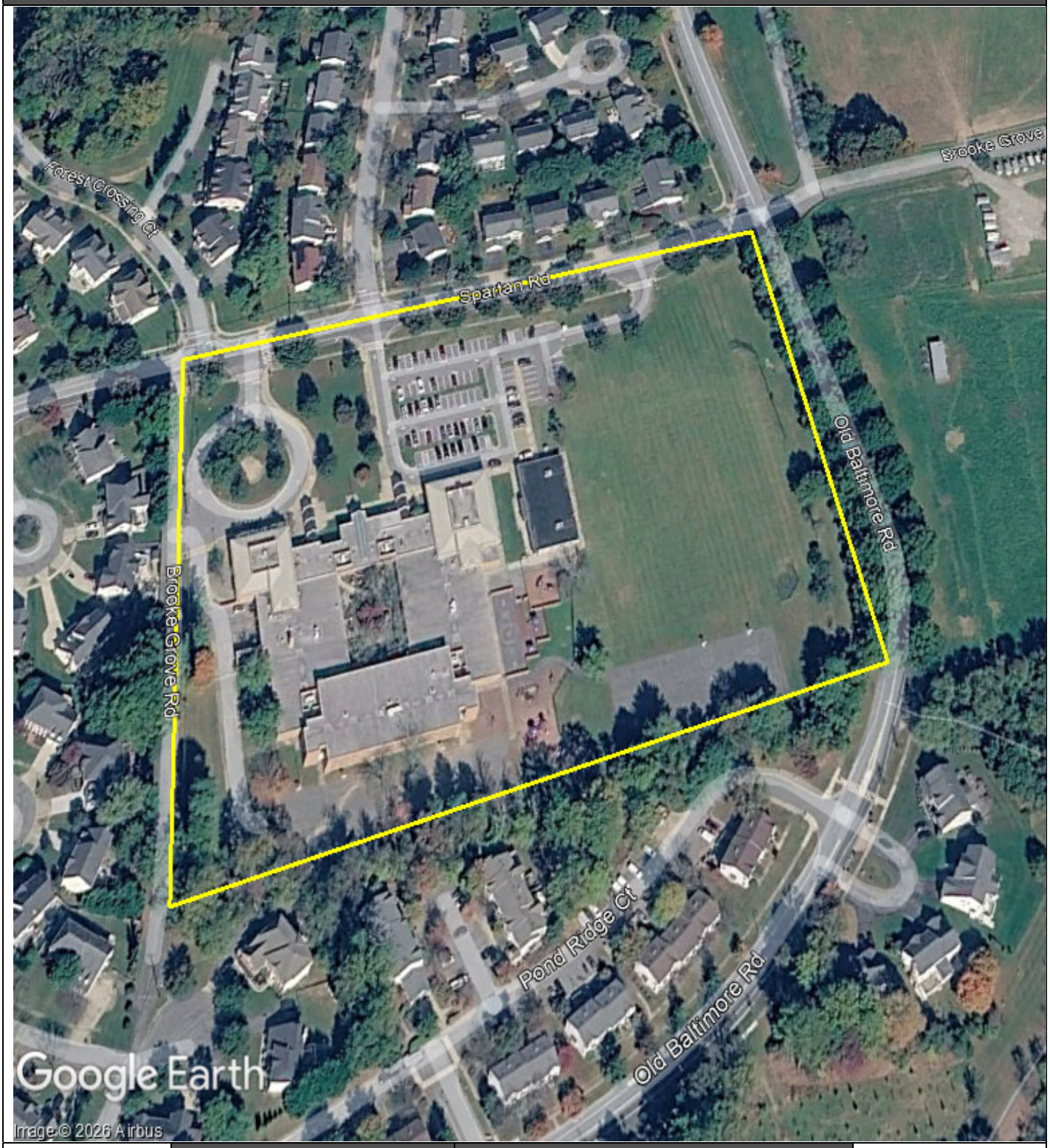
28 - WALKWAY

29 - BASKETBALL COURT

30 - PLAYGROUND

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-012.354	Brooke Grove Elementary School
Source	**On-Site Date**
Google	January 27, 2025

N

Appendix C:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Brooke Grove Elementary School

BV Project Number: 172559.25R000-012.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

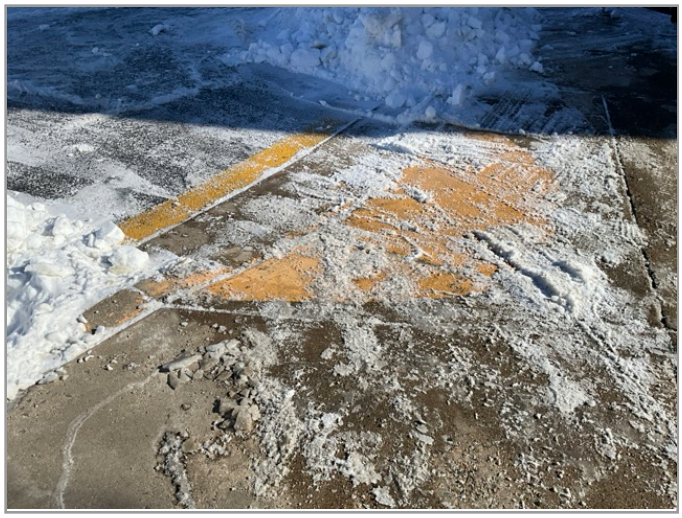
CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

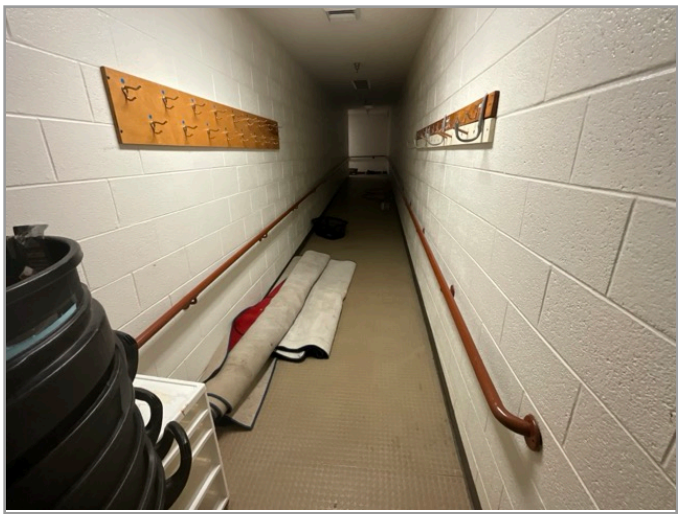
AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

ACCESSIBLE INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS

IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix D:
Component Condition Report

Component Condition Report | Brooke Grove Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	73,080 SF	51	10265606
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	73,080 SF	51	10265595
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	15,300 SF	11	10265566
B2020	Hallway	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	11	10265574
B2020	Building Exterior	Fair	Glazing, any type by SF	3,800 SF	13	10265619
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	23	21	10265554
B2050	Boiler Room	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	11	10265571
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	21	10265614
Roofing						
B3010	Roof	Fair	Roofing, Metal	12,660 SF	21	10429037
B3010	Roof	Fair	Roofing, Built-Up	55,802 SF	16	10265560
Interiors						
C1010	Boys restroom near gym	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	2	1	10265590
C1010	Boys restroom	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	4	1	10265610
C1010	Room 9	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	200 SF	4	10265584
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	300 SF	4	10265596
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	21	10265611
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	21	10265647
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	51,200 SF	13	10265592
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30	11	10265615
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	87,700 SF	6	10265607
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	21,900 SF	21	10265612
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,300 SF	6	10265603
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	3,700 SF	6	10265562
C2030	Hallways & Common Areas	Fair	Flooring, Terrazzo	7,300 SF	16	10265568
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	25,600 SF	8	10265624
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	3,700 SF	26	10265626
C2030	Restrooms	Fair	Flooring, Ceramic Tile	11,000 SF	21	10265565
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,700 SF	6	10265608
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,700 SF	6	10265569
C2030	Cafeteria	Poor	Flooring, Vinyl Tile (VCT)	7,300 SF	2	10265575
C2050		Fair	Ceiling Finishes, any flat surface, Prep & Paint	14,600 SF	6	10265549
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,300 SF	6	10265613
Conveying						
D1010	Elevator machine room	Good	Elevator Controls, Automatic, 1 Car	1	18	10265632
D1010	Elevator machine room	Good	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	28	10265564
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	13	10265605
Plumbing						
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	11	10265563
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10265591

Component Condition Report | Brooke Grove Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	16	10265648
D2010	Gymnasium	Fair	Shower, Ceramic Tile	1	16	10265627
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water, 6 IN	1	11	10265623
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	40	16	10265640
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	4	10265558
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	4	10265551
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	73,080 SF	11	10265604
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH), 118 GAL	1	15	10265630
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25	16	10265594
D2010	Across from room 10	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	2	10265645
D2010	Restrooms	Fair	Urinal, Standard	10	16	10265587
HVAC						
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 2000 MBH [BOILER 2]	1	21	10265620
D3020	Electrical Room	Fair	Unit Heater, Hydronic, 12 MBH	1	11	10265597
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 60 GAL	1	21	10265567
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 2000 MBH [BOILER-1]	1	21	10265588
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 2 TON	1	9	10429051
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON	1	12	10429045
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 81 to 100 TON, 1000 TON	1	5	10265625
D3030	Roof	Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each	1	7	10429036
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	7	10429055
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	7	10429056
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	12	10429058
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 25 TON [DOAS-1]	1	12	10429042
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	73,080 SF	16	10265598
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	12	10429046
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [PUMP-2]	1	17	10265583
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [DOAS-2]	1	12	10429031
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-1]	1	12	10429047
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [PUMP 1]	1	17	10265631
D3050	Boiler Room	Failed	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP [PUMP 4]	1	1	10265580
D3050	Classrooms Art	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, 500 CFM	30	11	10265609
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON [RTU-3]	1	12	10429039
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	11	10265602
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP	1	17	10265556
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON	1	12	10429030
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	73,080 SF	26	10265599
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [PRVS-17]	1	13	10429052
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-3]	1	11	10429038
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-1]	1	11	10429043
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-10]	1	11	10429033
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [PRVS-18]	1	11	10429044
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	11	10429034

Component Condition Report | Brooke Grove Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-13]	1	11	10429054
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [PRVS-16]	1	11	10429060
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-7]	1	11	10429057
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	11	10429032
D3060	Restrooms	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-14]	1	11	10429048
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-11]	1	11	10429049
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-12]	1	11	10429041
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [PRVS-15]	1	11	10429029
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-8]	1	11	10429040
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRV-9]	1	11	10429035
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-1]	1	11	10429050
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRVS-4]	1	11	10429053
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	73,080 SF	13	10265639
Electrical						
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 100 KW	1	21	10265578
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 100 AMP [LIFE SAFETY ATS]	1	21	10265586
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 100 AMP [NON LIFE SAFETY ATS]	1	21	10265579
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 2000 AMP	1	21	10265601
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-1]	1	12	10265573
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD-3]	1	12	10265621
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-2]	1	12	10265641
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD-4]	1	12	10265546
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	73,080 SF	6	10265572
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	73,080 SF	6	10265638
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	11	10265557
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	73,080 SF	6	10265555
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	73,080 SF	11	10265600
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	73,080 SF	9	10265585
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	8	10265576
D7050	Boys restroom	Fair	Fire Alarm Panel, Fully Addressable	1	8	10265616
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	73,080 SF	11	10265637
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	73,080 SF	8	10265582
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	11	10265622
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	10265547
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	10265636
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10265629
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10265646
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10265548
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10265635
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10265559

Component Condition Report | Brooke Grove Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	10265628
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	10265589
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	8	10429059
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	10265634
E1030	Cafeteria	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	10	11	10265593
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	16	10265552
E1070	Multi-Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	8	10265553
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	16	10265633
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	200 LF	11	10265577
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	50 LF	11	10265581
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	30 LF	11	10265550
E2010	Office Areas	Fair	Casework, Countertop, Plastic Laminate	50 LF	8	10265618
E2010	Library	Fair	Casework, Cabinetry, Standard	10 LF	11	10265570
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	80 LF	11	10265642
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	8	11	10265617
Follow-up Studies						
P2030	Rooms 11H/18 and other areas	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	1	10265643
P2030	Room 9/ and adjoining classrooms	NA	Engineering Study, Mechanical, General Design, Design	1	2	10265561
P2030	Throughout Building	Poor	Engineering Study, Electrical, General Design, Design	1	0	10265644

Component Condition Report | Brooke Grove Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,000 SF	13	10266663
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	6,000 SF	4	10266667
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	16	10266662
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	11	10266659
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	13	10266657
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,230 SF	13	10266658
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	4	11	10266661
G2050	Site	Poor	Playfield Surfaces, Rubber, Poured-in-Place	5,000 SF	2	10266660
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	13	10266665
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	800 LF	21	10266666
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	1	11	10266664

Appendix E:
Replacement Reserves

Replacement Reserves Report

4/21/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Brooke Grove Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Brooke Grove Elementary School / Main Building	$0	$23,896	$47,422	$0	$14,981	$93,959	$1,060,357	$25,987	$468,452	$197,008	$1,613	$1,612,882	$263,908	$700,190	$0	$25,862	$2,705,310	$97,518	$8,512	$8,417	$0	**$7,356,274**
Brooke Grove Elementary School / Site	$0	$0	$137,917	$0	$3,039	$0	$0	$0	$0	$3,523	$0	$94,405	$0	$155,085	$4,084	$0	$32,094	$0	$0	$4,734	$0	**$434,881**
Grand Total	**$0**	**$23,896**	**$185,339**	**$0**	**$18,019**	**$93,959**	**$1,060,357**	**$25,987**	**$468,452**	**$200,531**	**$1,613**	**$1,707,286**	**$263,908**	**$855,275**	**$4,084**	**$25,862**	**$2,737,405**	**$97,518**	**$8,512**	**$13,151**	**$0**	**$7,791,154**

Brooke Grove Elementary School

Brooke Grove Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10265566	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	15300	SF	$1.86	$28,458												$28,458										**$28,458**
B2020	Building Exterior	10265619	Glazing, any type by SF, Replace	30	17	13	3800	SF	$55.00	$209,000														$209,000								**$209,000**
B2020	Hallway	10265574	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
B2050	Boiler Room	10265571	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	19	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
B3010	Roof	10265560	Roofing, Built-Up, Replace	25	9	16	55802	SF	$14.00	$781,228																	$781,228					**$781,228**
C1010	Boys restroom near gym	10265590	Interior Construction, any type, Repairs per Man-Day, Repair	0	-1	1	2	EA	$1,100.00	$2,200		$2,200																				**$2,200**
C1010	Boys restroom	10265610	Interior Construction, any type, Repairs per Man-Day, Repair	0	-1	1	4	EA	$1,100.00	$4,400		$4,400																				**$4,400**
C1010	Room 9	10265584	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	21	4	200	SF	$5.00	$1,000					$1,000																	**$1,000**
C1010	Gymnasium	10265596	Movable Partition, Gym Divider, Basic/Manual, Replace	25	21	4	300	SF	$15.70	$4,710					$4,710																	**$4,710**
C1070	Throughout Building	10265592	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	51200	SF	$3.50	$179,200														$179,200								**$179,200**
C1090	Restrooms	10265615	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	30	EA	$750.00	$22,500												$22,500										**$22,500**
C2010	Throughout Building	10265607	Wall Finishes, any surface, Prep & Paint	10	4	6	87700	SF	$1.50	$131,550							$131,550										$131,550					**$263,100**
C2030	Utility Rooms/Areas	10265608	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	3700	SF	$1.50	$5,550							$5,550										$5,550					**$11,100**
C2030	Cafeteria	10265575	Flooring, Vinyl Tile (VCT), Replace	15	13	2	7300	SF	$5.00	$36,500			$36,500															$36,500				**$73,000**
C2030	Throughout Building	10265624	Flooring, Vinyl Tile (VCT), Replace	15	7	8	25600	SF	$5.00	$128,000									$128,000													**$128,000**
C2030	Hallways & Common Areas	10265568	Flooring, Terrazzo, Replace	50	34	16	7300	SF	$14.00	$102,200																	$102,200					**$102,200**
C2030	Library	10265562	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3700	SF	$7.50	$27,750							$27,750										$27,750					**$55,500**
C2030	Throughout Building	10265569	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3700	SF	$7.50	$27,750							$27,750										$27,750					**$55,500**
C2030	Gymnasium	10265603	Flooring, Wood, Sports, Refinish	10	4	6	7300	SF	$5.00	$36,500							$36,500										$36,500					**$73,000**
C2050	Main Building	10265549	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	14600	SF	$2.00	$29,200							$29,200										$29,200					**$58,400**
C2050	Gymnasium	10265613	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	7300	SF	$2.50	$18,250							$18,250										$18,250					**$36,500**
D1010	Elevator	10265605	Elevator Cab Finishes, Standard, Replace	15	2	13	1	EA	$9,000.00	$9,000															$9,000							**$9,000**
D1010	Elevator machine room	10265632	Elevator Controls, Automatic, 1 Car, Replace	20	2	18	1	EA	$5,000.00	$5,000																			$5,000			**$5,000**
D2010	Boiler Room	10265630	Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	$16,600.00	$16,600																$16,600						**$16,600**
D2010	Boiler Room	10265563	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D2010	Boiler Room	10265623	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$10,500.00	$10,500												$10,500										**$10,500**
D2010	Throughout Building	10265604	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	73080	SF	$5.00	$365,400												$365,400										**$365,400**
D2010	Across from room 10	10265645	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	$1,200.00	$1,200			$1,200															$1,200					**$2,400**
D2010	Throughout Building	10265558	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	$1,200.00	$4,800					$4,800															$4,800			**$9,600**
D2010	Utility Rooms/Areas	10265551	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	2	EA	$1,400.00	$2,800					$2,800																	**$2,800**
D2010	Throughout Building	10265591	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	$1,200.00	$1,200											$1,200											**$1,200**
D2010	Restrooms	10265648	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	30	EA	$1,700.00	$51,000																	$51,000					**$51,000**
D2010	Gymnasium	10265627	Shower, Ceramic Tile, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
D2010	Restrooms	10265640	Toilet, Commercial Water Closet, Replace	30	14	16	40	EA	$1,300.00	$52,000																	$52,000					**$52,000**
D2010	Throughout Building	10265594	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	25	EA	$1,200.00	$30,000																	$30,000					**$30,000**
D2010	Restrooms	10265587	Urinal, Standard, Replace	30	14	16	10	EA	$1,100.00	$11,000																	$11,000					**$11,000**
D3020	Electrical Room	10265597	Unit Heater, Hydronic, Replace	20	9	11	1	EA	$1,100.00	$1,100												$1,100										**$1,100**
D3030	Building Exterior	10265625	Chiller, Air-Cooled, 81 to 100 TON, Replace	25	20	5	1	EA	$81,050.00	$81,050						$81,050																**$81,050**
D3030	Roof	10429036	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, Replace	15	8	7	1	EA	$4,930.00	$4,930								$4,930														**$4,930**
D3030	Roof	10429055	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$3,500.00	$3,500								$3,500														**$3,500**
D3030	Roof	10429056	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$3,500.00	$3,500								$3,500														**$3,500**
D3030	Roof	10429051	Split System, Interior & Exterior Component Pairing, Replace	15	6	9	1	EA	$4,830.00	$4,830										$4,830												**$4,830**
D3030	Roof	10429045	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$3,500.00	$3,500													$3,500									**$3,500**
D3050	Boiler Room	10265580	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	24	1	1	EA	$6,100.00	$6,100		$6,100																				**$6,100**
D3050	Boiler Room	10265583	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D3050	Boiler Room	10265631	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D3050	Boiler Room	10265556	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	$6,100.00	$6,100																		$6,100				**$6,100**
D3050	Classrooms Art	10265609	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	9	11	30	EA	$3,550.00	$106,500												$106,500										**$106,500**
D3050	Roof	10265602	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$9,000.00	$9,000												$9,000										**$9,000**
D3050	Roof	10429058	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$11,000.00	$11,000													$11,000									**$11,000**
D3050	Roof	10429042	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$45,000.00	$45,000													$45,000									**$45,000**
D3050	Roof	10429046	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$11,000.00	$11,000													$11,000									**$11,000**
D3050	Roof	10429031	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**

Replacement Reserves Report

4/21/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	Roof	10429047	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$30,000.00	$30,000													$30,000									**$30,000**
D3050	Roof	10429039	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D3050	Roof	10429030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D3050	Throughout Building	10265598	HVAC System, Ductwork, Medium Density, Replace	30	14	16	73080	SF	$4.00	$292,320																	$292,320					**$292,320**
D3060	Roof	10429038	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429043	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429033	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429044	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D3060	Roof	10429034	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429054	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429060	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D3060	Roof	10429057	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429032	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Restrooms	10429048	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429049	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429041	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429029	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
D3060	Roof	10429040	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429035	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429050	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429053	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10429052	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	7	13	1	EA	$1,400.00	$1,400														$1,400								**$1,400**
D4010	Throughout Building	10265639	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	73080	SF	$1.07	$78,196														$78,196								**$78,196**
D5030	Throughout Building	10265572	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	73080	SF	$2.50	$182,700							$182,700															**$182,700**
D5030	Boiler Room	10265573	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$7,000.00	$7,000													$7,000									**$7,000**
D5030	Boiler Room	10265621	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$5,300.00	$5,300													$5,300									**$5,300**
D5030	Boiler Room	10265641	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$7,000.00	$7,000													$7,000									**$7,000**
D5030	Boiler Room	10265546	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$5,300.00	$5,300													$5,300									**$5,300**
D5040	Throughout Building	10265638	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	73080	SF	$5.00	$365,400							$365,400															**$365,400**
D5040	Throughout Building	10265555	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	73080	SF	$0.65	$47,502							$47,502										$47,502					**$95,004**
D5040	Gymnasium	10265557	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	9	11	20	EA	$1,700.00	$34,000												$34,000										**$34,000**
D6060	Throughout Building	10265600	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	73080	SF	$1.65	$120,582												$120,582										**$120,582**
D7030	Throughout Building	10265585	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	73080	SF	$2.00	$146,160										$146,160												**$146,160**
D7050	Lobby	10265576	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
D7050	Boys restroom	10265616	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
D7050	Throughout Building	10265637	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	73080	SF	$3.00	$219,240												$219,240										**$219,240**
D8010	Throughout Building	10265582	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	73080	SF	$2.50	$182,700									$182,700													**$182,700**
E1030	Kitchen	10265547	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	10265629	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	$2,000.00	$2,000							$2,000										$2,000					**$4,000**
E1030	Kitchen	10265646	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Kitchen	10265635	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	$2,000.00	$2,000							$2,000										$2,000					**$4,000**
E1030	Kitchen	10265636	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	10265589	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	10265628	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
E1030	Roof	10429059	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	7	8	1	EA	$6,300.00	$6,300									$6,300													**$6,300**
E1030	Kitchen	10265634	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700													**$2,700**
E1030	Kitchen	10265622	Foodservice Equipment, Walk-In, Freezer, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
E1030	Cafeteria	10265593	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	9	11	10	EA	$7,000.00	$70,000												$70,000										**$70,000**
E1030	Kitchen	10265548	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	14	16	1	EA	$1,600.00	$1,600																	$1,600					**$1,600**
E1030	Kitchen	10265559	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
E1070	Multi-Purpose Room	10265553	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	200	SF	$13.00	$2,600									$2,600													**$2,600**
E1070	Gymnasium	10265552	Basketball Backboard, Wall-Mounted, Fixed	30	14	16	6	EA	$3,580.00	$21,480																	$21,480					**$21,480**
E1070	Gymnasium	10265633	Gym Scoreboard, Electronic Basic, Replace	30	14	16	1	EA	$1,700.00	$1,700																	$1,700					**$1,700**
E2010	Office Areas	10265618	Casework, Countertop, Plastic Laminate, Replace	15	7	8	50	LF	$50.00	$2,500									$2,500													**$2,500**
E2010	Classrooms General	10265577	Casework, Cabinetry, Standard, Replace	20	9	11	200	LF	$300.00	$60,000												$60,000										**$60,000**
E2010	Library	10265581	Library Shelving, Single-Faced, up to 90" Height, Replace	20	9	11	50	LF	$330.00	$16,500												$16,500										**$16,500**
E2010	Library	10265550	Library Shelving, Double-Faced, up to 90" Height, Replace	20	9	11	30	LF	$480.00	$14,400												$14,400										**$14,400**
E2010	Library	10265570	Casework, Cabinetry, Standard, Replace	20	9	11	10	LF	$300.00	$3,000												$3,000										**$3,000**
E2010	Office Areas	10265642	Casework, Cabinetry, Standard, Replace	20	9	11	80	LF	$300.00	$24,000												$24,000										**$24,000**
G4050	Building Exterior	10265617	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	8	EA	$400.00	$3,200												$3,200										**$3,200**
P2030	Rooms 11H/18 and other areas	10265643	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	-1	1	1	EA	$3,500.00	$3,500		$3,500																				**$3,500**
P2030	Throughout Building	10265644	Engineering Study, Electrical, General Design, Design	0	1	* 0	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**

Replacement Reserves Report

4/21/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
P2030	Room 9/ and adjoining classrooms	10265561	Engineering Study, Mechanical, General Design, Design	0	-2	2	1	EA	$7,000.00	$7,000			$7,000																			**$7,000**
Totals, Unescalated											**$0**	**$23,200**	**$44,700**	**$0**	**$13,310**	**$81,050**	**$888,032**	**$21,130**	**$369,800**	**$150,990**	**$1,200**	**$1,165,180**	**$185,100**	**$476,796**	**$0**	**$16,600**	**$1,685,860**	**$59,000**	**$5,000**	**$4,800**	**$0**	**$5,191,748**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$23,896**	**$47,422**	**$0**	**$14,981**	**$93,959**	**$1,060,357**	**$25,987**	**$468,452**	**$197,008**	**$1,613**	**$1,612,882**	**$263,908**	**$700,190**	**$0**	**$25,862**	**$2,705,310**	**$97,518**	**$8,512**	**$8,417**	**$0**	**$7,356,274**

Brooke Grove Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	10266667	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	6000	SF	$0.45	$2,700					$2,700					$2,700					$2,700					$2,700		**$10,800**
G2020	Site	10266663	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	6000	SF	$3.50	$21,000														$21,000								**$21,000**
G2030	Site	10266662	Sidewalk, Concrete, Small Areas/Sections, Replace	50	34	16	1000	SF	$20.00	$20,000																	$20,000					**$20,000**
G2050	Site	10266657	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	6	EA	$4,750.00	$28,500														$28,500								**$28,500**
G2050	Site	10266658	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	15230	SF	$3.50	$53,305														$53,305								**$53,305**
G2050	Site	10266660	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	5000	SF	$26.00	$130,000			$130,000																			**$130,000**
G2050	Site	10266659	Play Structure, Multipurpose, Small, Replace	20	9	11	4	EA	$10,000.00	$40,000												$40,000										**$40,000**
G2050	Site	10266661	Play Structure, Multipurpose, Very Small, Replace	20	9	11	4	EA	$6,000.00	$24,000												$24,000										**$24,000**
G2060	Site	10266665	Park Bench, Metal Powder-Coated, Replace	20	7	13	4	EA	$700.00	$2,800														$2,800								**$2,800**
G4050	Site	10266664	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,200.00	$4,200												$4,200										**$4,200**
Totals, Unescalated											**$0**	**$0**	**$130,000**	**$0**	**$2,700**	**$0**	**$0**	**$0**	**$0**	**$2,700**	**$0**	**$68,200**	**$0**	**$105,605**	**$2,700**	**$0**	**$20,000**	**$0**	**$0**	**$2,700**	**$0**	**$334,605**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$137,917**	**$0**	**$3,039**	**$0**	**$0**	**$0**	**$0**	**$3,523**	**$0**	**$94,405**	**$0**	**$155,085**	**$4,084**	**$0**	**$32,094**	**$0**	**$0**	**$4,734**	**$0**	**$434,881**

* Markup has been included in unit costs.

Appendix F:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10265632	D1010	**Elevator Controls**	Automatic, 1 Car		Brooke Grove Elementary School / Main Building	Elevator machine room	No dataplate	No dataplate	No dataplate	2023		
2	10265564	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Brooke Grove Elementary School / Main Building	Elevator machine room	Delaware	A4PIC187M	NA	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10265630	D2010	**Water Heater**	Gas, Commercial (200 MBH)	118 GAL	Brooke Grove Elementary School / Main Building	Boiler Room	A. O. Smith	BTR-197 118	2007118198127	2020		
2	10265563	D2010	**Backflow Preventer**	Domestic Water	1 IN	Brooke Grove Elementary School / Main Building	Boiler Room	Watts Regulator	909	Illegible			
3	10265623	D2010	**Backflow Preventer**	Domestic Water	6 IN	Brooke Grove Elementary School / Main Building	Boiler Room	Watts Regulator	709DDC	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10265620	D3020	**Boiler** [BOILER 2]	Gas, HVAC	2000 MBH	Brooke Grove Elementary School / Main Building	Boiler Room	Fulton	EDR-2000	121736	2016		
2	10265588	D3020	**Boiler** [BOILER-1]	Gas, HVAC	2000 MBH	Brooke Grove Elementary School / Main Building	Boiler Room	Fulton	EDR-2000	121710	2016		
3	10265597	D3020	**Unit Heater**	Hydronic	12 MBH	Brooke Grove Elementary School / Main Building	Electrical Room	Modine Manufacturing	Inaccessible	Inaccessible			
4	10265567	D3020	**Boiler Supplemental Components**	Expansion Tank	60 GAL	Brooke Grove Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
5	10265625	D3030	**Chiller**	Air-Cooled, 81 to 100 TON	1000 TON	Brooke Grove Elementary School / Main Building	Building Exterior	Trane	RTAA 100A YQ01 AGD1 GRAN	U05600150	2005		
6	10429051	D3030	**Split System**	Interior & Exterior Component Pairing	2 TON	Brooke Grove Elementary School / Main Building	Roof	Daikin Industries	DX16TC0241CB	1999191679	2019		
7	10429036	D3030	**Split System Ductless**	Multi Zone, Condenser & 2 Evaporators of 1 TON each		Brooke Grove Elementary School / Main Building	Roof	Trenton	TEHA006E6 HS2B-B	Illegible			
8	10429045	D3030	**Split System Ductless**	Single Zone	1 TON	Brooke Grove Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NKA7	12U27397B	2022		
9	10429055	D3030	**Split System Ductless**	Single Zone	1 TON	Brooke Grove Elementary School / Main Building	Roof	Daikin Industries	RK12NMVJU	G006675	2017		
10	10429056	D3030	**Split System Ductless**	Single Zone	.75 TON	Brooke Grove Elementary School / Main Building	Roof	Daikin Industries	RK09NMVJU	G003520	2017		
11	10265556	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	5 HP	Brooke Grove Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2017		
12	10265631	D3050	**Pump** [PUMP 1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Brooke Grove Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2017		
13	10265580	D3050	**Pump** [PUMP 4]	Distribution, HVAC Chilled or Condenser Water	5 HP	Brooke Grove Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2017		
14	10265583	D3050	**Pump** [PUMP-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Brooke Grove Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2017		
15	10265609	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM	500 CFM	Brooke Grove Elementary School / Main Building	Classrooms Art				2016		30
16	10429058	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RQ-005-8-V-EA09-000	201705-AYCE03109	2017		
17	10429046	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RQ-005-B-V-EA09- EJN	201705-AWE00683	2017		
18	10265602	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Brooke Grove Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2016		
19	10429030	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RN-008-8-0-EA09-000	201706-	2017		
20	10429042	D3050	**Packaged Unit** [DOAS-1]	RTU, Pad or Roof-Mounted	25 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RN-025-8-0-EA09-EJN	201706-BNWR05762	2017		
21	10429031	D3050	**Packaged Unit** [DOAS-2]	RTU, Pad or Roof-Mounted	10 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RN-010-8-0-EA09-EJN	201706-ANWJ05761	2017		
22	10429047	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	15 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RN-015-8-0-EA09-000	201706-ANCL12677	2017		
23	10429039	D3050	**Packaged Unit** [RTU-3]	RTU, Pad or Roof-Mounted	8 TON	Brooke Grove Elementary School / Main Building	Roof	AAON, Inc.	RN-008-8-0-EA09-000	201706-ANCH12679	2017		
24	10429034	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-123-B-1	15044739			
25	10429032	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-133-8-X	15044724			
26	10429043	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-095-D-X	15966805			
27	10429035	D3060	**Exhaust Fan** [PRV-9]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	6-133-B-X	15044759			
28	10429050	D3060	**Exhaust Fan** [PRVS-1]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-103-8-X	15044703			
29	10429033	D3060	**Exhaust Fan** [PRVS-10]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
30	10429049	D3060	**Exhaust Fan** [PRVS-11]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	6-085-D-X	15044819			
31	10429041	D3060	**Exhaust Fan** [PRVS-12]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-098-B-X	15044823			
32	10429054	D3060	**Exhaust Fan** [PRVS-13]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-098-8-X	15044824			
33	10429048	D3060	**Exhaust Fan** [PRVS-14]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Restrooms	Greenheck	G-098-8-X	16044825			
34	10429029	D3060	**Exhaust Fan** [PRVS-15]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	RBE-3L36-15-X	15045300			
35	10429060	D3060	**Exhaust Fan** [PRVS-16]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	RBE-3L36-15-X	15045301			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10429052	D3060	**Exhaust Fan** [PRVS-17]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	CUE 101 A-X	715-359-6171			
37	10429044	D3060	**Exhaust Fan** [PRVS-18]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	RBE-3L30-7-X	15045302			
38	10429038	D3060	**Exhaust Fan** [PRVS-3]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-123-B-X	15044729			
39	10429053	D3060	**Exhaust Fan** [PRVS-4]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-075-D-X	55044730			
40	10429057	D3060	**Exhaust Fan** [PRVS-7]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-133-8-X	15044758			
41	10429040	D3060	**Exhaust Fan** [PRVS-8]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brooke Grove Elementary School / Main Building	Roof	Greenheck	G-133-B-X	15044797			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10265578	D5010	**Generator**	Gas or Gasoline	100 KW	Brooke Grove Elementary School / Main Building	Building Exterior	Kohler	Inaccessible	Inaccessible	2021		
2	10265586	D5010	**Automatic Transfer Switch** [LIFE SAFETY ATS]	ATS	100 AMP	Brooke Grove Elementary School / Main Building	Electrical Room	Kohler	No dataplate	No dataplate	2021		
3	10265579	D5010	**Automatic Transfer Switch** [NON LIFE SAFETY ATS]	ATS	100 AMP	Brooke Grove Elementary School / Main Building	Electrical Room	Kohler	No dataplate	No dataplate	2021		
4	10265601	D5020	**Switchboard**	120/208 V	2000 AMP	Brooke Grove Elementary School / Main Building	Electrical Room	Square D	NA	NA			
5	10265573	D5030	**Variable Frequency Drive** [VFD-1]	VFD, by HP of Motor	10 HP	Brooke Grove Elementary School / Main Building	Boiler Room	ABB	ACHSS0 VDR-046A-2+F267	217260004	2017		
6	10265641	D5030	**Variable Frequency Drive** [VFD-2]	VFD, by HP of Motor	10 HP	Brooke Grove Elementary School / Main Building	Boiler Room	ABB	ACH550-VDR-046A-2-F267	7260101	2017		
7	10265621	D5030	**Variable Frequency Drive** [VFD-3]	VFD, by HP of Motor	5 HP	Brooke Grove Elementary School / Main Building	Boiler Room	ABB	ACH550-VDR-017A-2+F267	99000SELLE	2017		
8	10265546	D5030	**Variable Frequency Drive** [VFD-4]	VFD, by HP of Motor	5 HP	Brooke Grove Elementary School / Main Building	Boiler Room	ABB	ACH550-VDR-017A-2+F267	2172600969	2017		
9	10265557	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Brooke Grove Elementary School / Main Building	Gymnasium						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10265576	D7050	**Fire Alarm Panel**	Fully Addressable		Brooke Grove Elementary School / Main Building	Lobby	Silent night	No dataplate	No dataplate			
2	10265616	D7050	**Fire Alarm Panel**	Fully Addressable		Brooke Grove Elementary School / Main Building	Boys restroom	Honeywell	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10265548	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		Brooke Grove Elementary School / Main Building	Kitchen						
2	10265559	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Brooke Grove Elementary School / Main Building	Kitchen						
3	10265547	E1030	**Foodservice Equipment**	Convection Oven, Double		Brooke Grove Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
4	10265646	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Brooke Grove Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58-1-W	No dataplate			
5	10265629	E1030	**Foodservice Equipment**	Food Puree		Brooke Grove Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	H89C1481			
6	10265635	E1030	**Foodservice Equipment**	Food Puree		Brooke Grove Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
7	10265634	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Brooke Grove Elementary School / Main Building	Kitchen	Traulsen	RHT 1-32WUT SE	M086280 61			
8	10429059	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Brooke Grove Elementary School / Main Building	Roof	Trenton	TESA015L6-HT3B-F	172108286			
9	10265636	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Brooke Grove Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible			
10	10265589	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Brooke Grove Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible			
11	10265622	E1030	**Foodservice Equipment**	Walk-In, Freezer		Brooke Grove Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
12	10265628	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Brooke Grove Elementary School / Main Building	Kitchen	FM	3478-2-N	DX89815402			