FACILITY CONDITION ASSESSMENT

prepared for

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

Burning Tree Elementary School
7900 Beech Tree Road
Bethesda, MD 20817

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

ON SITE DATE:
April 9-10, 2025

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	One
Main Address	7900 Beech Tree Road, Bethesda, MD 20817
Site Developed	1958 / 1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 9-10, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Jean Leger Facilities Technician, Office of Facilities Management Direct 240.316.1259 jleger@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Burning Tree Elementary School is a two-story building established in 1958 with eight classrooms. It expanded in the fall of 1977 when Fernwood Elementary and Whittier Woods Elementary were consolidated with it. The building underwent modernization in 1991, and relocatable classrooms were added, bringing the total to twenty-eight classrooms on a wooded 6.8-acre site. A gymnasium addition was completed in the summer of 2007. The school serves a diverse population from kindergarten through fifth grade, including those in the school-based Learning Center. The school's interior spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical, utility spaces, and reception desk for public visitors. The building is reported to be consistently occupied.

Architectural

The building's superstructure masonry load bearing construction with steel bar joists. The walls and floors are plumb, level, and stable, with no observed settlement or structural deficiencies. The construction features a brick facade with aluminum windows, metal exterior doors, and roofs that are flat with built-up membrane. The interior finishes, typical of a school, include vinyl tile and ceramic floors, carpet, gypsum board walls, and acoustic ceiling tiles, though they are dated and appeared original to the building's construction. Regular maintenance and inspection are highly recommended to ensure the facility remains in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's central heating system is supplied by two dual fuel hot water boilers, feeding hydronic radiators in common areas and unit ventilators in classrooms and supporting spaces. Central cooling is provided by one air-cooled chiller, which feeds air handlers throughout the building. Auxiliary systems include packaged units and rooftop exhaust fans. The electrical service is 480Y/277V, which results in step-down transformers located throughout the building. The facility's electrical infrastructure has been updated on an as-needed basis. The lighting system consists mostly of linear fluorescent fixtures and LED bulbs. The plumbing system has not reported supply or sewer issues. Domestic hot water is provided to the restrooms and break room areas by a commercial gas water heater located in the mechanical room. Plumbing fixtures, including toilets and restroom sinks, are nearing the end of their estimated useful life. Fire protection systems include a fire alarm system, heat detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. The sprinkler system protecting the entire building is serviced from the main mechanical room. Vertical conveyance in the building is provided by a hydraulic passenger elevator that serves all floors. Issues with the elevator were not observed nor reported and would need updating in the mid-term. Most of the MEFP components will require replacement during the reserve term, with typical lifecycle replacements and ongoing maintenance budgeted and anticipated.

Site

The parking areas and drive aisles are paved with asphalt, while the sidewalks throughout the property are constructed of cast-in-place concrete. Portions of the paved edges have concrete curbing. Exterior lighting consists of building-mounted LED fixtures and LED pole lights throughout the parking areas. The property slopes down from the northwest side to the southeast. A section of chain-link fencing is located along the property line at the rear of the building. Stormwater from the roofs, landscaped areas, and paved areas flows into on-site inlets and catch basins, with underground piping connected to the municipal stormwater management system. The landscaping consists of trees, shrubs, and grass. In general, the site has been well maintained, and continued routine maintenance is recommended.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.702084.

Immediate Needs

There are no immediate needs to report.

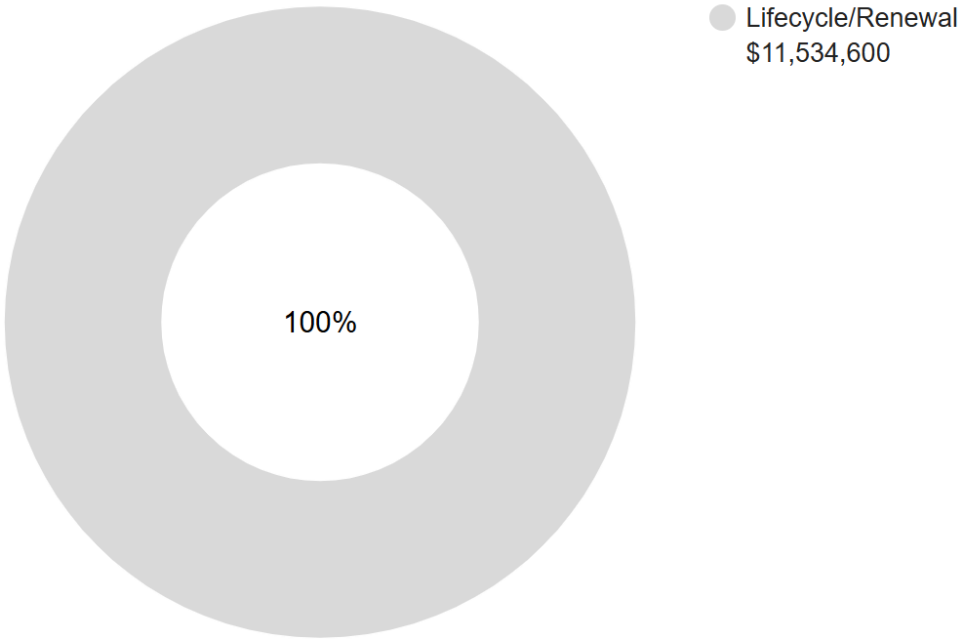
Key Findings

There are no key findings to report.

Plan Types

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

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



10-YEAR TOTAL: $11,534,600

2. Elementary School Information

Elementary School Building: Systems Summary		
Address	7900 Beech Tree Road, Bethesda, MD 20817	
Constructed/Renovated	1958 / 1990	
Building Area	68,119 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists *over* concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Veneer Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board & glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT & Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil units, hydronic baseboard radiators, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas 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	-	-	-	-	$152,800	$152,800
Facade	-	-	-	$356,100	$315,900	$672,000
Roofing	-	-	$810,000	$26,600	-	$836,600
Interiors	-	-	$438,000	$545,700	$885,100	$1,868,800
Conveying	-	-	$16,200	$80,600	$16,300	$113,100
Plumbing	-	-	$21,100	$1,129,100	$76,800	$1,227,100
HVAC	-	-	$2,850,300	$1,437,100	$392,200	$4,679,600
Fire Protection	-	-	-	-	$530,600	$530,600
Electrical	-	-	$431,600	$1,913,900	-	$2,345,400
Fire Alarm & Electronic Systems	-	-	$17,400	$228,900	$27,100	$273,300
Equipment & Furnishings	-	-	$59,600	$639,400	$22,600	$721,600
TOTALS (3% inflation)	**-**	**-**	**$4,644,200**	**$6,357,400**	**$2,419,400**	**$13,421,000**

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

3. Site Summary

Site Information		
Site Area	6.8 acres (estimated)	
Parking Spaces	89 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing. Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and fuel oil tanks	Fair
Site Lighting	Pole-mounted: LED Landscape accent lighting	Fair
Ancillary Structures	None	--
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 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	-	-	-	$8,100	-	$8,100
Special Construction & Demo	-	-	-	$1,700	$1,039,900	$1,041,600
Site Development	-	-	$82,100	$132,300	$129,500	$343,900
Site Utilities	-	-	-	-	$54,200	$54,200
Site Pavement	-	-	$274,300	$34,400	$230,700	$539,400
TOTALS (3% inflation)	**-**	**-**	**$356,400**	**$176,500**	**$1,454,300**	**$1,987,200**

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

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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 Burning Tree Elementary School, 7900 Beech Tree Road, Bethesda, MD 20817, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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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

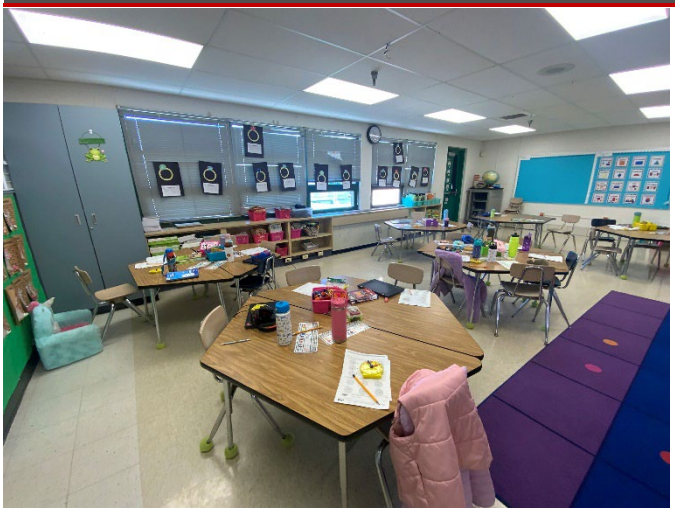
3 - REAR ELEVATION

4 – RIGHT ELEVATION

5 – MAIN ENTRANCE

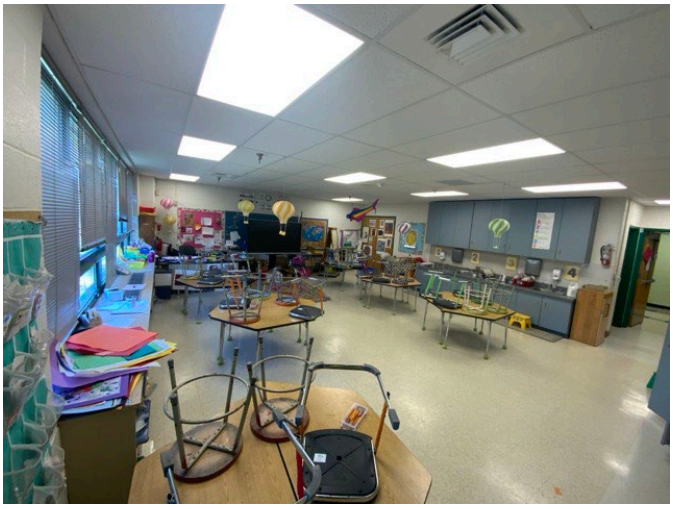
6 – MAIN ENTRANCE/LOBBY

Photographic Overview

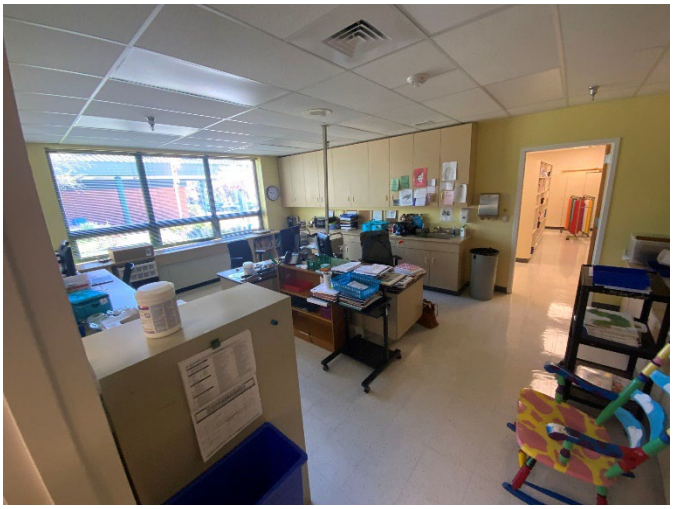


7 – CLASSROOM

8 – INTERIOR



9 – CLASSROOM

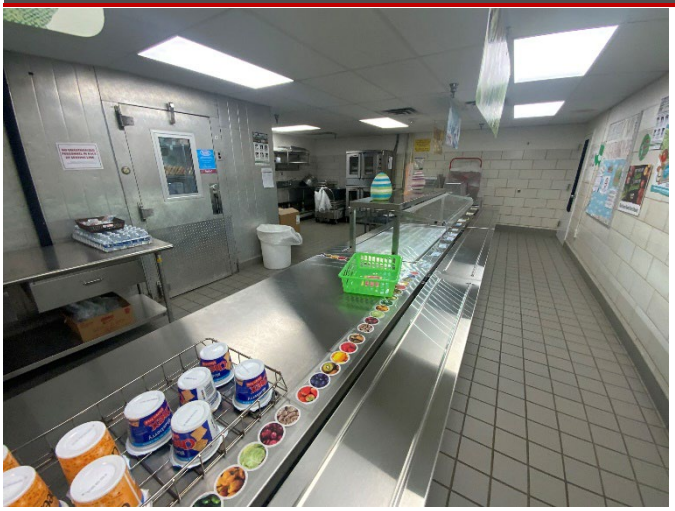


10 – INTERIOR

11 – WORK ROOM

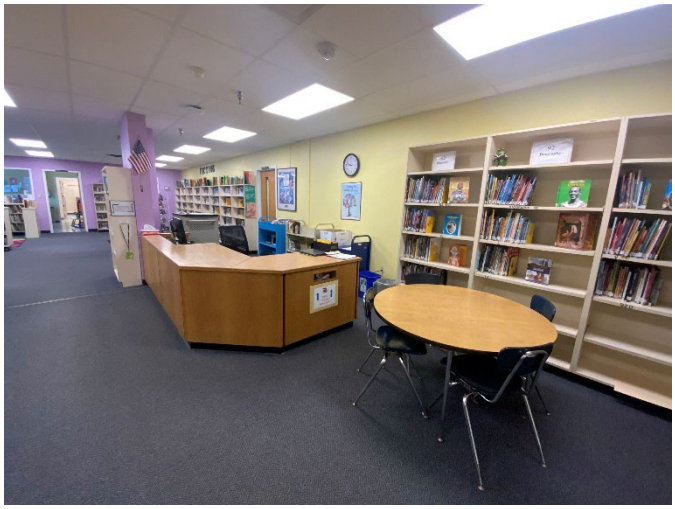
12 – NURSE ROOM

Photographic Overview

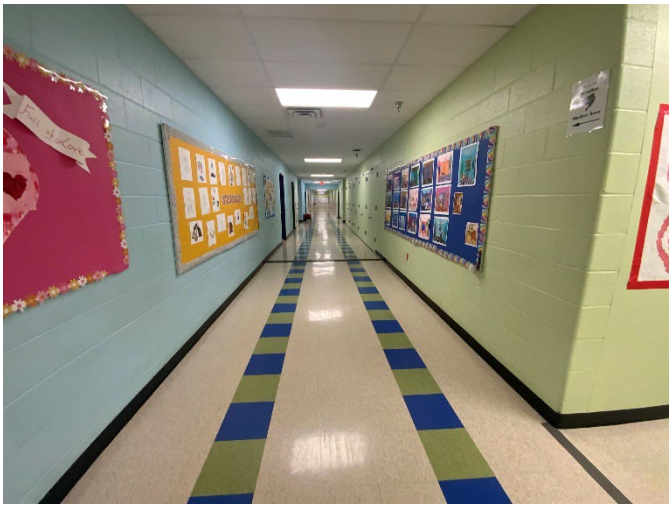


13 – KITCHEN

14 – GYMNASIUM



15 – LIBRARY

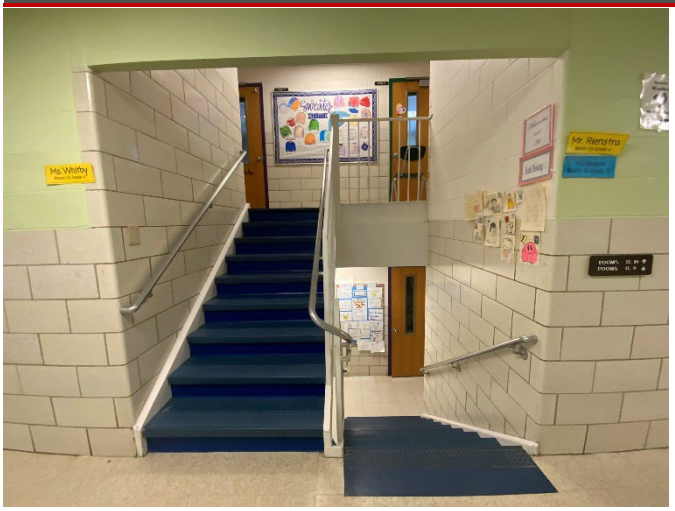


16 – HALLWAY

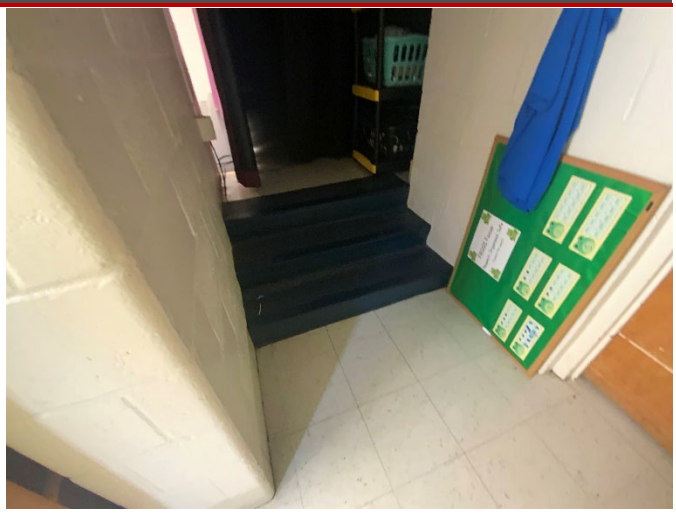
17 – BATHROOM

18 – CAFETORIUM

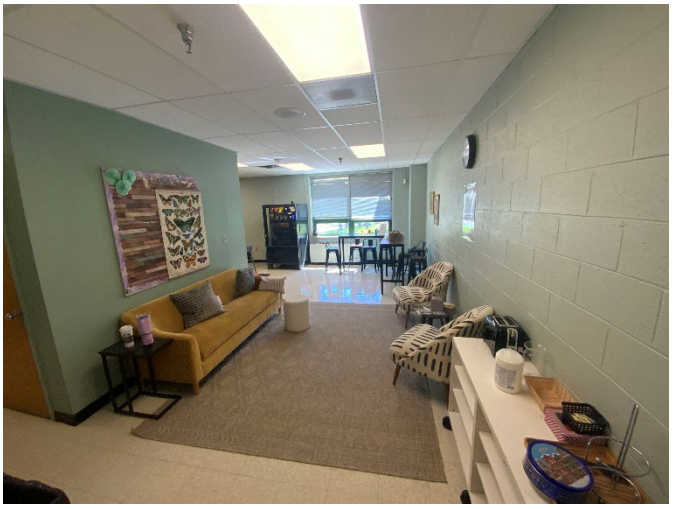
Photographic Overview



19 – INTERIOR STAIRS

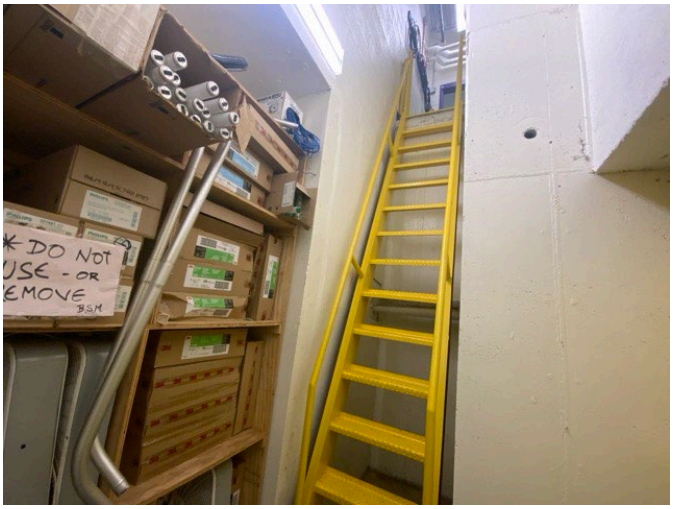


20 – INTERIOR STAIRS



21 – TEACHERS LOUNGE

22 – INTERIOR



23 – MECHANICAL ROOM ACCESS

24 – MAIN MECHANICAL ROOM

Photographic Overview

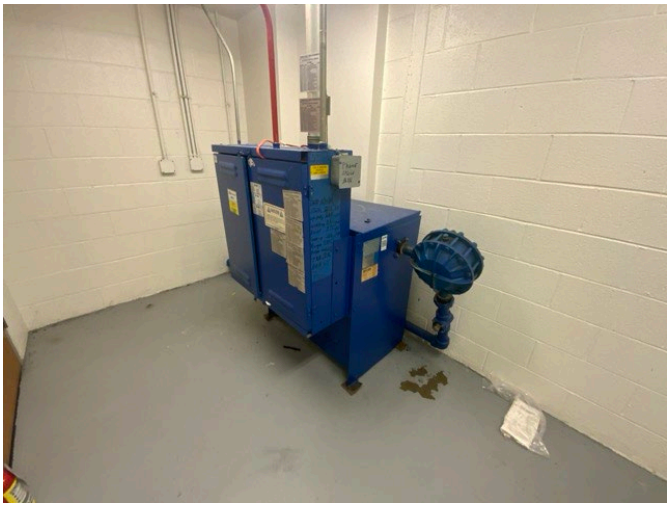
25 – ELECTRICAL ROOM

26 – GENERATOR

27 – AIR-COOLED CHILLER

28 – PACKAGED UNIT AT ROOF LEVEL

29 – BOILER



30 – ELEVATOR MECHANICAL ROOM

Photographic Overview

31 – BUILT-UP ROOF

32 – BUILT-UP ROOF

33 – PORTABLE CLASSROOMS

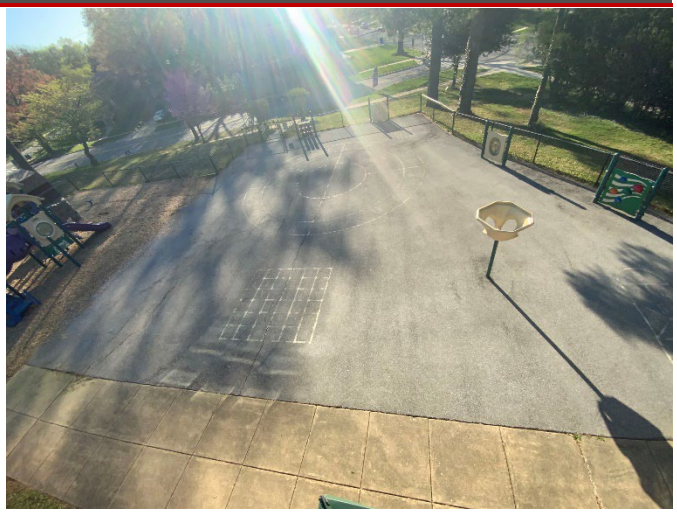
34 – MAIN PARKING AREA

35 – ASPHALT PAVEMENT

36 – ASPHALT PAVEMENT

Photographic Overview

37 – PLAYGROUND ASPHALT SURFACE



38 – PLAYGROUND ASPHALT SURFACE

39 – CONCRETE WALKWAYS

40 – CONCRETE WALKWAYS

41 – LANDSCAPING

42 – SITE LIGHTING

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-015.354	Burning Tree Elementary School
Source	**On-Site Date**
Google	April 9-10, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Burning Tree Elementary School

Name of person completing form: Jean Leger

Title / Association w/ property: Maintenance Technician

Length of time associated w/ property: 1 Year

Date Completed: 4/9/2025

Phone Number: 2403161259

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1958	Renovated: 2016	
2	Building size in SF	68,119 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Burning Tree Elementary School

BV Project Number: 172559.25R000-015.354

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 RAMP

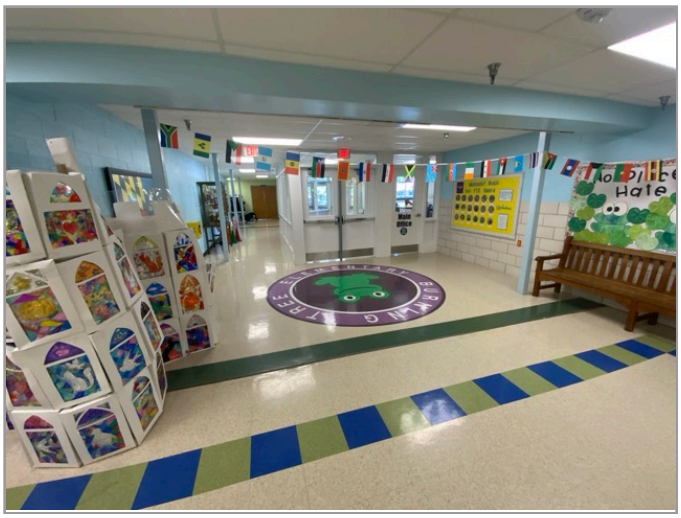
CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE

ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP

ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB

IN-CAB CONTROLS

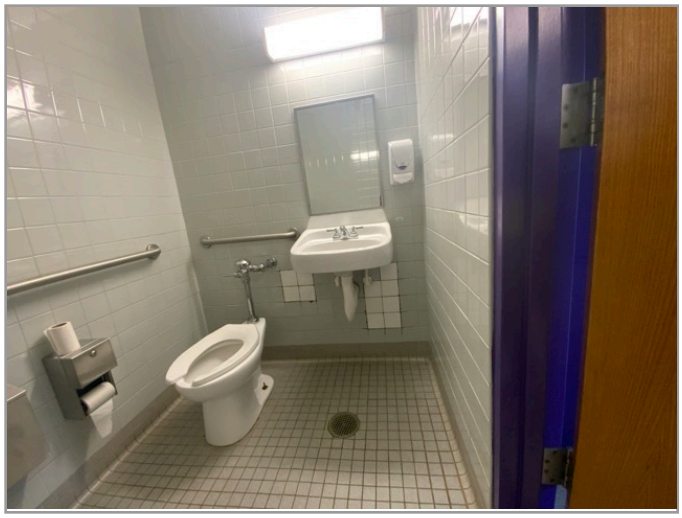
	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

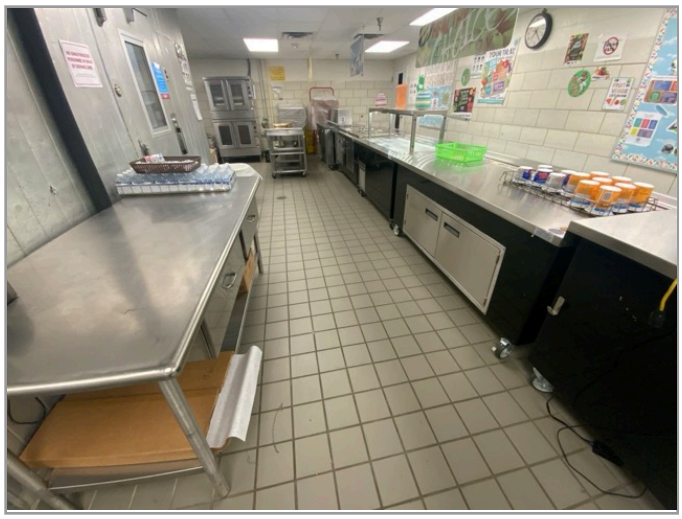
	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW



KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Burning Tree Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	68,119 SF	25	9224667
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	68,119 SF	25	9224666
B1010	Site	Fair	Structural Flooring/Decking, Pressure-Treated Timber	1,050 SF	20	9203746
B1080	Throughout Building	Fair	Stairs, Metal or Pan-Filled, Interior	1,500 SF	20	9203770
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	16,780 SF	10	9203745
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	2,500 SF	20	9203786
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	182	10	9203773
B2020	Portable Classrooms	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	15	9203685
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	9203780
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	15	9203749
B2050	Portable Classroom	Fair	Exterior Door, Steel, Standard	8	15	9203690
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1	10	9203759
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	28	15	9203703
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	52,950 SF	3	9203753
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,200 LF	10	9203721
Interiors						
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	10	20	9203705
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	72	10	9203699
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	43,300 SF	10	9203712
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,200 SF	20	9203762
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	117,600 SF	5	9203729

Component Condition Report | Burning Tree Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	43,300 SF	8	9224619
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,300 SF	5	9203748
C2030	Boiler Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,850 SF	5	9203771
C2030	Cafeteria	Fair	Flooring, Quarry Tile	1,800 SF	20	9203784
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,100 SF	20	9203737
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	9,200 SF	5	9203790
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	18,570 SF	5	9203740
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	5	9203702
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	10	9203750
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9203715
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	68,119 SF	10	9206178
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL	1	16	9203741
D2010	Restrooms	Fair	Urinal, Standard	8	10	9203744
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	18	10	9203697
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	15	9203691
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	15	9203757
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	10	9203688
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	22	10	9203751
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	9203734
D2020	Boiler Room	Fair	Pump, Sewage Ejector, Simplex	1	5	9203783
D2020	Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	7	9203747
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	3	9203756
HVAC						

Component Condition Report | Burning Tree Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler Room	Fair	Boiler, Dual Fuel, HVAC	1	3	9203718
D3020	Boiler Room	Fair	Boiler, Dual Fuel, HVAC	1	3	9203735
D3030	Modular Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9203769
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [DSS-1]	1	3	9203776
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9203713
D3030	Roof	Fair	Split System Ductless, Dual Zone	1	3	9203710
D3030	Modular Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9203767
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	6	9203766
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [ACCU-1]	1	6	9203695
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	6	9203754
D3030	Modular Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9203739
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 4 Ton	46	5	9203701
D3030	Modular Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9203707
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	6	9203787
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAS-2]	1	11	9203719
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	5	9203785
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	9203775
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	5	9203774
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	9203683
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [RTU-1]	1	11	9203782
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAS-3]	1	11	9203788
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	9203752
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 8 TON [DOAS-8]	1	11	9203709
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-6]	1	11	9203738
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Condenser Water	1	6	9203698

Component Condition Report | Burning Tree Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	68,119 SF	10	9224664
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAS-1]	1	11	9203706
D3050	Commercial Kitchen	Fair	Fan Coil Unit, Hydronic Terminal	1	3	9203711
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	68,119 SF	10	9203677
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Condenser Water	1	6	9203726
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	9203692
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	5	9203743
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	5	9203758
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	5	9203716
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	5	9203700
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-3]	1	5	9203763
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	5	9203684
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	68,119 SF	15	9203760
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	6	9203781
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	6	9203722
D5010	Building Exterior	Fair	Generator, Gas or Gasoline	1	6	9203777
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	68,119 SF	10	9206174
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9203732
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9203730
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	5	9203720
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	6	9203704
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9203678
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9203682

Component Condition Report | Burning Tree Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	9203689
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	9203755
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	68,119 SF	5	9206177
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement	12	10	9203686
Fire Alarm & Electronic Systems						
D7050	Maintenance Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	9203724
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	68,119 SF	10	9203723
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9203772
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9203708
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	9203761
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	9203676
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	9203725
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	10	9203733
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	1,500 LF	10	9203687

Component Condition Report | Burning Tree Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Wood, Exterior	150 SF	10	9203789
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	150 SF	15	9203680
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	10	9203778
F1020	Building Exterior	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	3,300 SF	15	9203791
Pedestrian Plazas & Walkways						

Component Condition Report | Burning Tree Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,300 SF	3	9206180
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,300 SF	5	9206175
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,900 SF	20	9206179
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	8,300 SF	3	9203717
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	9203693
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, General, Asphalt Pavement, Mill & Overlay	13,150 SF	5	9224660
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	9203681
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	13,150 SF	3	9224661
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	6	10	9203728
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	10	9203727
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	9	5	9225384
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	500 LF	20	9203765
G2060	Site	Good	Park Bench, Metal Powder-Coated	7	20	9203779
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	10	9203742
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	9203714
G2060	Site	Fair	Flagpole, Metal	1	15	9203731
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	500 LF	20	9203679
G4050	Site	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	10	20	9203694

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/16/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Burning Tree Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Burning Tree Elementary School / Main Building	$0	$0	$0	$3,093,707	$0	$1,550,559	$683,237	$2,214	$274,256	$0	$5,397,730	$332,216	$0	$12,159	$33,277	$1,252,473	$35,304	$0	$26,728	$0	$727,231	**$13,421,090**
Burning Tree Elementary School / Site	$0	$0	$0	$54,257	$0	$302,194	$0	$0	$62,898	$0	$113,561	$0	$0	$72,916	$0	$1,043,838	$0	$0	$84,530	$0	$253,036	**$1,987,230**
Grand Total	**$0**	**$0**	**$0**	**$3,147,963**	**$0**	**$1,852,752**	**$683,237**	**$2,214**	**$337,154**	**$0**	**$5,511,291**	**$332,216**	**$0**	**$85,076**	**$33,277**	**$2,296,312**	**$35,304**	**$0**	**$111,258**	**$0**	**$980,267**	**$15,408,321**

Burning Tree Elementary School

Burning Tree 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
B1010	Site	9203746	Structural Flooring/Decking, Pressure-Treated Timber, Replace	75	55	20	1050	SF	$12.00	$12,600																					$12,600	**$12,600**
B1080	Throughout Building	9203770	Stairs, Metal or Pan-Filled, Interior, Replace	50	30	20	1500	SF	$48.00	$72,000																					$72,000	**$72,000**
B2010	Building Exterior	9203745	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	16780	SF	$1.86	$31,211											$31,211											**$31,211**
B2010	Building Exterior	9203786	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	25	20	2500	SF	$22.00	$55,000																					$55,000	**$55,000**
B2020	Building Exterior	9203773	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	182	EA	$1,250.00	$227,500											$227,500											**$227,500**
B2020	Portable Classrooms	9203685	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	10	EA	$950.00	$9,500																$9,500						**$9,500**
B2050	Building Exterior	9203749	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	6	EA	$1,300.00	$7,800																$7,800						**$7,800**
B2050	Portable Classroom	9203690	Exterior Door, Steel, Standard, Replace	30	15	15	8	EA	$600.00	$4,800																$4,800						**$4,800**
B2050	Building Exterior	9203703	Exterior Door, Steel, Commercial, Replace	40	25	15	28	EA	$4,060.00	$113,680																$113,680						**$113,680**
B2050	Building Exterior	9203759	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	20	10	1	EA	$6,300.00	$6,300											$6,300											**$6,300**
B2050	Building Exterior	9203780	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	1	EA	$3,200.00	$3,200																$3,200						**$3,200**
B3010	Roof	9203753	Roofing, Built-Up, Replace	25	22	3	52950	SF	$14.00	$741,300				$741,300																		**$741,300**
B3020	Roof	9203721	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	2200	LF	$9.00	$19,800											$19,800											**$19,800**
C1030	Throughout Building	9203699	Interior Door, Wood, Solid-Core, Replace	40	30	10	72	EA	$700.00	$50,400											$50,400											**$50,400**
C1030	Throughout Building	9203705	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	20	20	10	EA	$1,300.00	$13,000																					$13,000	**$13,000**
C1070	Throughout Building	9203712	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	15	10	43300	SF	$3.50	$151,550											$151,550											**$151,550**
C2010	Restrooms	9203762	Wall Finishes, Ceramic Tile, Replace	40	20	20	6200	SF	$18.00	$111,600																					$111,600	**$111,600**
C2010	Throughout Building	9203729	Wall Finishes, any surface, Prep & Paint	10	5	5	117600	SF	$1.50	$176,400						$176,400										$176,400						**$352,800**
C2030	Boiler Room	9203771	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	1850	SF	$12.00	$22,200						$22,200										$22,200						**$44,400**
C2030	Cafeteria	9203784	Flooring, Quarry Tile, Replace	50	30	20	1800	SF	$26.00	$46,800																					$46,800	**$46,800**
C2030	Restrooms	9203737	Flooring, Ceramic Tile, Replace	40	20	20	3100	SF	$18.00	$55,800																					$55,800	**$55,800**
C2030	Throughout Building	9224619	Flooring, Vinyl Tile (VCT), Replace	15	7	8	43300	SF	$5.00	$216,500								$216,500														**$216,500**
C2030	Throughout Building	9203790	Flooring, Carpet, Commercial Standard, Replace	10	5	5	9200	SF	$7.50	$69,000						$69,000										$69,000						**$138,000**
C2030	Gymnasium	9203748	Flooring, Maple Sports Floor, Replace	30	25	5	4300	SF	$17.00	$73,100						$73,100																**$73,100**
C2050	Throughout Building	9203740	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	18570	SF	$2.00	$37,140						$37,140										$37,140						**$74,280**
D1010	Elevator Shafts/Utility	9203702	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D1010	Elevator Shafts/Utility	9203715	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	9203750	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	$60,000.00	$60,000											$60,000											**$60,000**
D2010	Boiler Room	9203741	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	4	16	1	EA	$22,000.00	$22,000																	$22,000					**$22,000**
D2010	Throughout Building	9206178	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	68119	SF	$11.00	$749,309											$749,309											**$749,309**
D2010	Utility Rooms/Areas	9203691	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$10,500.00	$10,500																$10,500						**$10,500**
D2010	Boiler Room	9203757	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$6,600.00	$6,600																$6,600						**$6,600**
D2010	Throughout Building	9203734	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	4	EA	$1,500.00	$6,000						$6,000															$6,000	**$12,000**
D2010	Restrooms	9203744	Urinal, Standard, Replace	30	20	10	8	EA	$1,100.00	$8,800											$8,800											**$8,800**
D2010	Restrooms	9203697	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	18	EA	$1,700.00	$30,600											$30,600											**$30,600**
D2010	Restrooms	9203688	Toilet, Commercial Water Closet, Replace	30	20	10	18	EA	$1,300.00	$23,400											$23,400											**$23,400**
D2010	Throughout Building	9203751	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	22	EA	$1,200.00	$26,400											$26,400											**$26,400**
D2020	Boiler Room	9203783	Pump, Sewage Ejector, Simplex, Replace	15	10	5	1	EA	$2,250.00	$2,250						$2,250															$2,250	**$4,500**
D2020	Kitchen	9203747	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	13	7	1	EA	$1,800.00	$1,800							$1,800															**$1,800**
D2060	Boiler Room	9203756	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$10,600.00	$10,600				$10,600																		**$10,600**
D3020	Boiler Room	9203718	Boiler, Dual Fuel, HVAC, Replace	30	27	3	1	EA	$1,000,000.00	$1,000,000				$1,000,000																		**$1,000,000**
D3020	Boiler Room	9203735	Boiler, Dual Fuel, HVAC, Replace	30	27	3	1	EA	$1,000,000.00	$1,000,000				$1,000,000																		**$1,000,000**
D3030	Building Exterior	9203754	Chiller, Air-Cooled, Replace	25	19	6	1	EA	$180,000.00	$180,000							$180,000															**$180,000**
D3030	Roof	9203776	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			**$12,200**

Replacement Reserves Report

5/16/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Roof	9203713	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500															$3,500			**$7,000**
D3030	Roof	9203710	Split System Ductless, Dual Zone, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			**$12,200**
D3030	Throughout Building	9203701	Unit Ventilator, approx/nominal 4 Ton, Replace	20	15	5	46	EA	$10,600.00	$487,600						$487,600																**$487,600**
D3030	Roof	9203695	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$55,000.00	$55,000							$55,000															**$55,000**
D3030	Roof	9203766	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$55,000.00	$55,000							$55,000															**$55,000**
D3030	Roof	9203787	Heat Pump, Var Refrig Vol (VRV), Replace	15	9	6	1	EA	$55,000.00	$55,000							$55,000															**$55,000**
D3030	Modular Classroom	9203769	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	$5,500.00	$5,500															$5,500							**$5,500**
D3030	Modular Classroom	9203767	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	$5,500.00	$5,500															$5,500							**$5,500**
D3030	Modular Classroom	9203739	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	$5,500.00	$5,500															$5,500							**$5,500**
D3030	Modular Classroom	9203707	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	$5,500.00	$5,500															$5,500							**$5,500**
D3050	Boiler Room	9203698	Pump, Distribution, HVAC Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$7,600							$7,600															**$7,600**
D3050	Boiler Room	9203726	Pump, Distribution, HVAC Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$7,600							$7,600															**$7,600**
D3050	Throughout Building	9224664	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	68119	SF	$5.00	$340,595											$340,595											**$340,595**
D3050	Commercial Kitchen	9203711	Fan Coil Unit, Hydronic Terminal, Replace	20	17	3	1	EA	$17,700.00	$17,700				$17,700																		**$17,700**
D3050	Roof	9203785	Packaged Unit, RTU, Roof-Mounted, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D3050	Roof	9203774	Packaged Unit, RTU, Roof-Mounted, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D3050	Throughout Building	9203677	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	20	10	68119	SF	$6.00	$408,714											$408,714											**$408,714**
D3050	Roof	9203719	Packaged Unit, RTU, Roof-Mounted, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
D3050	Roof	9203775	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	9203683	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	9203782	Packaged Unit, RTU, Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	9203788	Packaged Unit, RTU, Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	9203706	Packaged Unit, RTU, Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	9203738	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
D3050	Roof	9203709	Packaged Unit, RTU, Roof-Mounted, 8 TON, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
D3050	Roof	9203752	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D3050	Roof	9203692	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$30,000.00	$30,000												$30,000										**$30,000**
D3060	Roof	9203743	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	9203758	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	9203716	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	9203700	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	9203763	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	9203684	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D4010	Throughout Building	9203760	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	25	15	68119	SF	$5.00	$340,595																$340,595						**$340,595**
D5010	Building Exterior	9203777	Generator, Gas or Gasoline, Replace	25	19	6	1	EA	$82,000.00	$82,000							$82,000															**$82,000**
D5010	Electrical Room	9203781	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
D5010	Electrical Room	9203722	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
D5020	Electrical Room	9203732	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D5020	Electrical Room	9203678	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$10,000.00	$10,000				$10,000																		**$10,000**
D5020	Electrical Room	9203730	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Utility Rooms/Areas	9203720	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$16,000.00	$16,000						$16,000																**$16,000**
D5020	Electrical Room	9203682	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D5020	Electrical Room	9203704	Switchboard, 277/480 V, Replace	40	34	6	1	EA	$90,000.00	$90,000							$90,000															**$90,000**
D5020	Throughout Building	9206174	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	30	10	68119	SF	$18.00	$1,226,142											$1,226,142											**$1,226,142**
D5030	Boiler Room	9203689	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	$10,000.00	$10,000				$10,000																		**$10,000**
D5030	Boiler Room	9203755	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	$10,000.00	$10,000				$10,000																		**$10,000**
D5040	Throughout Building	9206177	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	68119	SF	$4.50	$306,536						$306,536																**$306,536**
D5040	Site	9203686	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	12	EA	$800.00	$9,600											$9,600											**$9,600**
D7050	Maintenance Office	9203724	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000														$15,000		**$30,000**
D8010	Throughout Building	9203723	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	5	10	68119	SF	$2.50	$170,298											$170,298											**$170,298**
E1030	Kitchen	9203761	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	9203708	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600		**$7,200**
E1030	Kitchen	9203676	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	$15,000.00	$15,000						$15,000																**$15,000**

Replacement Reserves Report

5/16/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	9203725	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	$25,000.00	$25,000						$25,000																**$25,000**
E1030	Kitchen	9203772	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
E1070	Gymnasium	9203733	Basketball Backboard, Wall-Mounted, Operable, Operable	30	20	10	6	EA	$4,300.00	$25,800											$25,800											**$25,800**
E2010	Throughout Building	9203687	Casework, Cabinetry, Standard, Replace	20	10	10	1500	LF	$300.00	$450,000											$450,000											**$450,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$2,831,180**	**$0**	**$1,337,526**	**$572,200**	**$1,800**	**$216,500**	**$0**	**$4,016,418**	**$240,000**	**$0**	**$8,280**	**$22,000**	**$803,915**	**$22,000**	**$0**	**$15,700**	**$0**	**$402,650**	**$10,490,169**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$3,093,707**	**$0**	**$1,550,559**	**$683,237**	**$2,214**	**$274,256**	**$0**	**$5,397,730**	**$332,216**	**$0**	**$12,159**	**$33,277**	**$1,252,473**	**$35,304**	**$0**	**$26,728**	**$0**	**$727,231**	**$13,421,090**

Burning Tree Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Site	9203789	Stairs, Wood, Exterior, Replace	15	5	10	150	SF	$40.00	$6,000											$6,000											**$6,000**
F1020	Site	9203778	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	50	SF	$25.00	$1,250											$1,250											**$1,250**
F1020	Site	9203680	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	150	SF	$50.00	$7,500																$7,500						**$7,500**
F1020	Building Exterior	9203791	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	20	15	3300	SF	$200.00	$660,000																$660,000						**$660,000**
G2020	Site	9206180	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	60300	SF	$0.45	$27,135				$27,135				$27,135						$27,135					$27,135			**$108,540**
G2020	Site	9206175	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	60300	SF	$3.50	$211,050						$211,050																**$211,050**
G2030	Site	9206179	Sidewalk, Concrete, Large Areas, Replace	50	30	20	8900	SF	$9.00	$80,100																					$80,100	**$80,100**
G2050	Site Sports Courts	9224661	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	13150	SF	$0.45	$5,918				$5,918				$5,918						$5,918					$5,918			**$23,670**
G2050	Site Sports Courts	9224660	Athletic Surfaces & Courts, General, Asphalt Pavement, Mill & Overlay	25	20	5	13150	SF	$3.50	$46,025						$46,025																**$46,025**
G2050	Site	9203717	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	8300	SF	$2.00	$16,600				$16,600				$16,600						$16,600					$16,600			**$66,400**
G2050	Site	9203693	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site	9203681	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
G2060	Building exterior	9225384	Trash Receptacle, Portable/Light-Duty, Replace	15	10	5	9	EA	$400.00	$3,600						$3,600															$3,600	**$7,200**
G2060	Site	9203728	Picnic Table, Metal Powder-Coated, Replace	20	10	10	6	EA	$700.00	$4,200											$4,200											**$4,200**
G2060	Site	9203765	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	500	LF	$18.00	$9,000																					$9,000	**$9,000**
G2060	Site	9203779	Park Bench, Metal Powder-Coated, Replace	20	0	20	7	EA	$700.00	$4,900																					$4,900	**$4,900**
G2060	Site	9203679	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	500	LF	$25.00	$12,500																					$12,500	**$12,500**
G2060	Site	9203727	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	17	EA	$150.00	$2,550											$2,550											**$2,550**
G2060	Site	9203742	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	10	10	1	EA	$500.00	$500											$500											**$500**
G2060	Site	9203714	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
G2060	Site	9203731	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G4050	Site	9203694	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	40	20	20	10	EA	$3,000.00	$30,000																					$30,000	**$30,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$49,653**	**$0**	**$260,675**	**$0**	**$0**	**$49,653**	**$0**	**$84,500**	**$0**	**$0**	**$49,653**	**$0**	**$670,000**	**$0**	**$0**	**$49,653**	**$0**	**$140,100**	**$1,353,885**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$54,257**	**$0**	**$302,194**	**$0**	**$0**	**$62,898**	**$0**	**$113,561**	**$0**	**$0**	**$72,916**	**$0**	**$1,043,838**	**$0**	**$0**	**$84,530**	**$0**	**$253,036**	**$1,987,230**

* 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	9203702	D1010	**Elevator Controls**	Automatic, 1 Car		Burning Tree Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	E B 8554	D 18142			
2	9203750	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Burning Tree Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	EP-60-20	E-B8554	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9203741	D2010	**Water Heater**	Gas, Commercial (400 MBH), 100 to 199 GAL	193 GAL	Burning Tree Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD-100-199NES 118	2106123089597	2021		
2	9203691	D2010	**Backflow Preventer**	Domestic Water	6 IN	Burning Tree Elementary School / Main Building	Utility Rooms/Areas	Watts Regulator	709	33B020X			
3	9203757	D2010	**Backflow Preventer**	Domestic Water	4 IN	Burning Tree Elementary School / Main Building	Boiler Room						
4	9203747	D2020	**Grease Trap/Interceptor**	Grease Trap/Interceptor, Undercounter		Burning Tree Elementary School / Main Building	Kitchen	Schier Products	PATG-30-L0	2012-6699	2012		
5	9203783	D2020	**Pump**	Sewage Ejector, Simplex	3 HP	Burning Tree Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
6	9203756	D2060	**Air Compressor**	Tank-Style	5 HP	Burning Tree Elementary School / Main Building	Boiler Room	Curtis	12DN8ED	24X70	1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9203718	D3020	**Boiler**	Dual Fuel, HVAC	2009 MBH	Burning Tree Elementary School / Main Building	Boiler Room	Burnham Corporation	4FW 240-50-G-GP	19903	1991		
2	9203735	D3020	**Boiler**	Dual Fuel, HVAC	2009 MBH	Burning Tree Elementary School / Main Building	Boiler Room	Burnham Corporation	4FW-240-50-G-OP	19919	1991		
3	9203754	D3030	**Chiller**	Air-Cooled	120 TON	Burning Tree Elementary School / Main Building	Building Exterior	McQuay	ACS120CS27-ER10	STNU060700204	2006		
4	9203769	D3030	**Heat Pump**	Packaged & Wall-Mounted	3.5 TON	Burning Tree Elementary School / Main Building	Modular Classroom	Bard Manufacturing Company	14251DA10RXXXXE EHT	391F244205797-02	2019		
5	9203767	D3030	**Heat Pump**	Packaged & Wall-Mounted	3.5 TON	Burning Tree Elementary School / Main Building	Modular Classroom	Bard	14251DA10RXXXXE EHT	391M193706329-02	2019		
6	9203739	D3030	**Heat Pump**	Packaged & Wall-Mounted	3.5 TON	Burning Tree Elementary School / Main Building	Modular Classroom	Bard Manufacturing Company	T4251DAI0RXXXXE	391M193706333-02	2019		
7	9203707	D3030	**Heat Pump**	Packaged & Wall-Mounted	3.5 TON	Burning Tree Elementary School / Main Building	Modular Classroom	Bard Manufacturing Company	T42S1DA10RXXXXE	391M193706332-02	2019		
8	9203766	D3030	**Heat Pump**	Var Refrig Vol (VRV)	10 TON	Burning Tree Elementary School / Main Building	Roof	Daikin Industries	REYQ120TYDN	1603050801	2016		
9	9203787	D3030	**Heat Pump**	Var Refrig Vol (VRV)	6 TON	Burning Tree Elementary School / Main Building	Roof	Daikin Industries	REYQ72TYDN	1602091750	2016		
10	9203695	D3030	**Heat Pump** [ACCU-1]	Var Refrig Vol (VRV)	12 TON	Burning Tree Elementary School / Main Building	Roof	Daikin Industries	REYQ144TYDN	1604254331	2016		
11	9203710	D3030	**Split System Ductless**	Dual Zone	3 TON	Burning Tree Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9203713	D3030	**Split System Ductless**	Single Zone	1 TON	Burning Tree Elementary School / Main Building	Roof	Mitsubishi Electric	PU12EK	2200034562			
13	9203776	D3030	**Split System Ductless** [DSS-1]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	3 TON	Burning Tree Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible			
14	9203701	D3030	**Unit Ventilator**	approx/nominal 4 Ton	1500 CFM	Burning Tree Elementary School / Main Building	Throughout Building						46
15	9203698	D3050	**Pump**	Distribution, HVAC Condenser Water	15 HP	Burning Tree Elementary School / Main Building	Boiler Room	Victaulic	EM2513T-G	39E366W916G1	2006		
16	9203726	D3050	**Pump**	Distribution, HVAC Condenser Water	15 HP	Burning Tree Elementary School / Main Building	Boiler Room	Victaulic	EM2513T-G	39E366W916G1	2006		
17	9203711	D3050	**Fan Coil Unit**	Hydronic Terminal	12000 CFM	Burning Tree Elementary School / Main Building	Commercial Kitchen	York	N2AHD06A06C	ENXS249694			
18	9203775	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	11 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EAD9-3F9	201606-ANGZ53821	2016		
19	9203683	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	11 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EBD9-3F9	201606-ANGZ53820	2016		
20	9203752	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	11 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EAD9-3F9	201606-ANGZ53840	2016		
21	9203692	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	13 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-013-3-0-EAD9-3F9	201606-ANGK53819	2016		
22	9203785	D3050	**Packaged Unit**	RTU, Roof-Mounted	10 TON	Burning Tree Elementary School / Main Building	Roof	Trane	TSC120F4R0A0BD000	153612838L			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9203774	D3050	**Packaged Unit**	RTU, Roof-Mounted	10 TON	Burning Tree Elementary School / Main Building	Roof	Trane	TSC120F4F 3A0BD0000000	1536128381			
24	9203706	D3050	**Packaged Unit** [DOAS-1]	RTU, Roof-Mounted	11 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EAD9-3F9	201606-ANGZ53817	2016		
25	9203719	D3050	**Packaged Unit** [DOAS-2]	RTU, Roof-Mounted	8 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EAD9-329	201607-ANGH53836	2016		
26	9203788	D3050	**Packaged Unit** [DOAS-3]	RTU, Roof-Mounted	11 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EAD9-3F9	201606-ANGZ53818	2016		
27	9203738	D3050	**Packaged Unit** [DOAS-6]	RTU, Pad or Roof-Mounted	8 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EAD9-329	201607-ANGH53838	2016		
28	9203709	D3050	**Packaged Unit** [DOAS-8]	RTU, Roof-Mounted, 8 TON	8 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EAD9-329	201607-ANGH53837	2016		
29	9203782	D3050	**Packaged Unit** [RTU-1]	RTU, Roof-Mounted	11 TON	Burning Tree Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EBD9-3F9	201606-ANGZ53820	2016		
30	9203743	D3060	**Exhaust Fan**	Roof-Mounted, 16" Damper	2000 CFM	Burning Tree Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
31	9203758	D3060	**Exhaust Fan**	Roof-Mounted, 16" Damper	2000 CFM	Burning Tree Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
32	9203716	D3060	**Exhaust Fan**	Roof-Mounted, 16" Damper	2000 CFM	Burning Tree Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
33	9203700	D3060	**Exhaust Fan**	Roof-Mounted, 16" Damper	2000 CFM	Burning Tree Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9203684	D3060	**Exhaust Fan**	Roof-Mounted, 16" Damper	2000 CFM	Burning Tree Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
35	9203763	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 16" Damper	1000 CFM	Burning Tree Elementary School / Main Building	Roof	Loren Cook Company	100 ACE 10002B	1055928861-00/0002001			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9203777	D5010	**Generator**	Gas or Gasoline	125 KW	Burning Tree Elementary School / Main Building	Building Exterior	Kohler	100REZGD	3349GMGK0025	2006		
2	9203781	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Burning Tree Elementary School / Main Building	Electrical Room	Kohler	Inaccessible	Inaccessible	2006		
3	9203722	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Burning Tree Elementary School / Main Building	Electrical Room	Kohler	Inaccessible	Inaccessible	2006		
4	9203732	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Burning Tree Elementary School / Main Building	Electrical Room	Westinghouse	DT-3	BAR9085	1991		
5	9203730	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Burning Tree Elementary School / Main Building	Electrical Room	Square D	NVE6939803	1071819243	1991		
6	9203720	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Burning Tree Elementary School / Main Building	Utility Rooms/Areas	General Electric	9T2383875	0475A933JAG826 R	1991		
7	9203678	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Burning Tree Elementary School / Main Building	Electrical Room	General Electric	9T23B3874	475A933GAC028	1991		
8	9203682	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Burning Tree Elementary School / Main Building	Electrical Room	Square D	PHA9664003	1021819206	1991		
9	9203704	D5020	**Switchboard**	277/480 V	2000 AMP	Burning Tree Elementary School / Main Building	Electrical Room	General Electric	AV-LINE SWITCHB0ARD	0090D	1991		
10	9203689	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Burning Tree Elementary School / Main Building	Boiler Room	ABB	ACH550-BCH 023A-4+F213+F267	2162104947			
11	9203755	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Burning Tree Elementary School / Main Building	Boiler Room	ABB	ACH550-BCR-023A-4+E213+F267	2162104920			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9203724	D7050	**Fire Alarm Panel**	Fully Addressable		Burning Tree Elementary School / Main Building	Maintenance Office						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9203772	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Burning Tree Elementary School / Main Building	Kitchen						
2	9203761	E1030	**Foodservice Equipment**	Convection Oven, Double		Burning Tree Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	9203708	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Burning Tree Elementary School / Main Building	Kitchen	Traulsen	RMC49D4	23E00099			
4	9203725	E1030	**Foodservice Equipment**	Walk-In, Freezer		Burning Tree Elementary School / Main Building	Kitchen	Bally	DX908453-02	3478-3-W			
5	9203676	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Burning Tree Elementary School / Main Building	Kitchen	Bally	DX908453-01	3478-3-W			