FACILITY CONDITION ASSESSMENT

prepared for

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

Burnt Mills Elementary School
415 Prelude Drive
Silver Spring, MD 20901

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BV PROJECT #:
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DATE OF REPORT:
May 1, 2026

ON SITE DATE:
February 5-6, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	415 Prelude Drive, Silver Spring, MD 20901
Site Developed	2023
Outside Occupants / Leased Spaces	Cafeteria leased by outside parties for before school program
Date(s) of Visit	February 5-6, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Jeanette Acuna, Building Services Manager
Assessment and Report Prepared By	Edmund Gabay
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Burnt Mills Elementary School was recently constructed in 2023 and has not since been renovated. The school building replaces an older structure that was originally constructed in 1964.

Architectural

The two-story building generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by structural steel framing and CMU bearing walls with brick and stone veneer. The roof coverings appear to be modified bitumen membrane for upper and lower sections. Lifecycle replacement of the roof coverings is not anticipated until very late in the reserve term.

All exterior walls consist of a combination of brick veneer, metal siding, wood siding and EIFS . The interior floor finishes are primarily VCT throughout the main building and is in good condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement within the reserve term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Smaller areas of painted gypsum drywall will require repainting after five years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by several VRF split systems each comprised of multiple ceiling mounted interior fan coil unit cassettes serving classrooms and common halls. Rooftop packaged units provide heating and cooling to larger spaces such as the cafeteria and gymnasium

Hot water for plumbing is provided by a gas fired condensing water heater which is in the main mechanical room. Water heater appears to be in good condition.

The electrical service is controlled by switchboards, transformers and distribution panels in the main electrical room on the 1st Floor. In addition, there are distribution panels, subpanels and transformers in several electrical rooms throughout the building. The building is also equipped with an emergency generator with an automatic transfer switch . The generator appears to be in good condition having been recently installed in 2023. Lifecycle replacement within the reserve term is not anticipated.

The building has a small commercial kitchen. The equipment appears to be original. Lifecyle replacement for equipment is not anticipated in the near term.

A fully addressable fire alarm system is present with the main fire alarm panel in the Main Mechanical Room. The panel is original and lifecycle replacement is not anticipated until late term. The building is also protected by an automatic fire suppression system. Lifecycle replacement within the reserve term is not anticipated.

Site

The new concrete paver parking lots are verified to be a 2023 installation and are in good condition as are the asphalt paved driveways. Pavement striping is beginning to fade and will require reinstallation within three years. Concrete sidewalk pavement is generally in good condition throughout the site. Site lighting is with pole-mounted LED for some fixtures and wall packs on the building exterior. Lifecycle replacement for site components including athletic courts and playground equipment is not anticipated within the reserve term.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.078965.

Immediate Needs

There are no immediate needs to report.

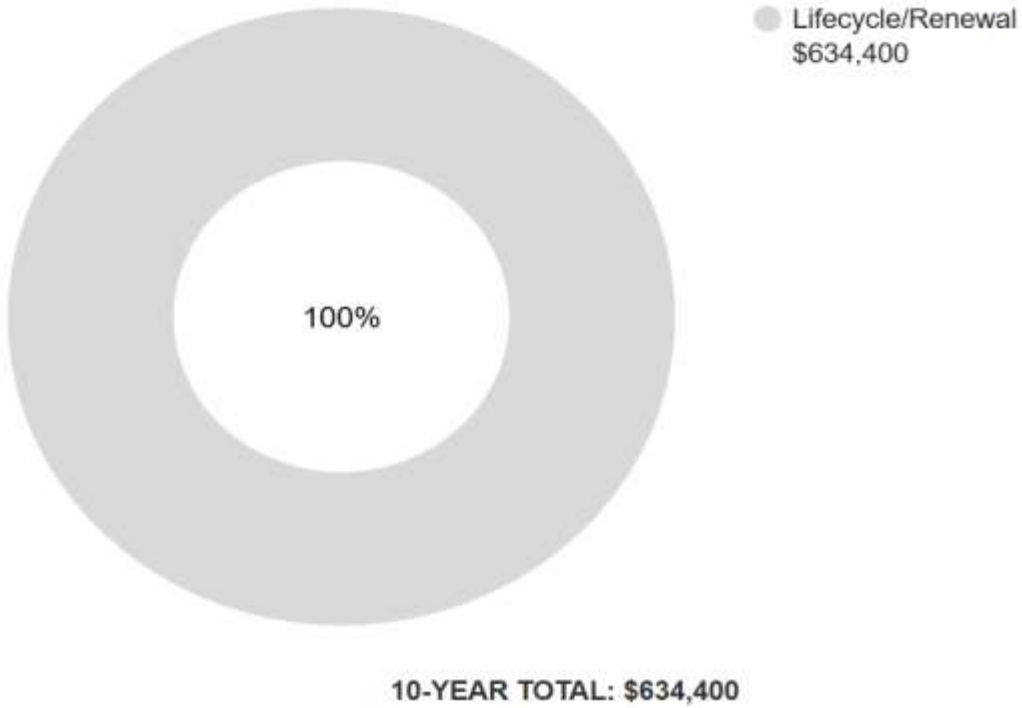
Key Findings

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



2. Building Information

Main Building: Systems Summary		
Address	415 Prelude Drive, Silver Spring, MD 20901	
GPS Coordinates	39.0391267, -76.9997362	
Constructed/Renovated	2023	
Building Area	94,398 SF	
Number of Stories	2 stories above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick, Wood siding Secondary Wall Finish: EIFS, Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT	Good

Main Building: Systems Summary		
Elevators	Passenger: 1 traction car serving all 2 floors	Good
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	--
HVAC	Central System: None Non-Central System: Packaged units, split-system VRV heat pumps Supplemental components: Ductless split-systems, suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Good
Electrical	Source and Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
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 with the exception of the roofs (See below).	

Main Building: Systems Summary

Key Spaces Not Observed	All key areas of the facility were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	$29,100	$29,100
Roofing	-	-	-	-	$1,322,800	$1,322,800
Interiors	-	-	-	$435,400	$1,456,700	$1,892,200
Conveying	-	-	-	-	$21,700	$21,700
Plumbing	-	-	-	-	$38,400	$38,400
HVAC	-	-	-	-	$2,288,400	$2,288,400
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	$77,700	$965,900	$1,043,600
Fire Alarm & Electronic Systems	-	-	-	-	$1,383,800	$1,383,800
Equipment & Furnishings	-	-	-	$25,100	$1,297,400	$1,322,400
Site Utilities	-	-	-	-	$27,200	$27,200
TOTALS (3% inflation)	**-**	**-**	**-**	**$538,300**	**$8,831,300**	**$9,369,600**

3. Site Summary

Site Information		
Site Area	15.6 acres (estimated)	
Parking Spaces	98 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt driveways with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps. Concrete paver lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted and Property entrance signage; chain link fencing; Brick wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Site Information		
Ancillary Structures	Storage shed	Good
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Ballfield; Snow and ice coverage ▪ Play Area surfaces; Snow and ice coverage	

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	-	-	-	-	-	-
Site Development	-	-	$21,400	$24,800	$579,600	$625,800
Site Pavement	-	-	$23,100	$26,800	$67,100	$117,000
Site Utilities	-	-	-	-	$204,300	$204,300
TOTALS (3% inflation)	**-**	**-**	**$44,500**	**$51,600**	**$850,900**	**$947,000**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2023	Yes	No
School Building	2023	Yes	No

A prior accessibility survey was performed by MTFA Architecture on 09/01/2021. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Burnt Mills Elementary School, 415 Prelude Drive, Silver Spring, MD 20901, 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

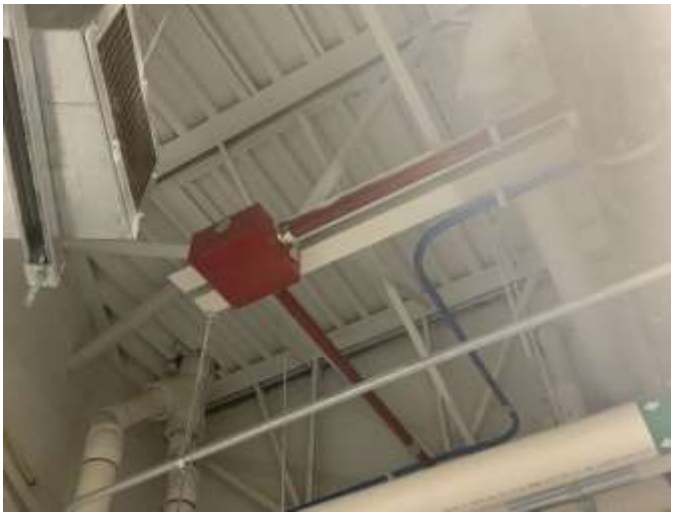
Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

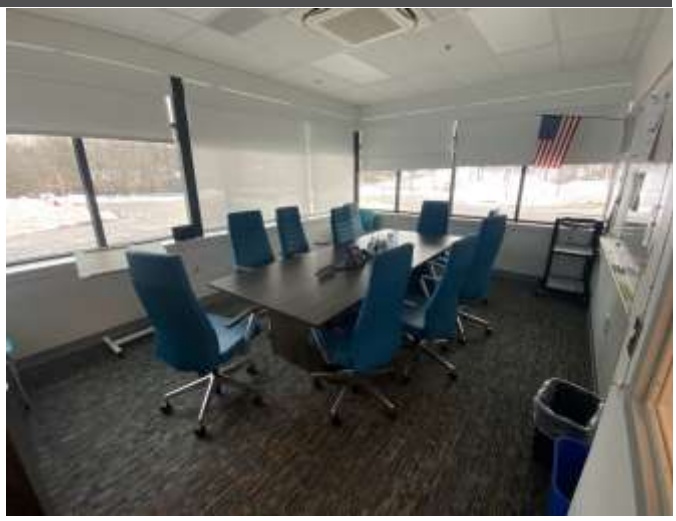


5 - STRUCTURAL OVERVIEW

6 – MODIFIED BITUMEN ROOFING

Photographic Overview

7 - CENTRAL STAIRS



8 - OFFICE AREA CONFERENCE RM

9 - LIBRARY

10 - GENERAL CLASSROOM

11 - CAFETERIA

12 - BOOSTER PUMP STATION

Photographic Overview

13 - WATER HEATER

14 - VRV HEAT PUMP

15 - DUCTLESS SPLIT SYSTEM

16 - TYPICAL FAN COIL CASSETTE

17 - PACKAGED ROOFTOP UNIT

18 - FIRE SUPPRESSION SYSTEM

Photographic Overview

19 - ELECTRICAL ROOM

20 - EMERGENCY GENERATOR

21 - AUTOMATIC TRANSFER SWITCH

22 - SECONDARY TRANSFORMER

23 - DISTRIBUTION PANEL

24 - PICNIC TABLE

Photographic Overview

25 - PARKING AREA OVERVIEW

26 - PLAYGROUND OVERVIEW

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-016.354	Burnt Mills Elementary School
Source	**On-Site Date**
Google	February 5-6, 2026

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Burnt Mills Elementary School

Name of person completing form: Jeanette Acuna

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 11 years

Date Completed: 2/4/2026

Phone Number: 249.644.4731

Method of Completion: DURING - verbally completed during assessment

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: 2023	Renovated: 2023	2023
2	Building size in SF	94,398 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2023	
		Roof	2023	
		Interiors	2023	
		HVAC	2023	
		Electrical	2023	
		Site Pavement	2023	
		Accessibility	2023	
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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				Orisont rents cafeteria

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

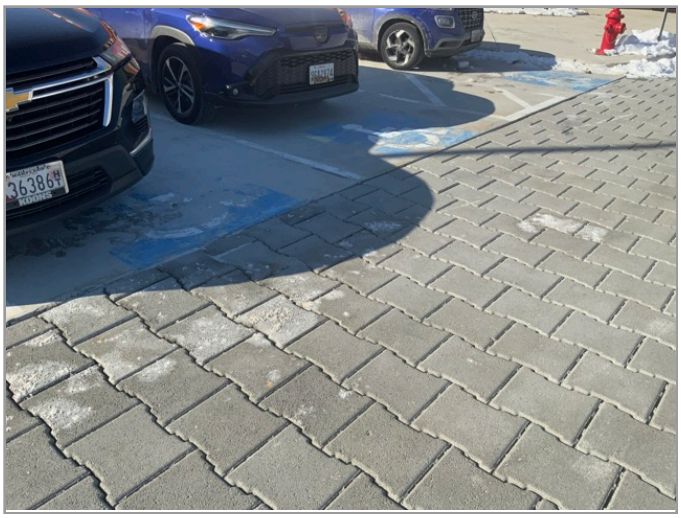
Property Name: Burnt Mills Elementary School

BV Project Number: 172559.25R000-016.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

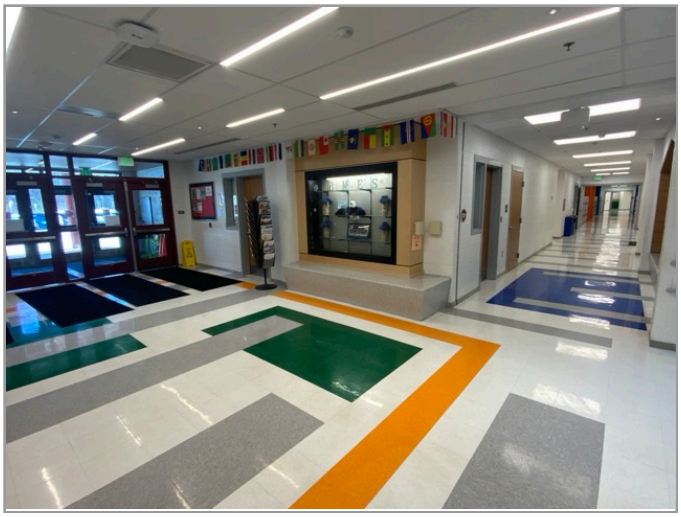
AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist
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

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A1010	Throughout Building	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,785	LF	73	10292734
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	94,398	SF	73	10292781
Facade							
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	1,500	SF	28	10292739
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	9,200	SF	18	10292786
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	4,600	SF	38	10292767
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	3,100	SF	28	10292757
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	4,600	SF	28	10292728
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	1,800	SF	38	10597573
B2020	Building Exterior	Good	Glazing, any type by SF	7,600	SF	28	10292777
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	19		38	10292744
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2		28	10305004
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	15		28	10292759
Roofing							
B3010	Roof	Good	Roofing, Modified Bitumen	77,700	SF	18	10597568
Interiors							
C1030	Classrooms General	Good	Interior Door, Wood, Solid-Core Commercial	50		38	10305039
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	109		38	10292733
C1030	Hallways & Common Areas	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	16		38	10292758
C1030	Hallways & Common Areas	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	10		38	10292793
C1030	Throughout Building	Good	Interior Door, Steel, Standard	55		38	10292790
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	54,700	SF	23	10292750

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
C1070	Classrooms General	Good	Suspended Ceilings, Acoustical Tile (ACT)	26,900	SF	23	10305050
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	265	LF	18	10292782
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	35		18	10292800
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	5,700	SF	38	10292760
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	175,600	SF	8	10292745
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,900	SF	13	10305010
C2010	Gymnasium	Good	Wall Finishes, Acoustical Panels, Sound-Dampening	3,800	SF	23	10305037
C2010	Throughout Building	Good	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	1,900	SF	28	10292731
C2030	Multi-Purpose Room	Good	Flooring, Wood, Strip	900	SF	28	10305007
C2030	Restrooms	Good	Flooring, Ceramic Tile	4,700	SF	38	10292797
C2030	Classrooms General	Good	Flooring, Vinyl Tile (VCT)	28,300	SF	13	10305008
C2030	Multi-Purpose Room	Good	Flooring, Wood, Strip, Refinish	900	SF	8	10305043
C2030	Library	Good	Flooring, Carpet, Commercial Standard	4,700	SF	8	10305021
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	4,700	SF	8	10305003
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	47,200	SF	13	10305031
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	2,800	SF	48	10305049
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,500	SF	8	10292774
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,800	SF	8	10305047
C2050	Multi-Purpose Room	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,800	SF	8	10305018
Conveying							
D1010	Elevator Shafts/Utility	Good	Elevator Controls, Automatic, 1 Car	1		18	10292763
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1		13	10292749
Plumbing							
D2010	Restrooms	Good	Toilet, Child-Sized	4		28	10292792

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	25	28	10292736
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH), 119 GAL	1	18	10292796
D2010	Restrooms	Good	Urinal, Standard	7	28	10292737
D2010	Building services closets	Fair	Sink/Lavatory, Service Sink, Floor	3	33	10305029
D2010	Classrooms General	Good	Sink/Lavatory, Vanity Top, Stainless Steel	40	28	10305013
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	13	10292789
D2010	Building Services Locker Rooms	Good	Shower, Valves & Heads, Single Showerhead	1	28	10292784
D2010	Building Services Locker Rooms	Good	Shower, Ceramic Tile	1	28	10292773
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	1	28	10292729
D2010	Mechanical Room	Good	Pump Station, Duplex Mounted, 10 HP	1	23	10292741
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	94,398 SF	38	10292751
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water, 6 IN	1	28	10292726
D2010	Restrooms	Good	Toilet, Commercial Water Closet	41	28	10292778
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	13	10292788
HVAC						
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 31 - 60 GAL	1	38	10292753
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-2C- B]	1	13	10597567
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-2C-A]	1	13	10597560
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [HP-2A1-A]	1	13	10597574
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON [CU-A203]	1	13	10597580
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [HP-1B]	1	13	10597553
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-2A1-B]	1	13	10597561
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [HP-2A2]	1	13	10597565

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [CU-B110]	1	13	10597578
D3030	Lower Roof	Good	Split System Ductless, Single Zone, 1 TON [HP-B117E]	1	13	10597564
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON [HP-ELO1]	1	13	10597572
D3030	Lower Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-1D-A]	1	13	10597576
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON [CVP206]	1	13	10597577
D3030	Lower Roof	Good	Split System Ductless, Single Zone, 10 TON [CU-A129]	1	13	10597575
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-1A-A]	1	13	10597555
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-1C]	1	13	10597552
D3030	Lower Roof	Good	Split System Ductless, Single Zone, 1 TON [HP-C108A]	1	13	10597544
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [CU-A143]	1	13	10597571
D3030	Lower Roof	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [HP-1D- B]	1	13	10597559
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-2B]	1	13	10597570
D3030	Throughout Building	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	120	13	10292771
D3030	Elevator machine room	Good	Split System Ductless, Single Zone, 1 TON [DSS-A121]	1	13	10292722
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-1A- B]	1	13	10597566
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON [HP-A121]	1	13	10597554
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-3]	1	18	10597546
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-5]	1	18	10597562
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [RTU-1]	1	18	10597551
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 25 TON [RTU-2]	1	18	10597548
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 TON [OAU-4]	1	18	10597579
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON [OAU-2]	1	18	10597569
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-4]	1	18	10597549
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	94,398 SF	28	10292735

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [OAU-3]	1	18	10597563
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 80 TON [OAU-1]	1	18	10597543
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-1]	1	18	10597550
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 160 CFM [EF-3]	1	18	10597556
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM [EF-10]	1	18	10597547
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 260 CFM [EF-4]	1	18	10597558
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	94,398 SF	23	10292723
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 6 IN	1	28	10292732
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 6 IN	1	38	10292783
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 4 IN	1	38	10292756
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 6 IN	1	38	10292730
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 4 IN	1	38	10292746
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 6 IN	1	38	10292766
Electrical						
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP	1	23	10292742
D5010	Electrical Room	Good	Generator, Gas or Gasoline, 85 - 100 KW	1	23	10292740
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP [ATS-LS]	1	23	10292798
D5020	Electrical Room 190	Good	Secondary Transformer, Dry, Stepdown, 225 KVA	1	28	10305014
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 1000 AMP [MDP]	1	28	10292762
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	28	10292765
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	28	10292801
D5020	Electrical Room 222	Good	Distribution Panel, 120/208 V, 400 AMP	1	28	10292779
D5020	Main Electrical Room	Good	Distribution Panel, 120/208 V, 800 AMP [LV-DPA]	1	28	10305006

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room 190	Good	Distribution Panel, 277/480 V, 800 AMP [HV-1B]	1	28	10305033
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 225 KVA	1	28	10292748
D5020	Electrical Room 190	Good	Distribution Panel, 120/208 V, 800 AMP	1	28	10305019
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	10292794
D5020	Electrical Room 222	Good	Distribution Panel, 120/208 V, 400 AMP [LV-2A1]	1	28	10292764
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 600 AMP	1	28	10292727
D5020	Electrical Room 174	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	28	10292724
D5020	Electrical Room 174	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	28	10292799
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	94,398 SF	38	10292725
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	94,398 SF	18	10292761
D5040	Throughout Building	Good	Emergency & Exit Lighting System, Full Interior Upgrade, LED	94,398 SF	8	10292752
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	18	10305053
Fire Alarm & Electronic Systems						
D6030	Multi-Purpose Room	Good	Sound System, Theater/Auditorium/Church	4,000 SF	18	10305038
D6030	Gymnasium	Good	Sound System, Theater/Auditorium/Church	4,700 SF	18	10305048
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	94,398 SF	18	10292768
D7010	Throughout Building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	94,398 SF	13	10292772
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	94,398 SF	13	10292795
D7050	Mechanical Room	Good	Fire Alarm Panel, Fully Addressable	1	13	10292770
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	94,398 SF	13	10292791
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10305016
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10305020
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	13	10305030

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, Chest	1	13	10305032
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10305022
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	10305025
E1030	Lower Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	10597557
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	10305011
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	10305028
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	3	28	10305012
E1030	Multi-Purpose Room	Good	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	25	18	10305024
E1030	Commercial Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	13	10305026
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	10305034
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator [144A COOLER]	1	18	10305052
E1030	Lower Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	10597545
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10305042
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10305036
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	1	28	10305005
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	28	10305051
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	8	10292755
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	4	28	10305044
E1070	Multi-Purpose Room	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	13	10305040
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	1,000 LF	18	10305015
E2010	Library	Good	Library Shelving, Double-Faced, up to 90" Height	150 LF	18	10305023
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	100 LF	18	10305017
E2010	Classrooms General	Good	Window Treatments, Operable Blinds, Fire-Resistant	7,000 SF	18	10305009
E2010	Office Areas	Good	Casework, Cabinetry, Standard	50 LF	18	10305035

Component Condition Report | Burnt Mills Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E2010	Library	Good	Casework, Cabinetry, Standard	100	LF	18	10305041
Sitework							
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 100 WATT	20		18	10292776

Component Condition Report | Burnt Mills Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
B1080	Site	Good	Stairs, Concrete, Exterior	400	SF	48	10305097
Pedestrian Plazas & Walkways							
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Concrete	3,600	SF	48	10292808
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,000	SF	23	10292822
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,000	SF	3	10292821
G2030	Site Parking Areas	Good	Sidewalk, Brick/Masonry Pavers	47,000	SF	28	10292827
G2030	Site Parking Areas	Good	Sidewalk, Concrete, Large Areas	32,000	SF	48	10292835
Athletic, Recreational & Playfield Areas							
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1		18	10292811
G2050	Site	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1		18	10305095
G2050	Site Playground Areas	Good	Play Structure, Climbing Wall, Exterior, by vertical surface area	100	SF	13	10292803
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1		18	10292823
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1		18	10292826
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1		18	10292805
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	24,500	SF	3	10292828
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	6,400	SF	4	10292837
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1		18	10292831

Component Condition Report | Burnt Mills Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	4		23	10292833
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	24,500	SF	23	10292834
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1		18	10292812
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1		18	10292810
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1		18	10292806
Sitework							
G2060	Site General	Good	Park Bench, Metal Powder-Coated	2		18	10292804
G2060	Site General	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	100	LF	38	10292819
G2060	Site	Good	Flagpole, Metal	1		28	10292815
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	3,200	SF	48	10305096
G2060	Site	Good	Dumpster Pad, Concrete, Replace/Install	1,500	SF	48	10305093
G2060	Site General	Good	Signage, Property, Monument, Replace/Install	60		18	10292829
G2060	Site General	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1		18	10292836
G2060	Site General	Good	Retaining Wall, Brick/Stone	400	SF	38	10292820
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 8'	400	LF	38	10292824
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	400	LF	38	10292816
G2060	Site General	Good	Bike Rack, Fixed Single Loop	4		18	10292830
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 6'	300	LF	38	10292832
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	2		18	10292818
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	30		18	10292817
Utilities							
G3030	Site	Good	Retention/Detention Ponds, Grass Lined, Install	10,000	SF	38	10305094

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/28/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Burnt Mills Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Burnt Mills Elementary School / Main Building	$0	$0	$0	$0	$0	$0	$0	$0	$538,262	$0	$0	$0	$0	$3,471,620	$0	$0	$0	$0	$5,359,783	$0	$0	**$9,369,665**
Burnt Mills Elementary School / Site	$0	$0	$0	$35,158	$9,364	$0	$0	$0	$40,758	$10,856	$0	$0	$0	$53,124	$12,585	$0	$0	$0	$770,649	$14,589	$0	**$947,084**
Grand Total	**$0**	**$0**	**$0**	**$35,158**	**$9,364**	**$0**	**$0**	**$0**	**$579,020**	**$10,856**	**$0**	**$0**	**$0**	**$3,524,745**	**$12,585**	**$0**	**$0**	**$0**	**$6,130,431**	**$14,589**	**$0**	**$10,316,748**

Burnt Mills Elementary School

Burnt Mills Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10292786	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	2	18	9200	SF	$1.86	$17,112																			$17,112			**$17,112**
B3010	Roof	10597568	Roofing, Modified Bitumen, Replace	20	2	18	77700	SF	$10.00	$777,000																			$777,000			**$777,000**
C1090	Restrooms	10292800	Toilet Partitions, Plastic/Laminate, Replace	20	2	18	35	EA	$750.00	$26,250																			$26,250			**$26,250**
C1090	Hallways & Common Areas	10292782	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	2	18	265	LF	$500.00	$132,500																			$132,500			**$132,500**
C2010	Gymnasium	10305010	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	2	13	1900	SF	$16.80	$31,920															$31,920							**$31,920**
C2010	Throughout Building	10292745	Wall Finishes, any surface, Prep & Paint	10	2	8	175600	SF	$1.50	$263,400									$263,400										$263,400			**$526,800**
C2030	Multi-Purpose Room	10305043	Flooring, Wood, Strip, Refinish	10	2	8	900	SF	$4.00	$3,600									$3,600										$3,600			**$7,200**
C2030	Classrooms General	10305008	Flooring, Vinyl Tile (VCT), Replace	15	2	13	28300	SF	$5.00	$141,500															$141,500							**$141,500**
C2030	Throughout Building	10305031	Flooring, Vinyl Tile (VCT), Replace	15	2	13	47200	SF	$5.00	$236,000															$236,000							**$236,000**
C2030	Library	10305021	Flooring, Carpet, Commercial Standard, Replace	10	2	8	4700	SF	$7.50	$35,250									$35,250										$35,250			**$70,500**
C2030	Gymnasium	10305003	Flooring, Wood, Sports, Refinish	10	2	8	4700	SF	$5.00	$23,500									$23,500										$23,500			**$47,000**
C2050	Throughout Building	10292774	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	4500	SF	$2.00	$9,000									$9,000										$9,000			**$18,000**
C2050	Gymnasium	10305047	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	2	8	1800	SF	$2.50	$4,500									$4,500										$4,500			**$9,000**
C2050	Multi-Purpose Room	10305018	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	2	8	1800	SF	$2.50	$4,500									$4,500										$4,500			**$9,000**
D1010	Elevator Shafts/Utility	10292749	Elevator Cab Finishes, Standard, Replace	15	2	13	1	EA	$9,000.00	$9,000															$9,000							**$9,000**
D1010	Elevator Shafts/Utility	10292763	Elevator Controls, Automatic, 1 Car, Replace	20	2	18	1	EA	$5,000.00	$5,000																			$5,000			**$5,000**
D2010	Mechanical Room	10292796	Water Heater, Gas, Commercial (200 MBH), Replace	20	2	18	1	EA	$16,600.00	$16,600																			$16,600			**$16,600**
D2010	Hallways & Common Areas	10292789	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	3	EA	$1,500.00	$4,500															$4,500							**$4,500**
D2010	Hallways & Common Areas	10292788	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	2	EA	$1,200.00	$2,400															$2,400							**$2,400**
D3030	Roof	10597567	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597560	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597574	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597580	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3030	Roof	10597553	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597561	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597565	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597578	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$4,800.00	$4,800															$4,800							**$4,800**
D3030	Lower Roof	10597564	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3030	Roof	10597572	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3030	Lower Roof	10597576	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597577	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3030	Lower Roof	10597575	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$4,800.00	$4,800															$4,800							**$4,800**
D3030	Roof	10597555	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597552	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Lower Roof	10597544	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3030	Roof	10597571	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$4,800.00	$4,800															$4,800							**$4,800**
D3030	Lower Roof	10597559	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597570	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Throughout Building	10292771	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	2	13	120	EA	$4,830.00	$579,600															$579,600							**$579,600**
D3030	Elevator machine room	10292722	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3030	Roof	10597566	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000															$44,000							**$44,000**
D3030	Roof	10597554	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500															$3,500							**$3,500**
D3050	Lower Roof	10597546	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
D3050	Upper Roof	10597562	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																			$20,000			**$20,000**
D3050	Lower Roof	10597551	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$40,000.00	$40,000																			$40,000			**$40,000**
D3050	Lower Roof	10597548	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$45,000.00	$45,000																			$45,000			**$45,000**
D3050	Lower Roof	10597579	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
D3050	Upper Roof	10597569	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$30,000.00	$30,000																			$30,000			**$30,000**
D3050	Lower Roof	10597549	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**

Replacement Reserves Report

4/28/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	Upper Roof	10597563	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$40,000.00	$40,000																			$40,000			**$40,000**
D3050	Upper Roof	10597543	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$120,000.00	$120,000																			$120,000			**$120,000**
D3060	Lower Roof	10597550	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	2	18	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Lower Roof	10597556	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																			$1,200			**$1,200**
D3060	Lower Roof	10597547	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	2	18	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Lower Roof	10597558	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																			$1,200			**$1,200**
D5040	Throughout Building	10292752	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	2	8	94398	SF	$0.65	$61,359									$61,359										$61,359			**$122,717**
D5040	Throughout Building	10292761	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	2	18	94398	SF	$5.00	$471,990																			$471,990			**$471,990**
D5040	Gymnasium	10305053	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	2	18	20	EA	$1,700.00	$34,000																			$34,000			**$34,000**
D6030	Multi-Purpose Room	10305038	Sound System, Theater/Auditorium/Church, Replace	20	2	18	4000	SF	$1.50	$6,000																			$6,000			**$6,000**
D6030	Gymnasium	10305048	Sound System, Theater/Auditorium/Church, Replace	20	2	18	4700	SF	$1.50	$7,050																			$7,050			**$7,050**
D6060	Throughout Building	10292768	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	2	18	94398	SF	$1.65	$155,757																			$155,757			**$155,757**
D7010	Throughout Building	10292772	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	2	13	94398	SF	$3.25	$306,794														$306,794								**$306,794**
D7030	Throughout Building	10292795	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	94398	SF	$2.00	$188,796														$188,796								**$188,796**
D7050	Mechanical Room	10292770	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	$15,000.00	$15,000														$15,000								**$15,000**
D8010	Throughout Building	10292791	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	2	13	94398	SF	$2.50	$235,995														$235,995								**$235,995**
E1030	Commercial Kitchen	10305016	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600									$5,600										$5,600			**$11,200**
E1030	Commercial Kitchen	10305020	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600									$5,600										$5,600			**$11,200**
E1030	Commercial Kitchen	10305022	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600									$5,600										$5,600			**$11,200**
E1030	Commercial Kitchen	10305030	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	2	13	1	EA	$1,100.00	$1,100														$1,100								**$1,100**
E1030	Commercial Kitchen	10305032	Foodservice Equipment, Freezer, Chest, Replace	15	2	13	1	EA	$1,800.00	$1,800														$1,800								**$1,800**
E1030	Commercial Kitchen	10305025	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
E1030	Lower Roof	10597557	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	Commercial Kitchen	10305011	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
E1030	Commercial Kitchen	10305026	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	2	13	1	EA	$3,300.00	$3,300														$3,300								**$3,300**
E1030	Commercial Kitchen	10305034	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	$5,700.00	$5,700														$5,700								**$5,700**
E1030	Lower Roof	10597545	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	Commercial Kitchen	10305042	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600								**$4,600**
E1030	Commercial Kitchen	10305036	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600								**$4,600**
E1030	Commercial Kitchen	10305028	Foodservice Equipment, Walk-In, Freezer, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
E1030	Multi-Purpose Room	10305024	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	2	18	25	EA	$7,000.00	$175,000																			$175,000			**$175,000**
E1030	Commercial Kitchen	10305052	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
E1040	Throughout Building	10292755	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	2	EA	$1,500.00	$3,000									$3,000										$3,000			**$6,000**
E1070	Multi-Purpose Room	10305040	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	2	13	500	SF	$13.00	$6,500														$6,500								**$6,500**
E2010	Classrooms General	10305009	Window Treatments, Operable Blinds, Fire-Resistant	20	2	18	7000	SF	$5.42	$37,940																			$37,940			**$37,940**
E2010	Classrooms General	10305015	Casework, Cabinetry, Standard, Replace	20	2	18	1000	LF	$300.00	$300,000																			$300,000			**$300,000**
E2010	Library	10305023	Library Shelving, Double-Faced, up to 90" Height, Replace	20	2	18	150	LF	$480.00	$72,000																			$72,000			**$72,000**
E2010	Library	10305017	Library Shelving, Single-Faced, up to 90" Height, Replace	20	2	18	100	LF	$330.00	$33,000																			$33,000			**$33,000**
E2010	Office Areas	10305035	Casework, Cabinetry, Standard, Replace	20	2	18	50	LF	$300.00	$15,000																			$15,000			**$15,000**
E2010	Library	10305041	Casework, Cabinetry, Standard, Replace	20	2	18	100	LF	$300.00	$30,000																			$30,000			**$30,000**
G4050	Building Exterior	10292776	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	2	18	20	EA	$800.00	$16,000																			$16,000			**$16,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$424,909**	**$0**	**$0**	**$0**	**$0**	**$2,364,005**	**$0**	**$0**	**$0**	**$0**	**$3,148,307**	**$0**	**$0**	**$5,937,221**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$538,262**	**$0**	**$0**	**$0**	**$0**	**$3,471,620**	**$0**	**$0**	**$0**	**$0**	**$5,359,783**	**$0**	**$0**	**$9,369,665**

Burnt Mills Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	10292821	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	47000	SF	$0.45	$21,150				$21,150					$21,150					$21,150					$21,150			**$84,600**
G2050	Site Sports Fields & Courts	10292828	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	24500	SF	$0.45	$11,025				$11,025					$11,025					$11,025					$11,025			**$44,100**
G2050	Site	10305095	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	2	18	1	EA	$5,000.00	$5,000																			$5,000			**$5,000**
G2050	Site Playground Areas	10292837	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	5	1	4	6400	SF	$1.30	$8,320					$8,320					$8,320					$8,320					$8,320		**$33,280**
G2050	Site Playground Areas	10292803	Play Structure, Climbing Wall, Exterior, by vertical surface area, Replace	15	2	13	100	SF	$40.00	$4,000														$4,000								**$4,000**
G2050	Site Playground Areas	10292811	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
G2050	Site Playground Areas	10292823	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
G2050	Site Playground Areas	10292826	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	$20,000.00	$20,000																			$20,000			**$20,000**
G2050	Site Playground Areas	10292805	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
G2050	Site Playground Areas	10292831	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
G2050	Site Playground Areas	10292812	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	$20,000.00	$20,000																			$20,000			**$20,000**
G2050	Site Playground Areas	10292810	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**

Replacement Reserves Report

4/28/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050	Site Playground Areas	10292806	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	$20,000.00	$20,000																			$20,000			**$20,000**
G2060	Site General	10292804	Park Bench, Metal Powder-Coated, Replace	20	2	18	2	EA	$700.00	$1,400																			$1,400			**$1,400**
G2060	Site General	10292830	Bike Rack, Fixed Single Loop, Replace	20	2	18	4	EA	$300.00	$1,200																			$1,200			**$1,200**
G2060	Site General	10292818	Picnic Table, Metal Powder-Coated, Replace	20	2	18	2	EA	$700.00	$1,400																			$1,400			**$1,400**
G2060	Site General	10292829	Signage, Property, Monument, Replace/Install	20	2	18	60	EA	$3,000.00	$180,000																			$180,000			**$180,000**
G2060	Site General	10292836	Signage, Property, Building or Pole-Mounted, Replace/Install	20	2	18	1	EA	$1,500.00	$1,500																			$1,500			**$1,500**
G4050	Site Parking Areas	10292817	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	2	18	30	EA	$4,000.00	$120,000																			$120,000			**$120,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$32,175**	**$8,320**	**$0**	**$0**	**$0**	**$32,175**	**$8,320**	**$0**	**$0**	**$0**	**$36,175**	**$8,320**	**$0**	**$0**	**$0**	**$452,675**	**$8,320**	**$0**	**$586,480**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$35,158**	**$9,364**	**$0**	**$0**	**$0**	**$40,758**	**$10,856**	**$0**	**$0**	**$0**	**$53,124**	**$12,585**	**$0**	**$0**	**$0**	**$770,649**	**$14,589**	**$0**	**$947,084**

* 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	10292763	D1010	**Elevator Controls**	Automatic, 1 Car		Burnt Mills Elementary School / Main Building	Elevator Shafts/Utility	Kone	No dataplate	No dataplate	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10292741	D2010	**Pump Station**	Duplex Mounted	10 HP	Burnt Mills Elementary School / Main Building	Mechanical Room	TIGERFLOW	H000488218	VUS- 4000-VF0-15	2023		
2	10292796	D2010	**Water Heater**	Gas, Commercial (200 MBH)	119 GAL	Burnt Mills Elementary School / Main Building	Mechanical Room	A. O. Smith	BTHX-119A350	132018630	2023		
3	10292726	D2010	**Backflow Preventer**	Domestic Water	6 IN	Burnt Mills Elementary School / Main Building	Mechanical Room	Zurn	350 AST	36337A	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10292753	D3020	**Boiler Supplemental Components**	Expansion Tank	31 - 60 GAL	Burnt Mills Elementary School / Main Building	Mechanical Room	Elbi	DTS-140	NA	2023		
2	10292771	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		Burnt Mills Elementary School / Main Building	Throughout Building				2023		120
3	10597566	D3030	**Heat Pump** [HP-1A- B]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ168XAYDB	2208038136	2023		
4	10597555	D3030	**Heat Pump** [HP-1A-A]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ168XAYDB	2208021966	2023		
5	10597553	D3030	**Heat Pump** [HP-1B]	Var Refrig Vol (VRV)	10 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ168XAYDB	2208031413	2023		
6	10597552	D3030	**Heat Pump** [HP-1C]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ120XAYDB	2206450441	2023		
7	10597559	D3030	**Heat Pump** [HP-1D- B]	Var Refrig Vol (VRV)	10 TON	Burnt Mills Elementary School / Main Building	Lower Roof	Daikin Industries	REYQ96XAYDB	2207362326	2023		
8	10597576	D3030	**Heat Pump** [HP-1D-A]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Lower Roof	Daikin Industries	REYQ96XAYDB	2207369356	2023		
9	10597574	D3030	**Heat Pump** [HP-2A1-A]	Var Refrig Vol (VRV)	10 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ120XAYDB	2206433730	2023		
10	10597561	D3030	**Heat Pump** [HP-2A1-B]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ120XAYDB	2206433352	2023		
11	10597565	D3030	**Heat Pump** [HP-2A2]	Var Refrig Vol (VRV)	10 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ168XAYDB	2208035657	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10597570	D3030	**Heat Pump** [HP-2B]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ72XAYDB	2208023328	2023		
13	10597567	D3030	**Heat Pump** [HP-2C- B]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ96XAYDE	2207363737	2023		
14	10597560	D3030	**Heat Pump** [HP-2C-A]	Var Refrig Vol (VRV)	8 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	REYQ120XAYDB	2206452782	2023		
15	10597575	D3030	**Split System Ductless** [CU-A129]	Single Zone	10 TON	Burnt Mills Elementary School / Main Building	Lower Roof	Daikin Industries	RK12AXVJU	Inaccessible	2023		
16	10597571	D3030	**Split System Ductless** [CU-A143]	Single Zone	1.5 TON	Burnt Mills Elementary School / Main Building	Roof	CU-A143	RK18AXVJU	K007128	2023		
17	10597580	D3030	**Split System Ductless** [CU-A203]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	RX12AXVJU	Inaccessible	2023		
18	10597578	D3030	**Split System Ductless** [CU-B110]	Single Zone	1.5 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	RK18AXVJU	No dataplate	2023		
19	10597577	D3030	**Split System Ductless** [CVP206]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	RK12AXVJU	Inaccessible	2023		
20	10292722	D3030	**Split System Ductless** [DSS-A121]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Elevator machine room	Daikin Industries	FTX12AXVJU	Inaccessible	2023		
21	10597554	D3030	**Split System Ductless** [HP-A121]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	RK12AXVJU	20650303	2023		
22	10597564	D3030	**Split System Ductless** [HP-B117E]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Lower Roof	Daikin Industries	RX09AXVJU	K010911	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10597544	D3030	**Split System Ductless** [HP-C108A]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Lower Roof	Daikin Industries	RX09WMVJU9	E000248	2023		
24	10597572	D3030	**Split System Ductless** [HP-ELO1]	Single Zone	1 TON	Burnt Mills Elementary School / Main Building	Roof	Daikin Industries	RXS12LVJU	E045060	2023		
25	10597543	D3050	**Packaged Unit** [OAU-1]	RTU, Pad or Roof-Mounted	80 TON	Burnt Mills Elementary School / Main Building	Upper Roof	AAON, Inc.	RN-080-3-0-E60E-3DB	202211-BNGX02668	2023		
26	10597569	D3050	**Packaged Unit** [OAU-2]	RTU, Pad or Roof-Mounted	13 TON	Burnt Mills Elementary School / Main Building	Upper Roof	AAON, Inc.	RN-013-3-0-E60E-3GB	202209-ANGK02642	2023		
27	10597563	D3050	**Packaged Unit** [OAU-3]	RTU, Pad or Roof-Mounted	20 TON	Burnt Mills Elementary School / Main Building	Upper Roof	AAON, Inc.	RN-020-3-0-E60E-38B	202211-BNG P02861	2023		
28	10597579	D3050	**Packaged Unit** [OAU-4]	RTU, Pad or Roof-Mounted	11 TON	Burnt Mills Elementary School / Main Building	Lower Roof	AAON	RN-011-3-0-E60E-3FB	202210-ANGZ02843	2023		
29	10597551	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	20 TON	Burnt Mills Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-020-3-0-E60F-38B	202210-BNGP02662	2023		
30	10597548	D3050	**Packaged Unit** [RTU-2]	RTU, Pad or Roof-Mounted	25 TON	Burnt Mills Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-25-3-0-E60E-3CB	202210-BNGR02663	2023		
31	10597546	D3050	**Packaged Unit** [RTU-3]	RTU, Pad or Roof-Mounted	6 TON	Burnt Mills Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-006-3-0-B60P-222	202209-ANGF02654	2023		
32	10597549	D3050	**Packaged Unit** [RTU-4]	RTU, Pad or Roof-Mounted	6 TON	Burnt Mills Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-006-3-0-B60P-222	202209-ANGF02653	2023		
33	10597562	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted	10 TON	Burnt Mills Elementary School / Main Building	Upper Roof	Daikin Industries	DPS010AHHG4DW	SLPU230260201	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10597550	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 12" Damper	750 CFM	Burnt Mills Elementary School / Main Building	Lower Roof	Loren Cook Company	135 ACE 135C17D0R92 VF	1435094 188-00/0000701	2023		
35	10597547	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 12" Damper	600 CFM	Burnt Mills Elementary School / Main Building	Lower Roof	Loren Cook Company	101 ACE 101C17DEC	143SK4 1479-00/0000701	2023		
36	10597556	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 10" Damper	160 CFM	Burnt Mills Elementary School / Main Building	Lower Roof	Loren Cook Company	90 ACRUH 90R15DH	143SJ94 188-00/00044	2023		
37	10597558	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 10" Damper	260 CFM	Burnt Mills Elementary School / Main Building	Lower Roof	Loren Cook Company	90 ACRUH. 90R15DH	1438 J94188-00/0006201	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10292732	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Burnt Mills Elementary School / Main Building	Mechanical Room	Zurn Wilkins	350AST	42572A	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10292740	D5010	**Generator**	Gas or Gasoline	85 - 100 KW	Burnt Mills Elementary School / Main Building	Electrical Room	Cummins	Inaccessible	Inaccessible	2023		
2	10292742	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Burnt Mills Elementary School / Main Building	Electrical Room	Cummins	0TECB*2291882	L22M188377	2023		
3	10292798	D5010	**Automatic Transfer Switch** [ATS-LS]	ATS	200 AMP	Burnt Mills Elementary School / Main Building	Electrical Room	Cummins	0TECA*2281634	L22M188376	2023		
4	10305014	D5020	**Secondary Transformer**	Dry, Stepdown	225 KVA	Burnt Mills Elementary School / Main Building	Electrical Room 190	Square D	EX225T3HCU	3030122009A	2023		
5	10292765	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Burnt Mills Elementary School / Main Building	Electrical Room	Square D	EXN75T3HCU	2062022010A	2023		
6	10292801	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Burnt Mills Elementary School / Main Building	Electrical Room	Square D	EXN30T3H	1092122050	2023		
7	10292748	D5020	**Secondary Transformer**	Dry, Stepdown	225 KVA	Burnt Mills Elementary School / Main Building	Electrical Room	Square D	EX225T3HCU	3050322008A	2023		
8	10292724	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Burnt Mills Elementary School / Main Building	Electrical Room 174	Square D	EXN45T3HCU	1080822317	2023		
9	10292799	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Burnt Mills Elementary School / Main Building	Electrical Room 174	Square D	EXN15T3HCU	1060222207	2023		
10	10292779	D5020	**Distribution Panel**	120/208 V	400 AMP	Burnt Mills Elementary School / Main Building	Electrical Room 222				2023		
11	10305019	D5020	**Distribution Panel**	120/208 V	800 AMP	Burnt Mills Elementary School / Main Building	Electrical Room 190				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10292794	D5020	**Distribution Panel**	277/480 V	400 AMP	Burnt Mills Elementary School / Main Building	Electrical Room	Square D	46443018590030001	22442	2023		
13	10292727	D5020	**Distribution Panel**	277/480 V	600 AMP	Burnt Mills Elementary School / Main Building	Electrical Room	General Electric	IN3210NN3H2	0817141050	2023		
14	10305033	D5020	**Distribution Panel** [HV-1B]	277/480 V	800 AMP	Burnt Mills Elementary School / Main Building	Electrical Room 190	Square D	46443018590020001	22442	2023		
15	10292764	D5020	**Distribution Panel** [LV-2A1]	120/208 V	400 AMP	Burnt Mills Elementary School / Main Building	Electrical Room 222	Square D	46443018590240001	22376	2023		
16	10305006	D5020	**Distribution Panel** [LV-DPA]	120/208 V	800 AMP	Burnt Mills Elementary School / Main Building	Main Electrical Room	Square D	443018590050001	22383	2023		
17	10292762	D5020	**Distribution Panel** [MDP]	277/480 V	1000 AMP	Burnt Mills Elementary School / Main Building	Electrical Room	General Electric	IN3210NN3H2	152551297	2023		
18	10305053	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Burnt Mills Elementary School / Main Building	Gymnasium				2023		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10292770	D7050	**Fire Alarm Panel**	Fully Addressable		Burnt Mills Elementary School / Main Building	Mechanical Room	Honeywell	NFS2-3030	No dataplate	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10305051	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Burnt Mills Elementary School / Main Building	Commercial Kitchen				2023		
2	10305016	E1030	**Foodservice Equipment**	Convection Oven, Single		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	080422CPT-00000000000000000002	2023		
3	10305020	E1030	**Foodservice Equipment**	Convection Oven, Single		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	080422CPB-00000000000000000002.	2023		
4	10305022	E1030	**Foodservice Equipment**	Convection Oven, Single		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Metro	C5	C5HME048193	2023		
5	10305026	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Burnt Mills Elementary School / Main Building	Commercial Kitchen	ACCUREX	XD1-60.00-S	21772673	2023		
6	10305034	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Burnt Mills Elementary School / Main Building	Commercial Kitchen	CTI	CH2M-CPA	2301-00000000000000000000333	2023		
7	10305032	E1030	**Foodservice Equipment**	Freezer, Chest		Burnt Mills Elementary School / Main Building	Commercial Kitchen	CTI	SPC-TA-MF-20-04-60-SP3	2301-00000000000000000000334	2023		
8	10305025	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Continental Refrigerator	DIRNSSHD	16261990	2023		
9	10305011	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	STF58HC-1-S	14502734	2023		
10	10305030	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door		Burnt Mills Elementary School / Main Building	Commercial Kitchen	CTI	SPC-FT-MF-25-46-50	2301-00000000000000000000335	2023		
11	10305012	E1030	**Foodservice Equipment**	Sink, 1-Bowl		Burnt Mills Elementary School / Main Building	Commercial Kitchen				2023		3

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10305005	E1030	**Foodservice Equipment**	Sink, 1-Bowl		Burnt Mills Elementary School / Main Building	Commercial Kitchen				2023		
13	10597557	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Burnt Mills Elementary School / Main Building	Lower Roof	Heatcraft	BCH0045LCACZX2930	T22C31919	2023		
14	10597545	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Burnt Mills Elementary School / Main Building	Lower Roof	Heatcraft	MCH0005MCACZA0000	T22H04577	2023		
15	10305042	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refrigerator/Freezer		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Heatcraft	No dataplate	No dataplate	2023		
16	10305036	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refrigerator/Freezer		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Heatcraft	No dataplate	No dataplate	2023		
17	10305028	E1030	**Foodservice Equipment**	Walk-In, Freezer		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Kolpak	HAR-C2-N1A	410252617	2023		
18	10305052	E1030	**Foodservice Equipment** [144A COOLER]	Walk-In, Refrigerator		Burnt Mills Elementary School / Main Building	Commercial Kitchen	Kolpak	HAR-C2-N1A	410252713	2023		
19	10292755	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Burnt Mills Elementary School / Main Building	Throughout Building				2023		2