FACILITY CONDITION ASSESSMENT

prepared for

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

Brown Station Elementary School
851 Quince Orchard Boulevard
Gaithersburg, MD 20878

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BV PROJECT #:
172559.25R000-014.354

DATE OF REPORT:
May 1, 2026

ON SITE DATE:
February 2, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	851 Quince Orchard Boulevard, Gaithersburg, MD 20878
Site Developed	1969 Renovated 2017
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 2, 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)	Juan Salinas Pahuacho 301.633.3060
Assessment and Report Prepared By	Chris Ledbetter
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

Brown Station Elementary in Gaithersburg was originally constructed in 1969 and demolished in 2015/2016 to make way for construction of the new school which opened in 2017. The building is three stories and has a total of 113,998 square footage.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof was observed to be in fair condition with no roof leaks reported. The windows were observed to be in fair condition with no window leaks reported, glazing is budgeted and anticipated. The interior finishes throughout the building were observed to be in fair condition. There are a few areas of floor tiles that are damaged and recommended to be replaced throughout the building. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2017 renovation. Heating and cooling are provided by geothermal system with water sourced heat pumps throughout building. There are rooftop package units and air handlers for distribution. The HVAC unit serving Zone 8 daycare has been reported to be problematic with multiple repair attempts. Replacing the unit is recommended to improve efficiency and indoor quality to the space.

In general, the plumbing system is adequate to serve the facility, with equipment and fixtures updated as needed. No plumbing leaks reported. The electrical system is in fair condition. There is a main switchboard located in the electrical room. The building also has an emergency generator on site. The interior lighting has been upgraded to LED.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping. Site lighting has been upgraded to LED. There is an ancillary classroom building on site, which was observed to be in fair condition. The playgrounds and sport courts are generally in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.257284.

Immediate Needs

There are no immediate needs to report.

Key Findings

ADA Entrances and Doors in Poor condition.

Door Threshold
Main Building Brown Station Elementary School Building Exterior

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $300

**$**$$$

Door threshold needs modification to prevent water damage - AssetCALC ID: 10297274

Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Brown Station Elementary School Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$**$$$

Damaged floor tiles throughout building - AssetCALC ID: 10297271

Plan Types

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

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

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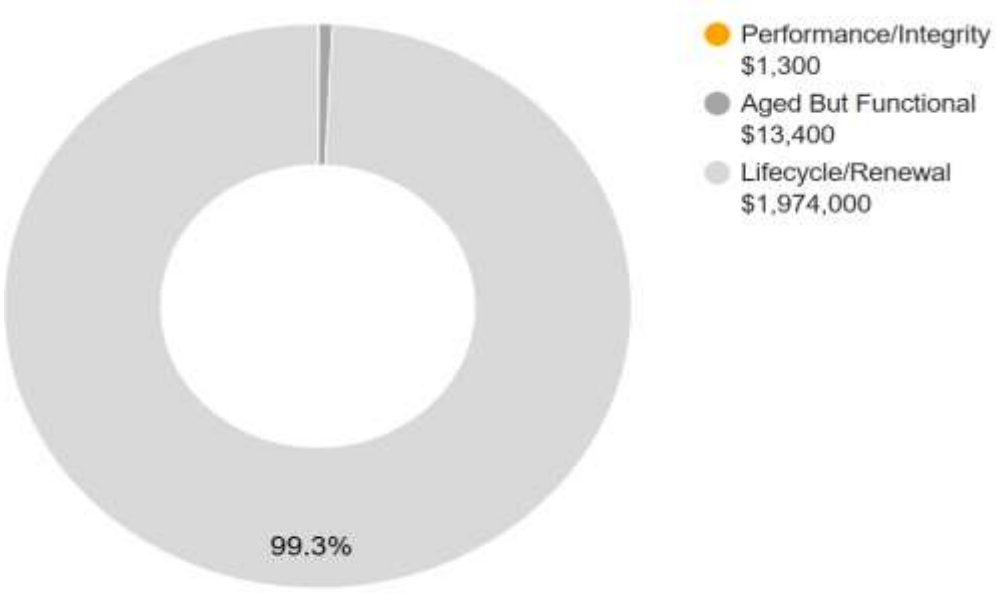

10-YEAR TOTAL: $1,988,700

2. Building Information

Main Building: Systems Summary		
Address	851 Quince Orchard Boulevard, Gaithersburg, MD 20878	
Constructed/Renovated	1969/2017	
Building Area	113,998 SF	
Number of Stories	3 above grade	
System	*Description*	*Condition*
Structure	Steel columns and beams with masonry bearing walls and metal roof decks supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, sports wood flooring Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	$799,900	$799,900
Interiors	-	$1,000	$311,600	$652,700	$1,278,500	$2,243,900
Conveying	-	-	-	$11,100	$7,100	$18,200
Plumbing	-	-	-	$5,500	$31,400	$36,900
HVAC	-	-	-	$122,100	$598,400	$720,500
Fire Protection	-	-	-	-	$201,600	$201,600
Electrical	-	-	-	-	$1,070,900	$1,070,900
Fire Alarm & Electronic Systems	-	-	-	$650,900	$999,600	$1,650,500
Equipment & Furnishings	-	-	$9,300	$86,000	$395,800	$491,100
Site Utilities	-	-	-	-	$51,400	$51,400
Accessibility	-	$300	-	-	-	$300
TOTALS (3% inflation)	**-**	**$1,300**	**$320,900**	**$1,528,300**	**$5,434,500**	**$7,285,000**

3. Site Summary

Site Information		
Site Area	7.5 acres (estimated)	
Parking Spaces	95 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Brick wall dumpster enclosures Playgrounds and sports fields and courts Heavily furnished park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	Garage, modular building	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	$22,100	$50,400	$291,200	$363,800
Site Pavement	-	-	$30,400	$35,200	$435,300	$500,900
Site Utilities	-	-	-	-	$110,700	$110,700
TOTALS (3% inflation)	**-**	**-**	**$52,500**	**$85,700**	**$837,300**	**$975,500**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1969/ 2017	No	No
Building	1969/ 2017	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Brown Station Elementary School, 851 Quince Orchard Boulevard, Gaithersburg, MD 20878, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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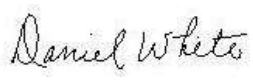
Reviewed by: 

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - SITE STAIRS

6 - MODULAR CLASSROOM

Photographic Overview

7 - PARKING LOTS

8 - PLAYGROUND

9 - MEDIA CENTER

10 - CORRIDOR HALLWAY

11 - GYMNASIUM

12 - KITCHEN

Photographic Overview

13 - CLASSROOM

14 - STAIRWELL

15 - GEOTHERMAL SYSTEM

16 - PACKAGED UNIT

17 - TYPICAL HEAT PUMP

18 - EXHAUST FAN

Photographic Overview

19 - WATER HEATER

20 - PUMP

21 - SPLIT SYSTEM DUCTLESS

22 - SWITCHBOARD

23 - FIRE SUPPRESSION SYSTEM

24 - FIRE ALARM PANEL

Appendix B:
Site Plan(s)

Site Plan

Project Number	Site Name
172559.25R000-014.354	Brown Station Elementary School
Source	**On-Site Date**
Site	February 2, 2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Brown Station Elementary School**
Name of person completing form:	**Juan A. Salinas Pahuacho**
Title / Association with property:	**BSM**
Length of time associated w/ property:	**3 months**
Date Completed:	**February 2, 2026**
Phone Number:	**301-633-3060**
Method of Completion:	**PRIOR: fully completed by client in advance**

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

Data Overview		Response		
1	Year/s constructed / renovated	The building was constructed in 2017.		
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	UNK	
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	**The HVAC unit serving the Zone 8 daycare has been out of service for over seven weeks. Multiple repair requests have been submitted in the past, and the unit continues to experience recurring issues.**

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				**At APR exterior door 16, the sidewalk concrete expands every winter, making the door difficult to open and close.**
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				**The HVAC unit serving the Zone 8 daycare has been out of service for over seven weeks.**
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Brown Station Elementary School

BV Project Number: 172559.25R000-014.354

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

2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

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 RAMP

SELF-SERVICE AREA

	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 (WITH DOORS OPEN)

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

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A4010	Throughout Building	Fair	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	113,998	SF	67	10297289
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 3+ Story Building, 3+ Story Building	113,998	SF	67	10297295
B1080	Stairwells	Good	Stairs, Metal or Pan-Filled, Interior	1,600	SF	42	10297301
Facade							
B2020	Building Exterior	Good	Glazing, any type by SF	4,800	SF	22	10297328
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6		22	10297175
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	32		32	10297192
Roofing							
B3010	Roof	Fair	Roofing, Modified Bitumen	56,100	SF	12	10297280
Interiors							
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	84		32	10297153
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	85,500	SF	17	10297287
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	450	LF	12	10297199
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12		12	10297269
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	170,100	SF	5	10297298
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	103	SF	32	10297206
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	3,722	SF	22	10297180
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	200	SF	0	10297271
C2030	Restrooms	Good	Flooring, Ceramic Tile	10,733	SF	32	10297326
C2030	Kitchen	Good	Flooring, Quarry Tile	1,133	SF	42	10297208
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	102,534	SF	7	10297176
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,820	SF	5	10297163
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	3,722	SF	6	10297316

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Conveying						
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 4000 LB, Renovate	1	27	10297320
D1010	Elevator cab	Fair	Elevator Cab Finishes, Standard	1	7	10297156
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	12	10297288
Plumbing						
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	7	10297161
D2010	Restrooms	Good	Urinal, Standard	6	22	10297196
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	50	22	10297209
D2010	Daycare	Good	Toilet, Child-Sized	9	22	10297241
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	113,998 SF	32	10297305
D2010	Janitor closet	Good	Sink/Lavatory, Service Sink, Floor	3	27	10297189
D2010	Kitchen	Good	Sink/Lavatory, Service Sink, Wall-Hung	2	27	10297168
D2010	Mechanical Room - 03	Good	Backflow Preventer, Domestic Water, 1 IN	1	22	10297312
D2010	Fire suppression room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 - 199 GAL	1	12	10297183
D2010	Restrooms	Good	Toilet, Commercial Water Closet	34	22	10297218
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	41	22	10297221
D2010	Locker Room	Good	Shower, Ceramic Tile	2	22	10297302
HVAC						
D3020	Mechanical Room - 03	Good	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	22	10297273
D3020	Electrical Room	Fair	Unit Heater, Electric, 5 kW	1	12	10297238
D3020	Fire suppression room	Fair	Unit Heater, Electric, 5 kW	1	12	10297204
D3020	Corridor Exit	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-5]	1	22	10297186
D3020	Mechanical Room - 03	Good	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	22	10297276
D3020	Fire suppression room	Good	Boiler Supplemental Components, Expansion Tank, 6 GAL	1	32	10297201
D3020	Stairwells	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-7]	1	22	10297293

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Kitchen	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-6]	1	22	10297162
D3020	Vestibule	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-3]	1	22	10297275
D3020	Mechanical Room - 03	Good	Boiler Supplemental Components, Expansion Tank, 175 GAL	1	32	10297220
D3020	Room 200	Fair	Unit Heater, Electric, 5 kW	1	12	10297300
D3020	Vestibule	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-8]	1	22	10297165
D3020	Stairwells	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-9]	2	22	10297224
D3020	Mechanical Room - 03	Fair	Unit Heater, Electric, 5 kW [PUH-1]	1	12	10297217
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-7]	1	7	10297207
D3030	Mechanical Room - 034	Fair	Heat Pump, Water Source, 3 TON [HPU-43]	1	12	10297272
D3030	Mechanical Room - 205	Fair	Heat Pump, Water Source, 5 TON [HPU-40]	1	12	10297319
D3030	Classroom -223	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	7	10297177
D3030	Mechanical Room - 232	Fair	Heat Pump, Var Refrig Vol (VRV), 7 TON [WCCU-1]	1	7	10297195
D3030	Mechanical Room - 219	Fair	Heat Pump, Water Source, 3 TON [HPU-38]	1	12	10297231
D3030	Mechanical Room - 040	Fair	Heat Pump, Water Source, 3 TON [HPU-42]	1	12	10297267
D3030	Mechanical Room - 229	Fair	Heat Pump, Water Source, 3 TON [HPU-36]	1	12	10297306
D3030	Mechanical Room - 229	Fair	Heat Pump, Water Source, 3 TON [HPU-35]	1	12	10297233
D3030	Mechanical Room - 232	Fair	Heat Pump, Water Source, 3.5 TON [HPU-30]	1	12	10297222
D3030	Mechanical Room - 238	Fair	Heat Pump, Water Source, 3.5 TON [HPU-29]	1	12	10297307
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-6]	1	7	10297257
D3030	Mechanical Room - 040	Fair	Heat Pump, Water Source, 3 TON [HPU-41]	1	12	10297232
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-5]	1	7	10297223
D3030	Office - 137A	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	1	7	10297234
D3030	Mechanical Room - 034	Fair	Heat Pump, Water Source, 3 TON [HPU-44]	1	12	10297297
D3030	Mechanical Room - 010	Fair	Heat Pump, Water Source, 2.5 TON [HPU-10]	1	12	10297181
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-4]	1	7	10297216

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Mechanical Room - 219	Fair	Heat Pump, Water Source, 3 TON [HPU-37]	1	12	10297303
D3030	Mechanical Room - 010	Fair	Heat Pump, Water Source, 3 TON [HPU-9]	1	12	10297277
D3030	Mechanical Room - 03	Fair	Heat Pump, Water Source, 2 TON [HPU-11]	1	12	10297235
D3030	Mechanical Room - 205	Fair	Heat Pump, Water Source, 3 TON [HPU-39]	1	12	10297160
D3030	Mechanical Room - 154	Fair	Heat Pump, Water Source, 3.5 TON [HPU-12]	1	12	10297250
D3030	Classroom -225	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, 1.5	1	7	10297322
D3030	Classroom -204	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	7	10297159
D3030	Mechanical Room - 154	Fair	Heat Pump, Water Source, 5 TON [HPU-13]	1	12	10297279
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-11]	1	7	10297239
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-1]	1	7	10297292
D3030	Classroom -209	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	7	10297308
D3030	Mechanical Room - 010	Fair	Heat Pump, Water Source, 2.5 TON [HPU-7]	1	12	10297198
D3030	Mechanical Room - 010	Fair	Heat Pump, Water Source, 2.5 TON [HPU-8]	1	12	10297329
D3030	Mechanical Room - 238	Fair	Heat Pump, Water Source, 3.5 TON [HPU-28]	1	12	10297228
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-2]	1	7	10297263
D3050	Mechanical Room - 03	Fair	Supplemental Components, Air Separator, HVAC, 8 IN	1	7	10297197
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	113,998 SF	32	10297282
D3050	Roof	Fair	Air Handler, Exterior AHU, 30000 CFM	1	12	10297317
D3050	Mechanical Room - 03	Fair	Pump, Distribution, HVAC Heating Water, 40 HP [P-1]	1	17	10297249
D3050	Roof	Fair	Air Handler, Exterior AHU, 8000 CFM	1	12	10297158
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	113,998 SF	22	10297219
D3050	Mechanical Room - 03	Fair	Pump, Distribution, HVAC Heating Water, 40 HP [P-2]	1	17	10297202
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [RHPU-2]	1	11	10297323
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	12	10297261
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1260 CFM	1	12	10297325

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 5'	1	12	10297327
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	12	10297245
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-4]	1	12	10297291
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-27]	1	12	10297260
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1260 CFM [EF-3]	1	17	10297226
D3060	Mechanical Room - 03	Fair	Axial Flow Fan, In-Line, 5 HP Motor, 20000 CFM [EF-19]	1	12	10297225
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-1]	1	12	10297182
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 5'	1	12	10297178
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-2]	1	12	10297157
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-5]	1	12	10297254
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-23]	1	12	10297203
Fire Protection						
D4010	Fire suppression room	Good	Backflow Preventer, Fire Suppression, 6 IN	1	22	10297193
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	113,998 SF	17	10297229
D4010	Fire suppression room	Good	Backflow Preventer, Fire Suppression, 6 INCH	1	22	10297154
Electrical						
D5010	Electrical Room - 157A	Excellent	Automatic Transfer Switch, ATS, 600 AMP [ATS-1]	1	26	10297243
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 150 KW	1	17	10297171
D5010	Electrical Room - 157A	Excellent	Automatic Transfer Switch, ATS, 600 AMP [ATS-2]	1	26	10297318
D5020	Electrical Room - 157A	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	22	10297278
D5020	Electrical Room - 157A	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	22	10297236
D5020	Electrical Room -009	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	22	10297190
D5020	Electrical Room - 157A	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	22	10297227
D5020	Electrical Room - 157A	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	22	10297185
D5020	Electrical Room - 157A	Good	Distribution Panel, 277/480 V, 1200 AMP	1	22	10297296

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D5020	Electrical Room - 157A	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1		22	10297169
D5020	Electrical Room -009	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1		22	10297256
D5020	Electrical Room - 157A	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1		22	10297237
D5020	Electrical Room - 157A	Good	Switchboard, 277/480 V, 2000 AMP [SB]	1		31	10297294
D5020	Electrical Room -009	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1		22	10297299
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	113,998	SF	32	10297230
D5030	Mechanical Room - 03	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install	1		12	10297310
D5030	Mechanical Room - 03	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install	1		12	10297164
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	113,998	SF	12	10297155
Fire Alarm & Electronic Systems							
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	113,998	SF	12	10297270
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	113,998	SF	12	10297184
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	113,998	SF	7	10297315
D7050	Throughout Building	Fair	Fire Alarm Panel, Fully Addressable	1		6	10297174
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	113,998	SF	12	10297252
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1		9	10297194
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	113,998	SF	7	10297210
Equipment & Furnishings							
E1010	Building Exterior	Fair	Overhead/Dock Door, Loading Dock Rapid Close	2		6	10297240
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1		7	10297251
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		7	10297281
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		7	10297213
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		12	10297253
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		4	10297314
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		7	10297286

Component Condition Report | Brown Station Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	10297313
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	10297258
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	5 LF	12	10297167
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	5 LF	12	10297309
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	22	10297244
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	10297200
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	10297290
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	7	10297214
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	10297248
E1040	First floor corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	10297264
E1040	First floor corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	10297187
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable, Operable	6	22	10297247
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	600 LF	12	10297242
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	40	16	10297321
Accessibility						
Y1030	Building Exterior	Poor	ADA Entrances & Doors, Door Threshold, Modify	1	0	10297274

Component Condition Report | Brown Station Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	800 SF	42	10297266
Special Construction & Demo						
F1020	Modular Classroom	Good	Ancillary Building, Wood-Framed or CMU, Standard	2,000 SF	27	10297173
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Standard	500 SF	27	10297285

Component Condition Report | Brown Station 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	60,000 SF	17	10297311
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,000 SF	4	10297212
G2030	Site	Good	Sidewalk, Concrete, Large Areas	20,500 SF	42	10297262
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	11	10297255
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	6,000 SF	4	10297268
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	17,000 SF	13	10297205
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	9	10297211
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	11	10297304
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	10297324
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	17,000 SF	4	10297170
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	10297179
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	11	10297191
Sitework						
G2060	Basketball court	Fair	Fences & Gates, Fence, Chain Link 8'	580 LF	21	10297284
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	362 LF	21	10297259
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	880 LF	21	10297166
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	6	13	10297283
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	11	11	10297215
G2060	Site	Fair	Park Bench, Metal Powder-Coated	9	11	10297265
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	10297246
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	1,200 SF	26	10297172
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	11	10297188

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/28/2026

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
Brown Station Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Brown Station Elementary School / Main Building	$0	$1,288	$0	$0	$9,319	$311,613	$81,327	$1,444,943	$0	$2,062	$0	$55,369	$3,838,402	$0	$12,524	$418,782	$138,181	$971,259	$0	$0	$0	**$7,285,069**
Brown Station Elementary School / Site	$0	$0	$0	$0	$52,505	$0	$0	$0	$0	$85,658	$0	$238,088	$0	$99,713	$70,562	$0	$0	$347,098	$0	$81,801	$0	**$975,426**
BUILDING EXTERIOR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
BUILDING INTERIOR	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$1,288**	**$0**	**$0**	**$61,824**	**$311,613**	**$81,327**	**$1,444,943**	**$0**	**$87,720**	**$0**	**$293,458**	**$3,838,402**	**$99,713**	**$83,087**	**$418,782**	**$138,181**	**$1,318,357**	**$0**	**$81,801**	**$0**	**$8,260,495**

Brown Station Elementary School

Brown Station 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
B3010	Roof	10297280	Roofing, Modified Bitumen, Replace	20	8	12	56100	SF	$10.00	$561,000													$561,000									**$561,000**
C1070	Throughout Building	10297287	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	85500	SF	$3.50	$299,250																		$299,250				**$299,250**
C1090	Restrooms	10297269	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	12	EA	$750.00	$9,000													$9,000									**$9,000**
C1090	Throughout Building	10297199	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	450	LF	$500.00	$225,000													$225,000									**$225,000**
C2010	Throughout Building	10297298	Wall Finishes, any surface, Prep & Paint	10	5	5	170100	SF	$1.50	$255,150						$255,150										$255,150						**$510,300**
C2030	Throughout Building	10297271	Flooring, Vinyl Tile (VCT), Replace	15	16	* 0	200	SF	$5.00	$1,000		$1,000															$1,000					**$2,000**
C2030	Throughout Building	10297176	Flooring, Vinyl Tile (VCT), Replace	15	8	7	102534	SF	$5.00	$512,670								$512,670														**$512,670**
C2030	Throughout Building	10297163	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1820	SF	$7.50	$13,650						$13,650										$13,650						**$27,300**
C2030	Gymnasium	10297316	Flooring, Maple Sports Floor, Refinish	10	4	6	3722	SF	$5.00	$18,610							$18,610										$18,610					**$37,220**
D1010	Elevator cab	10297156	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	$9,000.00	$9,000								$9,000														**$9,000**
D1010	Elevator Shafts/Utility	10297288	Elevator Controls, Automatic, 1 Car, Replace	20	8	12	1	EA	$5,000.00	$5,000													$5,000									**$5,000**
D2010	Fire suppression room	10297183	Water Heater, Gas, Commercial (400 MBH), Replace	20	8	12	1	EA	$22,000.00	$22,000													$22,000									**$22,000**
D2010	Throughout Building	10297161	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	3	EA	$1,500.00	$4,500								$4,500														**$4,500**
D3020	Electrical Room	10297238	Unit Heater, Electric, Replace	20	8	12	1	EA	$1,800.00	$1,800													$1,800									**$1,800**
D3020	Fire suppression room	10297204	Unit Heater, Electric, Replace	20	8	12	1	EA	$1,800.00	$1,800													$1,800									**$1,800**
D3020	Room 200	10297300	Unit Heater, Electric, Replace	20	8	12	1	EA	$1,800.00	$1,800													$1,800									**$1,800**
D3020	Mechanical Room - 03	10297217	Unit Heater, Electric, Replace	20	8	12	1	EA	$1,800.00	$1,800													$1,800									**$1,800**
D3030	Roof	10297207	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Classroom -223	10297177	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	8	7	1	EA	$4,020.00	$4,020								$4,020														**$4,020**
D3030	Mechanical Room - 232	10297195	Heat Pump, Var Refrig Vol (VRV), Replace	15	8	7	1	EA	$37,500.00	$37,500								$37,500														**$37,500**
D3030	Roof	10297257	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Roof	10297223	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Office - 137A	10297234	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	8	7	1	EA	$4,830.00	$4,830								$4,830														**$4,830**
D3030	Roof	10297216	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Classroom -225	10297322	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	8	7	1	EA	$4,020.00	$4,020								$4,020														**$4,020**
D3030	Classroom -204	10297159	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	8	7	1	EA	$4,020.00	$4,020								$4,020														**$4,020**
D3030	Roof	10297239	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Roof	10297292	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Classroom -209	10297308	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	8	7	1	EA	$4,020.00	$4,020								$4,020														**$4,020**
D3030	Roof	10297263	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Mechanical Room - 034	10297272	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 205	10297319	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 219	10297231	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 040	10297267	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 229	10297306	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 229	10297233	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 232	10297222	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 238	10297307	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 040	10297232	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 034	10297297	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 010	10297181	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 219	10297303	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 010	10297277	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 03	10297235	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 205	10297160	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 154	10297250	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 154	10297279	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**

Replacement Reserves Report

4/28/2026

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
D3030	Mechanical Room - 010	10297198	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 010	10297329	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3030	Mechanical Room - 238	10297228	Heat Pump, Water Source, Replace	20	8	12	1	EA	$5,900.00	$5,900													$5,900									**$5,900**
D3050	Mechanical Room - 03	10297197	Supplemental Components, Air Separator, HVAC, Replace	15	8	7	1	EA	$7,300.00	$7,300								$7,300														**$7,300**
D3050	Mechanical Room - 03	10297249	Pump, Distribution, HVAC Heating Water, Replace	25	8	17	1	EA	$22,000.00	$22,000																	$22,000					**$22,000**
D3050	Mechanical Room - 03	10297202	Pump, Distribution, HVAC Heating Water, Replace	25	8	17	1	EA	$22,000.00	$22,000																	$22,000					**$22,000**
D3050	Roof	10297323	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$40,000.00	$40,000												$40,000										**$40,000**
D3050	Roof	10297317	Air Handler, Exterior AHU, Replace	20	8	12	1	EA	$118,700.00	$118,700													$118,700									**$118,700**
D3050	Roof	10297158	Air Handler, Exterior AHU, Replace	20	8	12	1	EA	$48,000.00	$48,000													$48,000									**$48,000**
D3050	Roof	10297261	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$11,000.00	$11,000													$11,000									**$11,000**
D3060	Mechanical Room - 03	10297225	Axial Flow Fan, In-Line, 5 HP Motor, Replace	20	8	12	1	EA	$4,400.00	$4,400													$4,400									**$4,400**
D3060	Roof	10297325	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D3060	Roof	10297245	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D3060	Roof	10297291	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D3060	Roof	10297260	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D3060	Roof	10297182	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D3060	Roof	10297157	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	1	EA	$1,200.00	$1,200													$1,200									**$1,200**
D3060	Roof	10297254	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D3060	Roof	10297203	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	1	EA	$1,200.00	$1,200													$1,200									**$1,200**
D3060	Roof	10297226	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	8	17	1	EA	$2,400.00	$2,400																		$2,400				**$2,400**
D3060	Kitchen	10297327	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	8	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D3060	Kitchen	10297178	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	8	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D4010	Throughout Building	10297229	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	113998	SF	$1.07	$121,978																		$121,978				**$121,978**
D5010	Building Exterior	10297171	Generator, Gas or Gasoline, Replace	25	8	17	1	EA	$120,000.00	$120,000																		$120,000				**$120,000**
D5030	Mechanical Room - 03	10297310	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$21,000.00	$21,000													$21,000									**$21,000**
D5030	Mechanical Room - 03	10297164	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$21,000.00	$21,000													$21,000									**$21,000**
D5040	Throughout Building	10297155	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	8	12	113998	SF	$5.00	$569,990													$569,990									**$569,990**
D6020	Throughout Building	10297270	Low Voltage System, Phone & Data Lines, Replace	20	8	12	113998	SF	$1.50	$170,997													$170,997									**$170,997**
D6060	Throughout Building	10297184	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	8	12	113998	SF	$1.65	$188,097													$188,097									**$188,097**
D7030	Throughout Building	10297315	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	113998	SF	$2.00	$227,996								$227,996														**$227,996**
D7050	Throughout Building	10297174	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Vestibule	10297194	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	$1,580.00	$1,580										$1,580												**$1,580**
D7050	Throughout Building	10297252	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	113998	SF	$3.00	$341,994													$341,994									**$341,994**
D8010	Throughout Building	10297210	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	113998	SF	$2.50	$284,995								$284,995														**$284,995**
E1010	Building Exterior	10297240	Overhead/Dock Door, Loading Dock Rapid Close, Replace	10	4	6	2	EA	$15,750.00	$31,500							$31,500										$31,500					**$63,000**
E1030	Kitchen	10297314	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Kitchen	10297251	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	$5,100.00	$5,100								$5,100														**$5,100**
E1030	Roof	10297281	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Roof	10297213	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Kitchen	10297286	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	10297258	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$3,300								$3,300														**$3,300**
E1030	Kitchen	10297200	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	10297290	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	10297214	Foodservice Equipment, Freezer, Chest, Replace	15	8	7	1	EA	$1,800.00	$1,800								$1,800														**$1,800**
E1030	Kitchen	10297248	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	$2,700.00	$2,700								$2,700														**$2,700**
E1030	Kitchen	10297253	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	8	12	1	EA	$15,000.00	$15,000													$15,000									**$15,000**
E1030	Kitchen	10297313	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	$25,000.00	$25,000													$25,000									**$25,000**
E1030	Kitchen	10297167	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	5	LF	$1,000.00	$5,000													$5,000									**$5,000**
E1030	Kitchen	10297309	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	5	LF	$1,000.00	$5,000													$5,000									**$5,000**
E1040	First floor corridor	10297264	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$1,500							$1,500										$1,500					**$3,000**
E1040	First floor corridor	10297187	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$1,500							$1,500										$1,500					**$3,000**
E2010	Throughout Building	10297242	Casework, Cabinetry, Standard, Replace	20	8	12	600	LF	$300.00	$180,000													$180,000									**$180,000**
G4050	Building Exterior	10297321	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	4	16	40	EA	$800.00	$32,000																	$32,000					**$32,000**
Y1030	Building Exterior	10297274	ADA Entrances & Doors, Door Threshold, Modify	0	1	* 0	1	EA	$250.00	$250		$250																				**$250**
Totals, Unescalated											**$0**	**$1,250**	**$0**	**$0**	**$8,280**	**$268,800**	**$68,110**	**$1,174,871**	**$0**	**$1,580**	**$0**	**$40,000**	**$2,692,178**	**$0**	**$8,280**	**$268,800**	**$86,110**	**$587,628**	**$0**	**$0**	**$0**	**$5,205,887**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,288**	**$0**	**$0**	**$9,319**	**$311,613**	**$81,327**	**$1,444,943**	**$0**	**$2,062**	**$0**	**$55,369**	**$3,838,402**	**$0**	**$12,524**	**$418,782**	**$138,181**	**$971,259**	**$0**	**$0**	**$0**	**$7,285,069**

Replacement Reserves Report

4/28/2026

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
G2020	Site	10297212	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	60000	SF	$0.45	$27,000					$27,000					$27,000					$27,000					$27,000		**$108,000**
G2020	Site	10297311	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	8	17	60000	SF	$3.50	$210,000																		$210,000					**$210,000**
G2050	Basketball court	10297170	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	17000	SF	$0.45	$7,650					$7,650					$7,650					$7,650					$7,650		**$30,600**
G2050	Basketball court	10297211	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	4	EA	$4,750.00	$19,000										$19,000												**$19,000**
G2050	Site	10297179	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
G2050	Site	10297191	Sports Apparatus, Soccer, Regulation Goal, Replace	20	9	11	2	EA	$2,500.00	$5,000												$5,000										**$5,000**
G2050	Basketball court	10297205	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	17000	SF	$3.50	$59,500														$59,500								**$59,500**
G2050	Site	10297268	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	1	4	6000	SF	$2.00	$12,000					$12,000					$12,000					$12,000					$12,000		**$48,000**
G2050	Site	10297255	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$10,000												$10,000										**$10,000**
G2050	Site	10297304	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$35,000												$35,000										**$35,000**
G2050	Site	10297324	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
G2060	Site	10297215	Picnic Table, Metal Powder-Coated, Replace	20	9	11	11	EA	$700.00	$7,700												$7,700										**$7,700**
G2060	Site	10297265	Park Bench, Metal Powder-Coated, Replace	20	9	11	9	EA	$700.00	$6,300												$6,300										**$6,300**
G2060	Site	10297283	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	6	EA	$1,400.00	$8,400														$8,400								**$8,400**
G2060	Site	10297246	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
G4050	Site	10297188	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	20	EA	$4,000.00	$80,000												$80,000										**$80,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$46,650**	**$0**	**$0**	**$0**	**$0**	**$65,650**	**$0**	**$172,000**	**$0**	**$67,900**	**$46,650**	**$0**	**$0**	**$210,000**	**$0**	**$46,650**	**$0**	**$655,500**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$52,505**	**$0**	**$0**	**$0**	**$0**	**$85,658**	**$0**	**$238,088**	**$0**	**$99,713**	**$70,562**	**$0**	**$0**	**$347,098**	**$0**	**$81,801**	**$0**	**$975,426**

BUILDING EXTERIOR

BUILDING INTERIOR

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10297288	D1010	**Elevator Controls**	Automatic, 1 Car		Brown Station Elementary School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2017		
2	10297320	D1010	**Passenger Elevator**	Overhead Traction, 2-5 Floors	4000 LB	Brown Station Elementary School / Main Building	Elevator Shafts/Utility	Kone			2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10297183	D2010	**Water Heater**	Gas, Commercial (400 MBH)	100 - 199 GAL	Brown Station Elementary School / Main Building	Fire suppression room		40 L 130A-GCL	F002075	2017		
2	10297312	D2010	**Backflow Preventer**	Domestic Water	1 IN	Brown Station Elementary School / Main Building	Mechanical Room - 03	Wilkins Zurn	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10297275	D3020	**Radiator** [CUH-3]	Hydronic, Column/Cabinet Style (per EA)		Brown Station Elementary School / Main Building	Vestibule				2017		
2	10297186	D3020	**Radiator** [CUH-5]	Hydronic, Column/Cabinet Style (per EA)		Brown Station Elementary School / Main Building	Corridor Exit	No dataplate	No dataplate	No dataplate	2017		
3	10297162	D3020	**Radiator** [CUH-6]	Hydronic, Column/Cabinet Style (per EA)		Brown Station Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2017		
4	10297293	D3020	**Radiator** [CUH-7]	Hydronic, Column/Cabinet Style (per EA)		Brown Station Elementary School / Main Building	Stairwells	No dataplate	No dataplate	No dataplate	2017		
5	10297165	D3020	**Radiator** [CUH-8]	Hydronic, Column/Cabinet Style (per EA)		Brown Station Elementary School / Main Building	Vestibule				2017		
6	10297224	D3020	**Radiator** [CUH-9]	Hydronic, Column/Cabinet Style (per EA)		Brown Station Elementary School / Main Building	Stairwells				2017		2
7	10297238	D3020	**Unit Heater**	Electric	5 kW	Brown Station Elementary School / Main Building	Electrical Room	TPI Corp	G1G5105N	NA	2017		
8	10297204	D3020	**Unit Heater**	Electric	5 kW	Brown Station Elementary School / Main Building	Fire suppression room	TPI Corp	Inaccessible	Inaccessible	2017		
9	10297300	D3020	**Unit Heater**	Electric	5 kW	Brown Station Elementary School / Main Building	Room 200	TPI Corp	G1G5105N	No dataplate	2017		
10	10297217	D3020	**Unit Heater** [PUH-1]	Electric	5 kW	Brown Station Elementary School / Main Building	Mechanical Room - 03	TPI Corp	G1G5105N	No dataplate	2017		
11	10297201	D3020	**Boiler Supplemental Components**	Expansion Tank	6 GAL	Brown Station Elementary School / Main Building	Fire suppression room	Amtrol	S1200C	16-5167	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10297220	D3020	**Boiler Supplemental Components**	Expansion Tank	175 GAL	Brown Station Elementary School / Main Building	Mechanical Room - 03	Armstrong Air	Illegible	Illegible	2017		
13	10297177	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Brown Station Elementary School / Main Building	Classroom -223	Daikin Industries	Inaccessible	Inaccessible	2017		
14	10297322	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1.5	Brown Station Elementary School / Main Building	Classroom -225	Daikin Industries	Inaccessible	Inaccessible	2017		
15	10297159	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Brown Station Elementary School / Main Building	Classroom -204	Daikin Industries	Inaccessible	Inaccessible	2017		
16	10297308	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Brown Station Elementary School / Main Building	Classroom -209	Daikin Industries	Inaccessible	Inaccessible	2017		
17	10297234	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		Brown Station Elementary School / Main Building	Office - 137A	Daikin Industries	Inaccessible	Inaccessible	2017		
18	10297181	D3030	**Heat Pump** [HPU-10]	Water Source	2.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 010	Daikin Industries	W.GS.V.036.B.1.J.GL		2017		
19	10297235	D3030	**Heat Pump** [HPU-11]	Water Source	2 TON	Brown Station Elementary School / Main Building	Mechanical Room - 03	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
20	10297250	D3030	**Heat Pump** [HPU-12]	Water Source	3.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 154	Daikin Industries	W.GS.V.042.B.1.K.GL	NA	2017		
21	10297279	D3030	**Heat Pump** [HPU-13]	Water Source	5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 154	Daikin Industries	W.GS.V.060.B.1.K.GL		2017		
22	10297228	D3030	**Heat Pump** [HPU-28]	Water Source	3.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 238	Daikin Industries	W.GS.V.042.B.1.K.GL	NA	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10297307	D3030	**Heat Pump** [HPU-29]	Water Source	3.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 238	Daikin Industries	W.GS.V.042.B.1.K.GL	NA	2017		
24	10297222	D3030	**Heat Pump** [HPU-30]	Water Source	3.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 232	Daikin Industries	W.GS.V.042.B.1.K.GL		2017		
25	10297233	D3030	**Heat Pump** [HPU-35]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 229	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
26	10297306	D3030	**Heat Pump** [HPU-36]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 229	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
27	10297303	D3030	**Heat Pump** [HPU-37]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 219	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
28	10297231	D3030	**Heat Pump** [HPU-38]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 219	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
29	10297160	D3030	**Heat Pump** [HPU-39]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 205	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
30	10297319	D3030	**Heat Pump** [HPU-40]	Water Source	5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 205	Daikin Industries	W.GS.V.060.B.1.K.GL		2017		
31	10297232	D3030	**Heat Pump** [HPU-41]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 040	Daikin Industries	W.GS.36.B.1.J.GL	NA	2017		
32	10297267	D3030	**Heat Pump** [HPU-42]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 040	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
33	10297272	D3030	**Heat Pump** [HPU-43]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 034	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10297297	D3030	**Heat Pump** [HPU-44]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 034	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
35	10297198	D3030	**Heat Pump** [HPU-7]	Water Source	2.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 010	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
36	10297329	D3030	**Heat Pump** [HPU-8]	Water Source	2.5 TON	Brown Station Elementary School / Main Building	Mechanical Room - 010	Daikin Industries	W.GS.V.030.B.1.J.GL	NA	2017		
37	10297277	D3030	**Heat Pump** [HPU-9]	Water Source	3 TON	Brown Station Elementary School / Main Building	Mechanical Room - 010	Daikin Industries	W.GS.V.036.B.1.J.GL	NA	2017		
38	10297195	D3030	**Heat Pump** [WCCU-1]	Var Refrig Vol (VRV)	7 TON	Brown Station Elementary School / Main Building	Mechanical Room - 232	Daikin Industries	RWEYC84PCYD	A000420	2017		
39	10297292	D3030	**Split System Ductless** [DSS-1]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RXN18NMVJU	G00861	2017		
40	10297239	D3030	**Split System Ductless** [DSS-11]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RXN18NMVJU	G008608	2017		
41	10297263	D3030	**Split System Ductless** [DSS-2]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RKN18NMVJU	G002578	2017		
42	10297216	D3030	**Split System Ductless** [DSS-4]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A005573	2017		
43	10297223	D3030	**Split System Ductless** [DSS-5]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RXN18NMVJU	NA	2017		
44	10297257	D3030	**Split System Ductless** [DSS-6]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RXN18NMVJU	NA	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10297207	D3030	**Split System Ductless** [DSS-7]	Single Zone	1.5 TON	Brown Station Elementary School / Main Building	Roof	Daikin Industries	RKN18NMVJU	G002570	2017		
46	10297249	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	40 HP	Brown Station Elementary School / Main Building	Mechanical Room - 03	Armstrong Air	No dataplate	No dataplate	2017		
47	10297202	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	40 HP	Brown Station Elementary School / Main Building	Mechanical Room - 03	Armstrong Air	No dataplate	No dataplate	2017		
48	10297317	D3050	**Air Handler**	Exterior AHU	30000 CFM	Brown Station Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2017		
49	10297158	D3050	**Air Handler**	Exterior AHU	8000 CFM	Brown Station Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2017		
50	10297261	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Brown Station Elementary School / Main Building	Roof	AAON, Inc.	RQ-005-3-V-E709-000	201701-AYCE02971	2017		
51	10297323	D3050	**Packaged Unit** [RHPU-2]	RTU, Pad or Roof-Mounted	20 TON	Brown Station Elementary School / Main Building	Roof	AAON, Inc.	RN-020-3-0-E709-000	201612-BNCP12031	2016		
52	10297225	D3060	**Axial Flow Fan** [EF-19]	In-Line, 5 HP Motor	20000 CFM	Brown Station Elementary School / Main Building	Mechanical Room - 03	Greenheck	Inaccessible	Inaccessible	2017		
53	10297325	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1260 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	CUE-099-A-X	148007 32	2017		
54	10297245	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	CUE-099-A-6	14800723	2017		
55	10297182	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	G-095-D-X	148007 19	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10297157	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brown Station Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2017		
57	10297203	D3060	**Exhaust Fan** [EF-23]	Roof or Wall-Mounted, 10" Damper	500 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	G-095-D-X	14800733	2017		
58	10297260	D3060	**Exhaust Fan** [EF-27]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	G-133-B-X	14800736	2017		
59	10297226	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 16" Damper	1260 CFM	Brown Station Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2017		
60	10297291	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	GB-240-5-X	14800721	2017		
61	10297254	D3060	**Exhaust Fan** [EF-5]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Brown Station Elementary School / Main Building	Roof	Greenheck	G 103 A-X	14800722	2017		
62	10297327	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated	5'	Brown Station Elementary School / Main Building	Kitchen	Mars Air Systems	LPV236-1UA-0B	1030822C	2017		
63	10297178	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated	5'	Brown Station Elementary School / Main Building	Kitchen	Mars	LPV236-1UA-OB	1030823C	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10297193	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Brown Station Elementary School / Main Building	Fire suppression room	Wilkins Zurn	350	J56304	2017		
2	10297154	D4010	**Backflow Preventer**	Fire Suppression	6 INCH	Brown Station Elementary School / Main Building	Fire suppression room	Wilkins Zurn	375	L 108402	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10297171	D5010	**Generator**	Gas or Gasoline	150 KW	Brown Station Elementary School / Main Building	Building Exterior	Generac	SG0150KG189.0S18HPYYE	3001224250	2017		
2	10297243	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	600 AMP	Brown Station Elementary School / Main Building	Electrical Room - 157A	General Electric	Inaccessible	Inaccessible			
3	10297318	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	600 AMP	Brown Station Elementary School / Main Building	Electrical Room - 157A	General Electric	Inaccessible	Inaccessible			
4	10297278	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
5	10297236	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
6	10297190	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Brown Station Elementary School / Main Building	Electrical Room -009	Square D			2017		
7	10297227	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
8	10297185	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
9	10297169	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
10	10297256	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Brown Station Elementary School / Main Building	Electrical Room -009	Square D			2017		
11	10297237	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Brown Station Elementary School / Main Building	Electrical Room - 157A	Schneider Electric			2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10297299	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Brown Station Elementary School / Main Building	Electrical Room -009	Square D			2017		
13	10297294	D5020	**Switchboard** [SB]	277/480 V	2000 AMP	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
14	10297296	D5020	**Distribution Panel**	277/480 V	1200 AMP	Brown Station Elementary School / Main Building	Electrical Room - 157A	Square D			2017		
15	10297310	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	50 HP	Brown Station Elementary School / Main Building	Mechanical Room - 03	ABB	ACH550-VCR-072A-4	2170205356	2017		
16	10297164	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	50 HP	Brown Station Elementary School / Main Building	Mechanical Room - 03	ABB	ACH550-VCR-072A-4	2170205	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10297174	D7050	**Fire Alarm Panel**	Fully Addressable		Brown Station Elementary School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10297244	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Brown Station Elementary School / Main Building	Kitchen				2017		
2	10297314	E1030	**Foodservice Equipment**	Convection Oven, Double		Brown Station Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	072717CP067S	2017		
3	10297258	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Brown Station Elementary School / Main Building	Kitchen	CaptiveAire Systems	6030 VHB	2470446	2017		
4	10297286	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Brown Station Elementary School / Main Building	Kitchen	Metro	C539 -HDS -4	No dataplate	2017		
5	10297251	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Brown Station Elementary School / Main Building	Kitchen	Nor-Lake	GR422WVW/0	17120122	2017		
6	10297214	E1030	**Foodservice Equipment**	Freezer, Chest		Brown Station Elementary School / Main Building	Kitchen	Continental Refrigerator	Inaccessible	Inaccessible	2017		
7	10297248	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Brown Station Elementary School / Main Building	Kitchen	Continental Refrigerator	No dataplate	No dataplate	2017		
8	10297281	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Brown Station Elementary School / Main Building	Roof	BOHN	BHS015X6C	T17B12183	2017		
9	10297213	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Brown Station Elementary School / Main Building	Roof	BOHN	BZS045L6C	T17B12236	2017		
10	10297200	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Brown Station Elementary School / Main Building	Kitchen	Heatcraft	ADT130AEK	T17B10913	2017		
11	10297290	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Brown Station Elementary School / Main Building	Kitchen	Heatcraft	LET160BEK	T17B10014	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10297313	E1030	**Foodservice Equipment**	Walk-In, Freezer		Brown Station Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2017		
13	10297253	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Brown Station Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2017		
14	10297264	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Brown Station Elementary School / Main Building	First floor corridor						
15	10297187	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Brown Station Elementary School / Main Building	First floor corridor						