FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
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Rockville, MD 20850

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BV PROJECT #:
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DATE OF REPORT:
May 26, 2026

ON SITE DATE:
February 5-6, 2026

Cabin Branch Elementary School
14129 Dunlin Street
Clarksburg, MD 20841

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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	14129 Dunlin Street, Clarksburg, MD 20871
Site Developed	2023
Outside Occupants / Leased Spaces	None
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)	Rosie Mendez
Assessment & Report Prepared By	Tyler Murphy
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

Cabin Branch Elementary School is located in Clarksburg, Maryland. The building and site were developed in 2023.

Architectural

For the most part, all finishes are in good condition having been originally built in 2023. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. The point of contact noted that they deal with roof leaks across the building in most classrooms. The roof leaks are believed to be stemming from gaps in the building's expansion joints. There is a sewage smell that persists throughout but is most concentrated in the media center and the main boiler room. It is unclear what the source of the smell is. The concrete sidewalk outside almost every exterior hallway door to the building is sinking more than half an inch in some cases. This presents trip hazards at important points of building egress and could indicate a deeper issue of moisture intrusion or soil compaction issues.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building uses VRV heat pumps throughout the building for individual classrooms along with multiple air handlers with energy recovery ventilators. These are located in mechanical penthouse rooms in the school and the two largest of them are located on the roof. The electrical needs of the building are met by a main switchboard providing power to multiple smaller distribution panels and transformers throughout the building. There are typical plumbing fixtures in all restrooms and hot water is provided by a single water heater. There is a full sprinkler system and fully addressable fire alarm system throughout the building. All systems are in good condition as the building was originally developed in 2022/2023.

Site

There are three play structures along with asphalt paved play areas surrounding the school. There is also a large field for baseball and soccer.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility and moisture intrusion The main building has roof leaks occurring in most classroom spaces. The concrete sidewalks at building exits have sunken over half an inch in some cases. There is a persistent sewage odor in the Media Center and the main boiler room.

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.

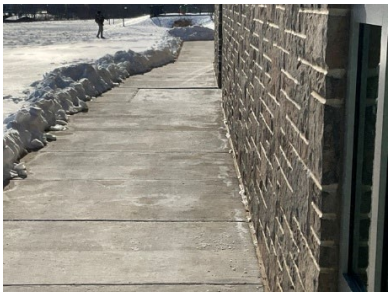
The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and 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 0.067905.

Immediate Needs

There are no immediate needs to report.

Key Findings



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Cabin Branch Elementary School Building exits

Uniformat Code: G2030
Recommendation: **Repair in 2026**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

All exterior doors have sinking concrete pad in front of them - AssetCALC ID: 10724982

Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Cabin Branch Elementary School Site

Uniformat Code: G2030
Recommendation: **Repair in 2026**

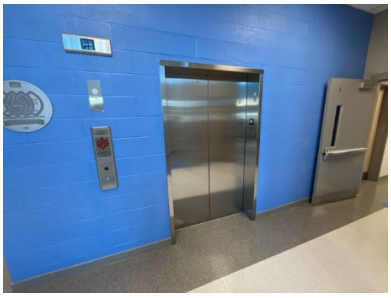
Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$**$$$

Concrete chipping and spalling around overhead dock door - AssetCALC ID: 10393343



Passenger Elevator in Poor condition.

Hydraulic, 2 Floors
Main Building Cabin Branch Elementary School Lobby

Uniformat Code: D1010
Recommendation: **Renovate in 2027**

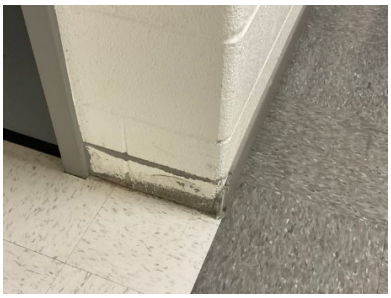
Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $55,000

$$$$

Elevator had been out of service for 2 weeks at time of assessment. There are no other ADA accessible means of access to the second floor of the building. - AssetCALC ID: 10393362



Interior Construction in Poor condition.

Any Type, Repairs per Worker-Day
Main Building Cabin Branch Elementary School
Near Boiler Room

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$**$$$

Spots of trim in the rear of school have come unglued from the wall. - AssetCALC ID: 10724962

Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System
Main Building Cabin Branch Elementary School
Media Center/ Main Boiler Room

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

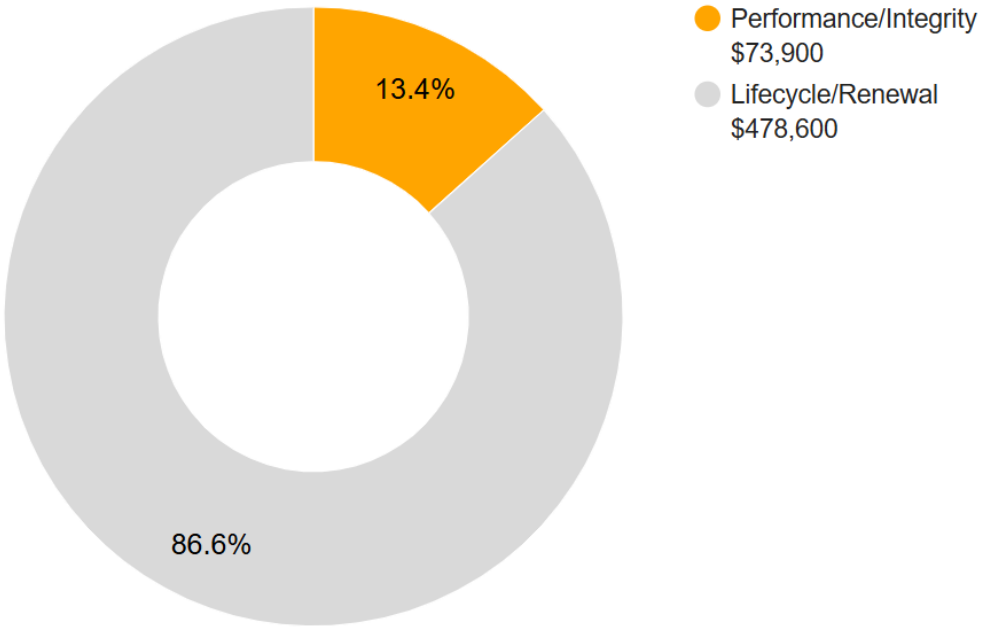
**$$**$$

Strong sewage odor persisting in media center and main boiler room. - AssetCALC ID: 10724976

Plan Types

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

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



10-YEAR TOTAL: $552,500

2. Building Information

Main Building: Systems Summary		
Address	14129 Dunlin Street, Clarksburg, MD 20871	
GPS Coordinates	39.2225403,-77.2946588	
Constructed/Renovated	2023	
Building Area	95,327 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone and wood paneling Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 1 hydraulic cars serving all floors	Poor

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, air handlers, and cooling tower feeding VRV and water source heat pumps Supplemental components: Ductless split-systems, suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchgear 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	There is a persistent sewage odor in the media center and the main boiler room. The source of the smell has not been identified, but previous attempts to fix it by building staff has not succeeded. A professional engineer or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	$54,500	$54,500
Roofing	-	-	-	$27,600	$1,109,600	$1,137,100
Interiors	-	$1,100	-	$280,800	$1,213,000	$1,495,000
Conveying	-	$58,300	-	-	-	$58,300
Plumbing	-	-	-	-	$37,100	$37,100
HVAC	-	-	-	-	$1,333,600	$1,333,600
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	$78,500	$1,009,500	$1,088,000
Fire Alarm & Electronic Systems	-	-	-	-	$1,406,600	$1,406,600
Equipment & Furnishings	-	-	-	$22,200	$321,000	$343,200
Follow-up Studies	-	$7,200	-	-	-	$7,200
TOTALS (3% inflation)	**-**	**$66,700**	**-**	**$409,100**	**$6,484,900**	**$6,960,700**

3. Site Summary

Site Information		
Site Area	9.61 acres (estimated)	
Parking Spaces	82 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present 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
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	The sidewalk is in poor condition. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the sidewalk is also included.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	$7,400	$8,500	$244,200	$260,000
Site Pavement	-	$7,200	$24,800	$28,800	$72,100	$132,900
Site Utilities	-	-	-	-	$149,800	$149,800
TOTALS (3% inflation)	**-**	**$7,200**	**$32,200**	**$37,300**	**$466,000**	**$542,700**

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	No	No
Main Building	2023	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cabin Branch Elementary School, 14129 Dunlin Street, Clarksburg, MD 20871, 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

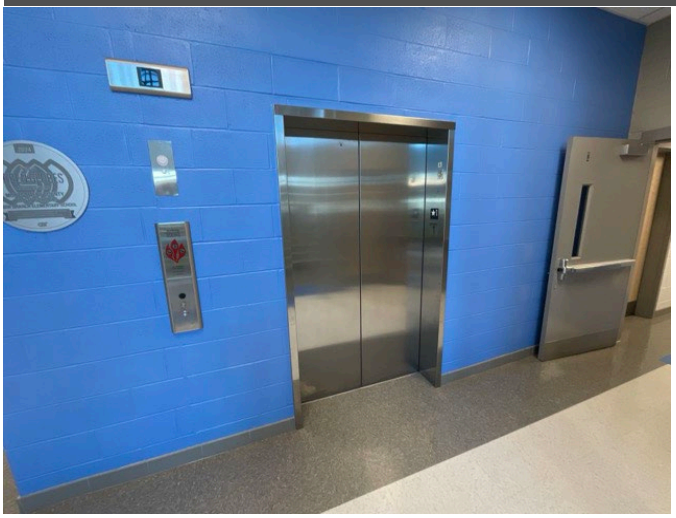
3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - GREEN ROOF

6 - ROOFING

Photographic Overview



7 - ELEVATOR

8 - BOILER

9 - HEAT EXCHANGER

10 - COOLING TOWER

11 - HEAT PUMP

12 - HEAT PUMP

Photographic Overview

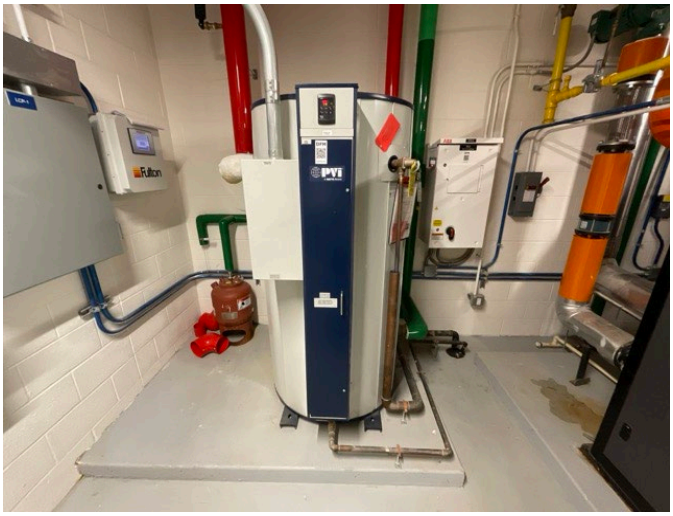
13 - SPLIT SYSTEM DUCTLESS

14 - AIR HANDLER

15 - AIR HANDLER

16 - GENERATOR

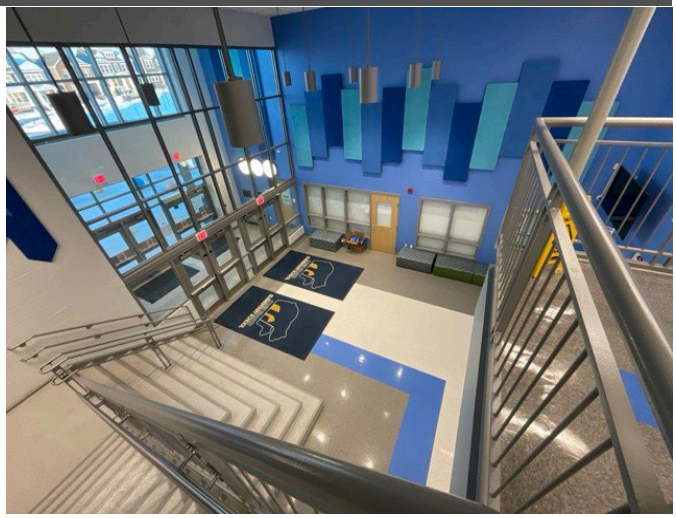
17 - SWITCHBOARD



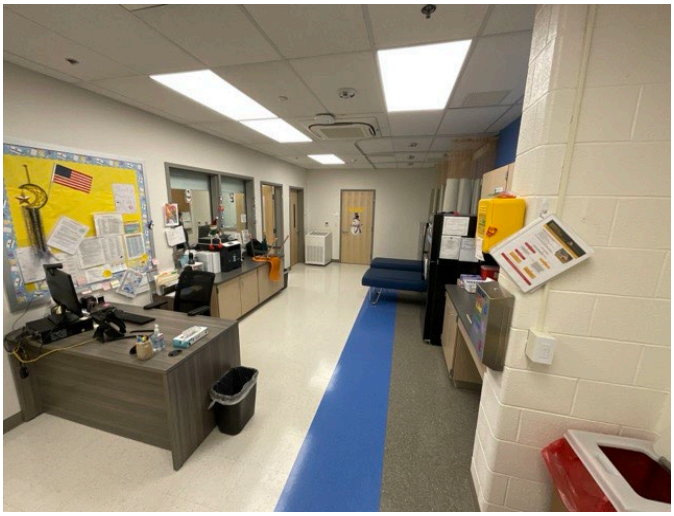
18 - PLUMBING SYSTEM

Photographic Overview

19 - FIRE ALARM PANEL

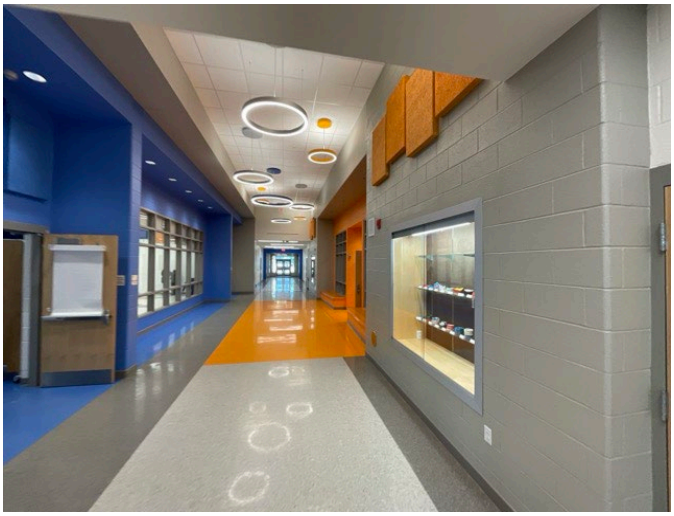


20 - LOBBY

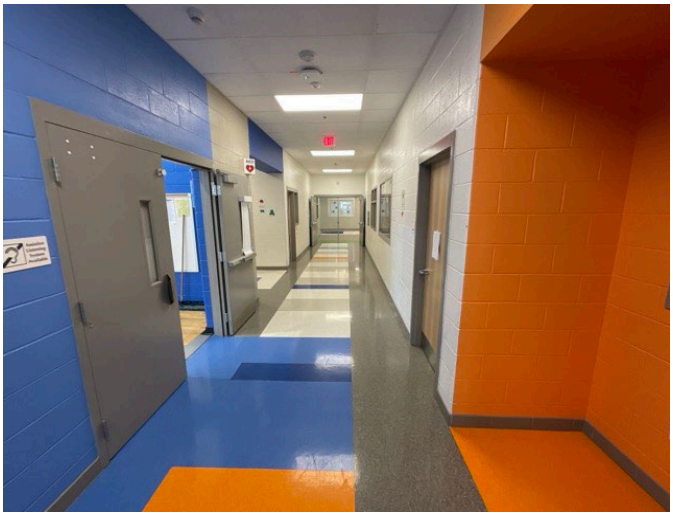


21 - MAIN OFFICE

22 - RESTROOM OVERVIEW

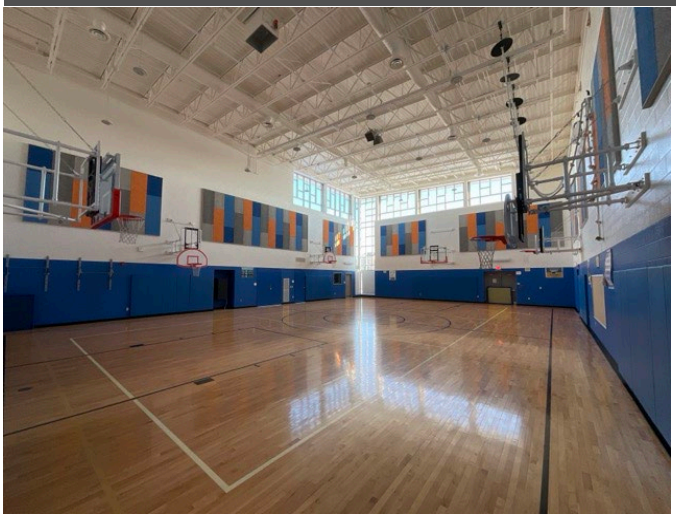


23 - TYPICAL HALLWAY



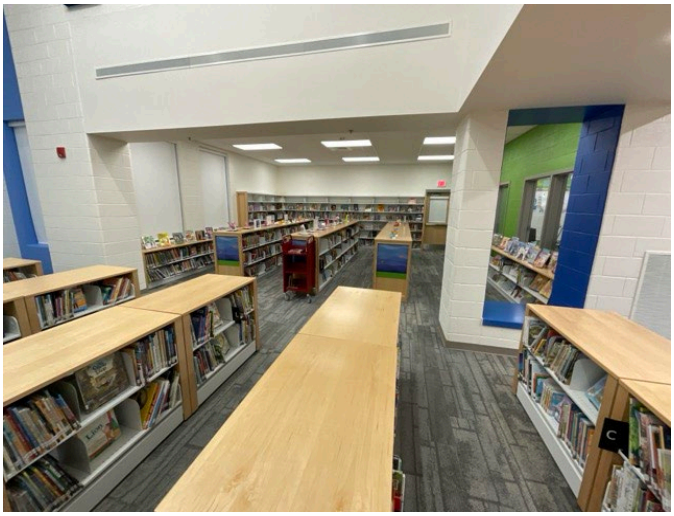
24 - TYPICAL HALLWAY

Photographic Overview



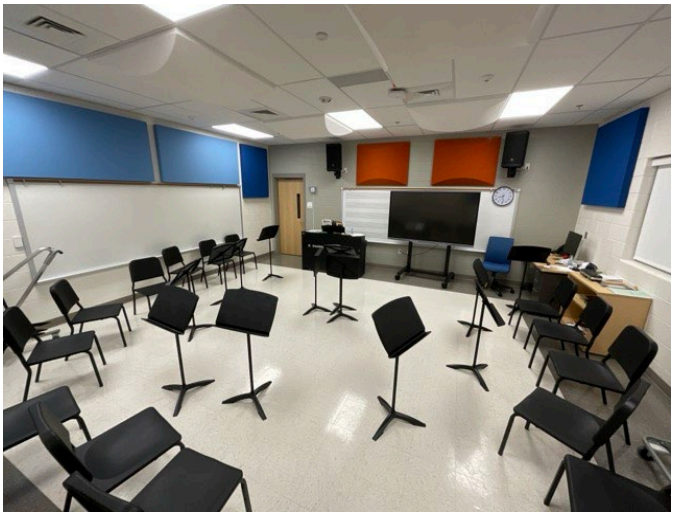
25 - GYMNASIUM

26 - CAFETERIA



27 - MEDIA CENTER

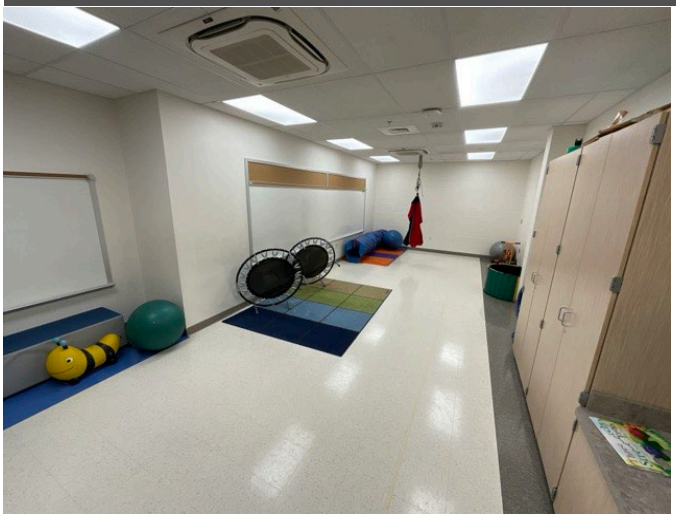
28 - TYPICAL CLASSROOM



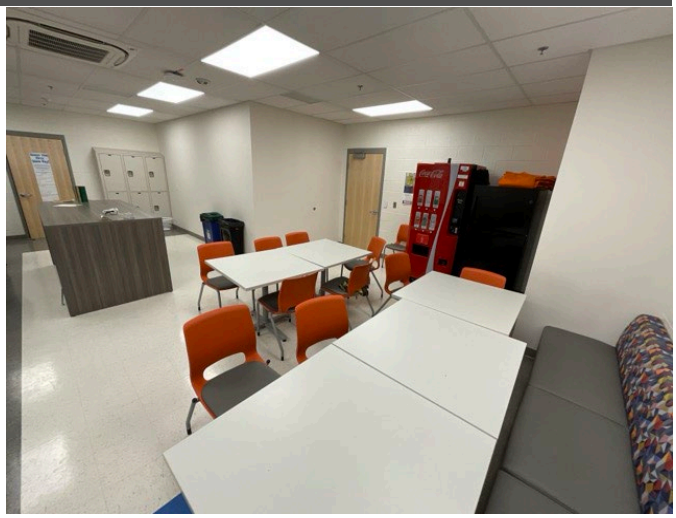
29 - MUSIC ROOM

30 - MUSIC CLASSROOM

Photographic Overview



31 - SPECIAL EDUCATION ROOM



32 - FACULTY LOUNGE

33 - PLAY STRUCTURE

34 - PARKING LOTS

35 - ATHLETIC SURFACES & COURTS

36 - SITE PHOTO

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-018.354	Cabin Branch 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: Cabin Branch Elementary School

Name of person completing form: Stephanie Dinga

Title / Association with property: Principal

Length of time associated w/ property: 3 years

Date Completed: February 2, 2026

Phone Number: 240.740.7670

Method of Completion: PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year/s constructed / renovated	Opened in Fall 2023		
2	Building size in SF	91677		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2023	
		Roof	2023	
		Interiors	2023	
		HVAC	2023	
		Electrical	2023	
		Site Pavement	2023	
		Accessibility	2023	

Question		Response
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.	Roof leaks across the building. Sewage smell almost daily.

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				Multiple
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?	X				It was out of service last week and is currently out since last Thursday 1/28
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				There is some smell that comes from the pipes and plumbing although sinks are used daily.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				Waiting on APR units to be fixed.
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Concrete on back is dipping by PE door.
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cabin Branch Elementary School

BV Project Number: 172559.25R000-018.354

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

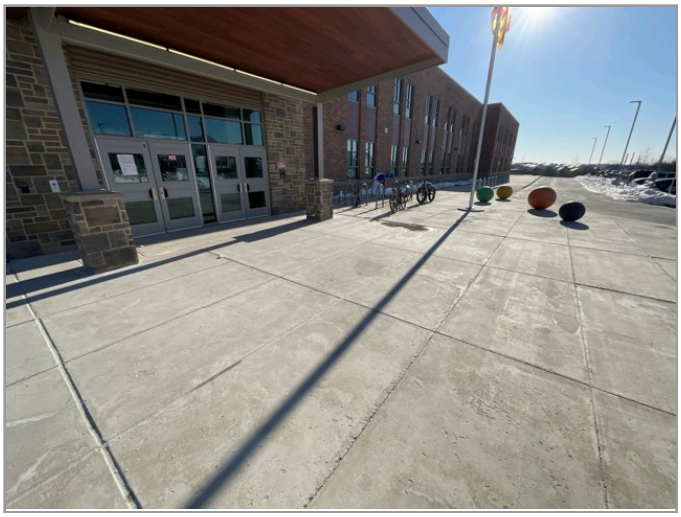
CURB CUT

	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			

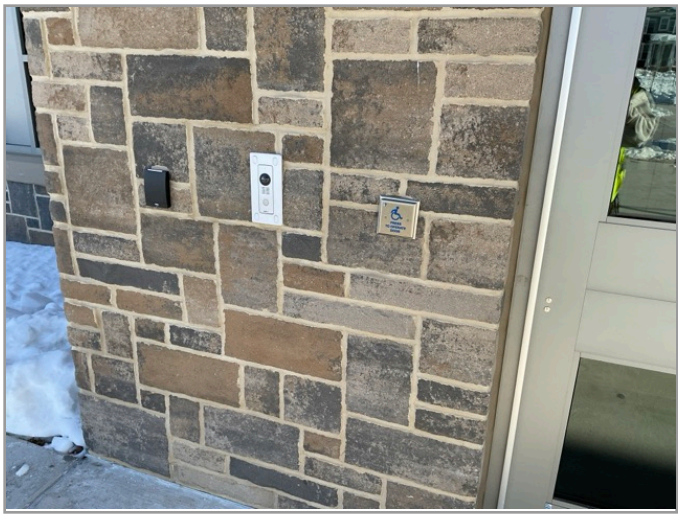
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



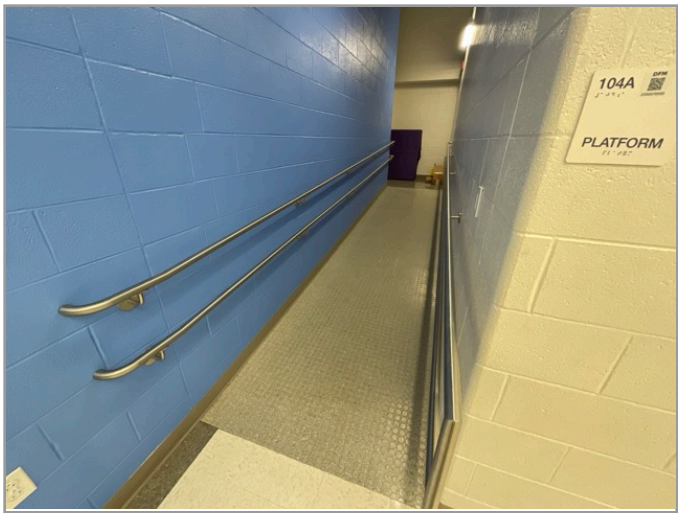
ACCESSIBLE ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP

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 CABS

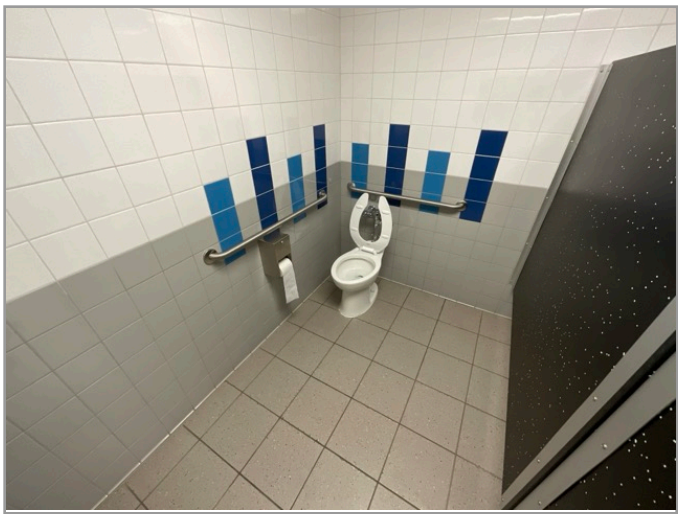
CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Good	Foundation, Concrete Slab-on-Grade	63,000 SF	74	10724978
B1010		Good	Superstructure, Steel Columns & Beams	95,327 SF	74	10724968
Facade						
B2010	Building Exterior	Good	Exterior Walls, Composite Siding	1,600 SF	29	10724971
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	2,500 SF	18	10393409
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	22,500 SF	18	10393320
B2020	Building Exterior	Good	Glazing, any type by SF	4,700 SF	28	10393338
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	28	10393457
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	28	10393354
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	28	10393428
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	63,000 SF	18	10724980
B3010	Roof	Good	Green roof, vegetation tray refurbishment	7,300 SF	8	10724963
Interiors						
C1010	Near Boiler Room	Poor	Interior Construction, Any Type, Repairs per Worker-Day, Repair	1	1	10724962
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	102	38	10393313
C1030	Throughout Building	Good	Interior Door, Steel, Standard	18	38	10393332
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	84,100 SF	23	10393392
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	20	18	10393322
C1090	Throughout Building	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	350 LF	18	10393302
C2010	Gymnasium	Good	Wall Finishes, Acoustical Panels, Sound-Dampening	640 SF	23	10393357
C2010	Lobby	Good	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	450 SF	23	10393359
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	150 SF	13	10393387

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	125,800 SF	8	10393375
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	31,500 SF	38	10393411
C2030	Throughout Building	Good	Flooring, Vinyl Sheeting	7,100 SF	13	10393360
C2030	Restrooms	Good	Flooring, Ceramic Tile	17,700 SF	38	10393370
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	4,400 SF	8	10393413
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	59,300 SF	13	10393419
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,400 SF	8	10393331
Conveying						
D1010	Lobby	Poor	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	2	10393362
Plumbing						
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	95,327 SF	38	10393407
D2010	108G	Good	Backflow Preventer, Domestic Water, 1.5 IN	1	28	10393367
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	24	28	10393451
D2010	108G	Good	Water Heater, Gas, Commercial (200 MBH), 200 GAL	1	18	10393463
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	13	10393376
D2010	Restrooms	Good	Toilet, Commercial Water Closet	20	28	10393326
D2010	108G	Good	Backflow Preventer, Domestic Water, 4 IN	1	28	10393349
D2010	Cabin Branch Elementary School	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	26	29	10393339
D2010	108G	Good	Pump Station, Duplex Mounted, 1.5 HP	1	23	10393321
HVAC						
D3020	108G	Good	Boiler Supplemental Components, Expansion Tank, 10 GAL	1	38	10393441
D3020	108G	Good	Heat Exchanger, Plate & Frame, HVAC, 15 GPM	1	33	10393348
D3020	108G	Good	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	28	10393341
D3020	108G	Good	Boiler, Gas, HVAC, 2000 MBH [BOILER-1]	1	28	10393384
D3020	108G	Good	Boiler Supplemental Components, Expansion Tank, 132 GAL	1	38	10393353

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	108G	Good	Boiler Supplemental Components, Expansion Tank, 150 GAL	1	38	10393365
D3020	108G	Good	Boiler, Gas, HVAC, 2000 MBH [BOILER-2]	1	28	10393393
D3030	144A	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	13	10393374
D3030	200	Good	Heat Pump, Water Source, 5 TON, 5.5 [HPU-7]	1	18	10393319
D3030	144A	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	13	10393340
D3030	200	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU-5]	1	18	10393309
D3030	Throughout Building	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 to 4 TON	24	16	10393401
D3030	Roof	Good	Split System Ductless, Single Zone, 2 TON	1	13	10724961
D3030	200	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-4]	1	18	10393449
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	13	10724990
D3030	247	Good	Heat Pump, Var Refrig Vol (VRV), 12 TON [WCU-9]	1	13	10393324
D3030	108G	Good	Chilled Water, Chemical Feed Dosing System	1	13	10393422
D3030	Building Exterior	Good	Cooling Tower, (Typical) Open Circuit, 100 TON	1	23	10393405
D3030	227	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [WCU-4]	1	13	10393352
D3030	200	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-10]	1	18	10393445
D3030	260	Good	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-3]	1	18	10393385
D3030	260	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU-1]	1	18	10393317
D3030	128	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	13	10393425
D3030	200	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [WCU-2]	1	13	10393415
D3030	200	Good	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-8]	1	18	10393398
D3030	200	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU-6]	1	18	10393421
D3030	260	Good	Heat Pump, Water Source, 5 TON, 5.5 TON [HPU-2]	1	18	10393304
D3030	260	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	13	10393395
D3030	234A	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	13	10393402
D3030	200	Good	Heat Pump, Water Source, 5 TON, 3 TON [HPU-9]	1	18	10393346

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	220A	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [WCU-3]	1	13	10393389
D3030	134	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [WCU-4]	1	13	10393336
D3050	108G	Good	Pump, Distribution, HVAC Heating Water, 15 HP	1	23	10393383
D3050	108G	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP	1	23	10393420
D3050	108G	Good	Pump, Distribution, HVAC Heating Water, 15 HP	1	23	10393345
D3050	260	Good	Air Handler, Interior AHU, Easy/Moderate Access, 10000 CFM	1	28	10393366
D3050	Throughout Building	Good	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	10	19	10724958
D3050	200	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM	1	28	10393344
D3050	260	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM	1	28	10393410
D3050	Roof	Good	Air Handler, Exterior AHU, 15000 CFM	1	18	10393347
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	95,327 SF	38	10393298
D3050	200	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8500 CFM	1	28	10393350
D3050	Roof	Good	Air Handler, Exterior AHU, 15000 CFM	1	18	10393382
D3050	Throughout Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	95,327 SF	28	10393416
D3050	108G	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP	1	23	10393427
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-3]	1	18	10724967
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM [EF-9]	1	18	10724966
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-6]	1	18	10724972
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	18	10724989
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-10]	1	18	10724975
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1300 CFM [EF-4]	1	18	10724986
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	18	10724977
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 200 CFM [EF-11]	1	18	10724969
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	18	10393388
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [EF-13]	1	18	10724974

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 450 CFM [EF-7]	1	18	10724960
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [EF-1]	1	18	10724987
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-2]	1	18	10724964
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 400 CFM [EF-8]	1	18	10724959
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-12]	1	18	10724984
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	18	10393358
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	18	10393327
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1900 CFM [EF-5]	1	18	10724981
Fire Protection						
D4010	108G	Good	Backflow Preventer, Fire Suppression, 6 IN	1	28	10393371
Electrical						
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 100 KW	1	23	10393424
D5010	108E	Good	Automatic Transfer Switch, ATS, 200 AMP	1	23	10393363
D5010	108E	Good	Automatic Transfer Switch, ATS, 100 AMP	1	23	10393369
D5020	108E	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [TMP1A]	1	28	10393368
D5020	203	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [TR2B]	1	28	10393315
D5020	151	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [TMP1C]	1	28	10393429
D5020	203	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [TMP1C]	1	28	10393391
D5020	108E	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [TR1A]	1	28	10393373
D5020	251	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [TMP1A]	1	28	10393412
D5020	251	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	10393403
D5020	108E	Good	Switchboard, 277/480 V, 2000 AMP	1	38	10393351
D5020	132	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TR1D]	1	28	10393303
D5020	151	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	31	10393396
D5020	251	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [TMP1A]	1	28	10393406

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	108E	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	28	10393329
D5020	251	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	10393400
D5020	118	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TR1B]	1	28	10393306
D5020	132	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TR1D]	1	28	10393408
D5020	108E	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [TR1A]	1	28	10393311
D5030	108G	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [VFD-2]	1	18	10393305
D5030	108G	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [VFD-6]	1	18	10393310
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	95,327 SF	38	10393439
D5030	108G	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [VFD-4]	1	18	10393381
D5030	108G	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [VFD-1]	1	18	10393431
D5030	108G	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [VFD-3]	1	18	10393443
D5030	108G	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [VFD-5]	1	18	10393312
D5040	Stage	Good	Stage Lighting System, Full Upgrade, Specialty Fixtures	200 SF	18	10393328
D5040	Cabin Branch Elementary School	Good	Exterior Light, any type, w/ LED Replacement, 400 WATT	1	18	10393417
D5040	Throughout Building	Good	Emergency & Exit Lighting System, Full Interior Upgrade, LED	95,327 SF	8	10393300
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	95,327 SF	18	10393342
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	95,327 SF	18	10393380
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	95,327 SF	13	10393355
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	95,327 SF	18	10393378
D7050	108E	Good	Fire Alarm Panel, Fully Addressable	1	13	10393335
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	95,327 SF	13	10393301
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	13	10393432
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	28	10393386

Component Condition Report | Cabin Branch Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	13	10393337
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	10393426
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	13	10393435
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10393404
E1030	Kitchen	Good	Commercial Kitchen Line, Serving/Warming Equipment	20 LF	18	10393333
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	10393325
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	10393334
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10393379
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	18	10393314
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	10724983
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	10724973
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	13	10393397
E1040	Cabin Branch Elementary School	Good	Ceramics Equipment, Kiln	1	18	10393430
E1040	Cabin Branch Elementary School	Good	Ceramics Equipment, Kiln	1	18	10393461
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	4	10	10724988
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable	6	28	10393455
E2010	Cabin Branch Elementary School	Good	Casework, Cabinetry, Standard	250 LF	18	10393423
Follow-up Studies						
P2030	Media Center/ Main Boiler Room	Poor	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	1	10724976

Component Condition Report | Cabin Branch Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Curb & Gutter, Concrete	1,500 LF	48	10393418
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,500 SF	3	10393330

Component Condition Report | Cabin Branch Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2030	Site	Good	Sidewalk, Concrete, Large Areas	49,000	SF	48	10393356
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1		1	10393343
G2030	Building exits	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	6		1	10724982
Athletic, Recreational & Playfield Areas							
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,700	SF	4	10724979
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	11,200	SF	3	10393307
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	2		18	10393433
G2050	Site	Good	Play Structure, Multipurpose, Small	1		18	10393453
G2050	Site Playground Areas	Good	Playground Surfaces, Rubber, Poured-in-Place	3,500	SF	18	10393316
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		23	10393394
Sitework							
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	550	LF	38	10393372
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	3		18	10393447
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		18	10393390
G2060	Site	Good	Park Bench, Metal Powder-Coated	3		19	10724985
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	1,100	LF	38	10393437
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	22		18	10393299

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/15/2026

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
Cabin Branch Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Cabin Branch Elementary School / Main Building	$0	$8,343	$58,350	$0	$0	$0	$0	$0	$401,080	$0	$8,063	$0	$0	$1,890,872	$0	$0	$174,271	$0	$4,346,690	$62,249	$10,837	**$6,960,755**
Cabin Branch Elementary School / Site	$0	$7,210	$0	$30,340	$1,846	$0	$0	$0	$35,172	$2,140	$0	$0	$0	$40,774	$2,481	$0	$0	$0	$412,270	$10,514	$0	**$542,747**
Grand Total	**$0**	**$15,553**	**$58,350**	**$30,340**	**$1,846**	**$0**	**$0**	**$0**	**$436,252**	**$2,140**	**$8,063**	**$0**	**$0**	**$1,931,645**	**$2,481**	**$0**	**$174,271**	**$0**	**$4,758,959**	**$72,764**	**$10,837**	**$7,503,501**

Cabin Branch Elementary School

Cabin Branch 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	10393409	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	2	18	2500	SF	$1.28	$3,200																			$3,200			**$3,200**
B2010	Building Exterior	10393320	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	2	18	22500	SF	$1.28	$28,800																			$28,800			**$28,800**
B3010	Roof	10724963	Green roof, vegetation tray refurbishment	10	2	8	7300	SF	$2.98	$21,754									$21,754										$21,754			**$43,508**
B3010	Roof	10724980	Roofing, Modified Bitumen, Replace	20	2	18	63000	SF	$10.00	$630,000																			$630,000			**$630,000**
C1010	Near Boiler Room	10724962	Interior Construction, Any Type, Repairs per Worker-Day, Repair	0	-1	1	1	EA	$1,100.00	$1,100		$1,100																				**$1,100**
C1090	Restrooms	10393322	Toilet Partitions, Plastic/Laminate, Replace	20	2	18	20	EA	$750.00	$15,000																			$15,000			**$15,000**
C1090	Throughout Building	10393302	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	2	18	350	LF	$500.00	$175,000																			$175,000			**$175,000**
C2010	Gymnasium	10393387	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	2	13	150	SF	$16.80	$2,520														$2,520								**$2,520**
C2010	Throughout Building	10393375	Wall Finishes, any surface, Prep & Paint	10	2	8	125800	SF	$1.50	$188,700									$188,700										$188,700			**$377,400**
C2030	Throughout Building	10393419	Flooring, Vinyl Tile (VCT), Replace	15	2	13	59300	SF	$5.00	$296,500														$296,500								**$296,500**
C2030	Throughout Building	10393360	Flooring, Vinyl Sheeting, Replace	15	2	13	7100	SF	$7.00	$49,700														$49,700								**$49,700**
C2030	Gymnasium	10393413	Flooring, Wood, Sports, Refinish	10	2	8	4400	SF	$5.00	$22,000									$22,000										$22,000			**$44,000**
C2050	Gymnasium	10393331	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	2	8	4400	SF	$2.50	$11,000									$11,000										$11,000			**$22,000**
D1010	Lobby	10393362	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	$55,000.00	$55,000			$55,000																			**$55,000**
D2010	108G	10393463	Water Heater, Gas, Commercial (200 MBH), Replace	20	2	18	1	EA	$16,600.00	$16,600																			$16,600			**$16,600**
D2010	Throughout Building	10393376	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	4	EA	$1,500.00	$6,000														$6,000								**$6,000**
D3030	Roof	10724961	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$4,800.00	$4,800														$4,800								**$4,800**
D3030	Roof	10724990	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$4,800.00	$4,800														$4,800								**$4,800**
D3030	144A	10393374	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	144A	10393340	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	247	10393324	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	227	10393352	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	128	10393425	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	200	10393415	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	260	10393395	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	234A	10393402	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	220A	10393389	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	134	10393336	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$44,000.00	$44,000														$44,000								**$44,000**
D3030	Throughout Building	10393401	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 to 4 TON, Replace	15	-1	16	24	EA	$4,525.00	$108,600																$108,600							**$108,600**
D3030	200	10393346	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	200	10393398	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	200	10393421	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	260	10393304	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	260	10393385	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	260	10393317	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	200	10393445	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	200	10393319	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	200	10393309	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	200	10393449	Heat Pump, Water Source, 5 TON, Replace	20	2	18	1	EA	$5,900.00	$5,900																			$5,900			**$5,900**
D3030	108G	10393422	Chilled Water, Chemical Feed Dosing System, Replace	15	2	13	1	EA	$5,000.00	$5,000														$5,000								**$5,000**
D3050	Roof	10393382	Air Handler, Exterior AHU, Replace	20	2	18	1	EA	$84,000.00	$84,000																			$84,000			**$84,000**
D3050	Roof	10393347	Air Handler, Exterior AHU, Replace	20	2	18	1	EA	$84,000.00	$84,000																			$84,000			**$84,000**

Replacement Reserves Report

5/15/2026

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	Throughout Building	10724958	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	1	19	10	EA	$3,550.00	$35,500																				$35,500			**$35,500**
D3060	Roof	10724967	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724966	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	2	18	1	EA	$1,400.00	$1,400																				$1,400			**$1,400**
D3060	Roof	10724972	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	2	18	1	EA	$1,400.00	$1,400																				$1,400			**$1,400**
D3060	Roof	10724989	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724975	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724986	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	2	18	1	EA	$2,400.00	$2,400																				$2,400			**$2,400**
D3060	Roof	10724977	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724969	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724974	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724960	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724987	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724964	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724959	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724984	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	2	18	1	EA	$1,200.00	$1,200																				$1,200			**$1,200**
D3060	Roof	10724981	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	2	18	1	EA	$2,400.00	$2,400																				$2,400			**$2,400**
D3060	Kitchen	10393388	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	2	18	1	EA	$1,500.00	$1,500																				$1,500			**$1,500**
D3060	Kitchen	10393358	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	2	18	1	EA	$1,500.00	$1,500																				$1,500			**$1,500**
D3060	Kitchen	10393327	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	2	18	1	EA	$1,500.00	$1,500																				$1,500			**$1,500**
D5030	108G	10393312	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$8,800.00	$8,800																				$8,800			**$8,800**
D5030	108G	10393310	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$8,800.00	$8,800																				$8,800			**$8,800**
D5030	108G	10393431	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$8,800.00	$8,800																				$8,800			**$8,800**
D5030	108G	10393305	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$8,800.00	$8,800																				$8,800			**$8,800**
D5030	108G	10393443	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$6,200.00	$6,200																				$6,200			**$6,200**
D5030	108G	10393381	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$6,200.00	$6,200																				$6,200			**$6,200**
D5040	Throughout Building	10393300	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	2	8	95327	SF	$0.65	$61,963								$61,963												$61,963			**$123,925**
D5040	Cabin Branch Elementary School	10393417	Exterior Light, any type, w/ LED Replacement, Replace	20	2	18	1	EA	$800.00	$800																				$800			**$800**
D5040	Stage	10393328	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	2	18	200	SF	$30.00	$6,000																				$6,000			**$6,000**
D5040	Throughout Building	10393342	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	2	18	95327	SF	$5.00	$476,635																				$476,635			**$476,635**
D6060	Throughout Building	10393380	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	2	18	95327	SF	$1.65	$157,290																				$157,290			**$157,290**
D7030	Throughout Building	10393355	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	95327	SF	$2.00	$190,654														$190,654								**$190,654**
D7050	108E	10393335	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	$15,000.00	$15,000														$15,000								**$15,000**
D7050	Throughout Building	10393378	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	2	18	95327	SF	$3.00	$285,981																				$285,981			**$285,981**
D8010	Throughout Building	10393301	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	2	13	95327	SF	$2.50	$238,318														$238,318								**$238,318**
E1030	Kitchen	10393379	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600								$5,600												$5,600			**$11,200**
E1030	Kitchen	10393404	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600								$5,600												$5,600			**$11,200**
E1030	Roof	10724983	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	Roof	10724973	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	Kitchen	10393397	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	2	13	1	EA	$4,500.00	$4,500														$4,500								**$4,500**
E1030	Kitchen	10393325	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
E1030	Kitchen	10393334	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	$1,700.00	$1,700														$1,700								**$1,700**
E1030	Kitchen	10393432	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	2	13	1	EA	$3,600.00	$3,600														$3,600								**$3,600**
E1030	Kitchen	10393435	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600								**$4,600**
E1030	Kitchen	10393337	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600								**$4,600**
E1030	Kitchen	10393426	Foodservice Equipment, Walk-In, Freezer, Replace	20	2	18	1	EA	$25,000.00	$25,000																				$25,000			**$25,000**
E1030	Kitchen	10393314	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	2	18	1	EA	$15,000.00	$15,000																				$15,000			**$15,000**
E1030	Kitchen	10393333	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	2	18	20	LF	$1,000.00	$20,000																				$20,000			**$20,000**
E1040	Cabin Branch Elementary School	10393430	Ceramics Equipment, Kiln, Replace	20	2	18	1	EA	$3,200.00	$3,200																				$3,200			**$3,200**
E1040	Cabin Branch Elementary School	10393461	Ceramics Equipment, Kiln, Replace	20	2	18	1	EA	$3,200.00	$3,200																				$3,200			**$3,200**
E1040	Throughout Building	10724988	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	0	10	4	EA	$1,500.00	$6,000												$6,000										$6,000	**$12,000**
E2010	Cabin Branch Elementary School	10393423	Casework, Cabinetry, Standard, Replace	20	2	18	250	LF	$300.00	$75,000																				$75,000			**$75,000**

Replacement Reserves Report

5/15/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
P2030	Media Center/ Main Boiler Room	10724976	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	-1	1	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
Totals, Unescalated											**$0**	**$8,100**	**$55,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$316,617**	**$0**	**$6,000**	**$0**	**$0**	**$1,287,592**	**$0**	**$0**	**$108,600**	**$0**	**$2,553,222**	**$35,500**	**$6,000**	**$4,376,630**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$8,343**	**$58,350**	**$0**	**$0**	**$0**	**$0**	**$0**	**$401,080**	**$0**	**$8,063**	**$0**	**$0**	**$1,890,872**	**$0**	**$0**	**$174,271**	**$0**	**$4,346,690**	**$62,249**	**$10,837**	**$6,960,755**

Cabin Branch 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	10393330	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	50500	SF	$0.45	$22,725				$22,725					$22,725					$22,725					$22,725			**$90,900**
G2030	Building exits	10724982	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	-1	1	6	EA	$1,000.00	$6,000		$6,000																				**$6,000**
G2030	Site	10393343	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	-1	1	1	EA	$1,000.00	$1,000		$1,000																				**$1,000**
G2050	Site	10393307	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	11200	SF	$0.45	$5,040				$5,040					$5,040					$5,040					$5,040			**$20,160**
G2050	Site	10724979	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	3700	SF	$0.44	$1,640					$1,640					$1,640					$1,640					$1,640		**$6,561**
G2050	Site Playground Areas	10393433	Play Structure, Multipurpose, Small, Replace	20	2	18	2	EA	$10,000.00	$20,000																			$20,000			**$20,000**
G2050	Site	10393453	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
G2050	Site Playground Areas	10393316	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	2	18	3500	SF	$26.00	$91,000																			$91,000			**$91,000**
G2060	Site	10393447	Bike Rack, Fixed 6-10 Bikes, Replace	20	2	18	3	EA	$800.00	$2,400																			$2,400			**$2,400**
G2060	Site	10724985	Park Bench, Metal Powder-Coated, Replace	20	1	19	3	EA	$1,452.00	$4,356																				$4,356		**$4,356**
G2060	Site	10393390	Signage, Property, Monument, Replace/Install	20	2	18	1	EA	$3,000.00	$3,000																			$3,000			**$3,000**
G4050	Site	10393299	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	2	18	22	EA	$4,000.00	$88,000																			$88,000			**$88,000**
Totals, Unescalated											**$0**	**$7,000**	**$0**	**$27,765**	**$1,640**	**$0**	**$0**	**$0**	**$27,765**	**$1,640**	**$0**	**$0**	**$0**	**$27,765**	**$1,640**	**$0**	**$0**	**$0**	**$242,165**	**$5,996**	**$0**	**$343,377**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$7,210**	**$0**	**$30,340**	**$1,846**	**$0**	**$0**	**$0**	**$35,172**	**$2,140**	**$0**	**$0**	**$0**	**$40,774**	**$2,481**	**$0**	**$0**	**$0**	**$412,270**	**$10,514**	**$0**	**$542,747**

* 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	10393362	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Cabin Branch Elementary School / Main Building	Lobby				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10393321	D2010	**Pump Station**	Duplex Mounted	1.5 HP	Cabin Branch Elementary School / Main Building	108G	TIGERFLOW	ES-3000-V-VFD	H000418575	2023		
2	10393463	D2010	**Water Heater**	Gas, Commercial (200 MBH)	200 GAL	Cabin Branch Elementary School / Main Building	108G	Durawatt Electric	460 L 200A-VE	F021624	2023		
3	10393367	D2010	**Backflow Preventer**	Domestic Water	1.5 IN	Cabin Branch Elementary School / Main Building	108G	Watts	LF009M2QT	107191	2023		
4	10393349	D2010	**Backflow Preventer**	Domestic Water	4 IN	Cabin Branch Elementary School / Main Building	108G				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10393384	D3020	**Boiler** [BOILER-1]	Gas, HVAC	2000 MBH	Cabin Branch Elementary School / Main Building	108G	Fulton	EDR-2000	F10614323A	2023		
2	10393393	D3020	**Boiler** [BOILER-2]	Gas, HVAC	2000 MBH	Cabin Branch Elementary School / Main Building	108G	Fulton	EDR-2000	F10614328A	2023		
3	10393348	D3020	**Heat Exchanger**	Plate & Frame, HVAC	15 GPM	Cabin Branch Elementary School / Main Building	108G	Alfa Laval	A06T-BFG	30126-89612	2023		
4	10393441	D3020	**Boiler Supplemental Components**	Expansion Tank	10 GAL	Cabin Branch Elementary School / Main Building	108G			496976	2023		
5	10393353	D3020	**Boiler Supplemental Components**	Expansion Tank	132 GAL	Cabin Branch Elementary School / Main Building	108G	Elbi	HTL-500	Inaccessible	2023		
6	10393365	D3020	**Boiler Supplemental Components**	Expansion Tank	150 GAL	Cabin Branch Elementary School / Main Building	108G	Taco	CA300-125	500607	2023		
7	10393405	D3030	**Cooling Tower**	(Typical) Open Circuit	100 TON	Cabin Branch Elementary School / Main Building	Building Exterior	Evapco	Inaccessible	Inaccessible	2023		
8	10393374	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	144A	Daikin Industries	RWEQ96TATJA	1200404	2023		
9	10393340	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	144A	Daikin Industries	RWEQ96TATJA	1200387	2023		
10	10393425	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	128	Daikin Industries	RWEQ96TATJA	1200402	2023		
11	10393395	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	260	Daikin Industries	RWEQ96TATJA	1200392	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10393402	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	234A	Daikin Industries	RWEQ96TATJA	1200405	2023		
13	10393317	D3030	**Heat Pump** [HPU-1]	Water Source, 5 TON	2 TON	Cabin Branch Elementary School / Main Building	260	Daikin Industries	W.ST.V.026.B.1.J.GL.R.T.4.V.A.Y.S.S.VV.9.9.3.E.Y.Y.Y.Y.YY	E034504000100	2023		
14	10393445	D3030	**Heat Pump** [HPU-10]	Water Source, 5 TON	2.5 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.ST.V.032.B.1.J.UL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	E034504000500	2023		
15	10393304	D3030	**Heat Pump** [HPU-2]	Water Source, 5 TON	5.5 TON	Cabin Branch Elementary School / Main Building	260	Daikin Industries	W.GT.V.064.B.1.K.WL.R.T.4.4.A.Y.S.S.44.4.4.3.E.Y.Y.Y.Y.YY	E034504000200	2023		
16	10393385	D3030	**Heat Pump** [HPU-3]	Water Source, 5 TON	1.5 TON	Cabin Branch Elementary School / Main Building	260	Daikin Industries	W.SS.V.019.B.1.J.UL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	E034504000300	2023		
17	10393449	D3030	**Heat Pump** [HPU-4]	Water Source, 5 TON	2.5 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.GT.V.032.B.1.J.UL.R.T.4.Y.A.Y.S.S.YY.Y.4.3.E.Y.Y.Y.Y.YY	E034504000500	2023		
18	10393309	D3030	**Heat Pump** [HPU-5]	Water Source, 5 TON	2 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.GT.V.026.B.1.J.WL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	E034504000400	2023		
19	10393421	D3030	**Heat Pump** [HPU-6]	Water Source, 5 TON	2 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	E034504000400	2023		
20	10393319	D3030	**Heat Pump** [HPU-7]	Water Source, 5 TON	5.5	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.GT.V.064.B.1.K.UL.R.T.4.4.A.Y.S.S-44.4.4.3.E.4.4.4.4.YY	E034504000200	2023		
21	10393398	D3030	**Heat Pump** [HPU-8]	Water Source, 5 TON	1.5 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.GS.V.019.8.1.J.UL.R.T.4.4.A.Y.S.S.V4.4.4.3.E.4.4.4.4.44	E034504000300	2023		
22	10393346	D3030	**Heat Pump** [HPU-9]	Water Source, 5 TON	3 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	W.GT.V.038.B.1.K.UL.R.T.4.V.A.Y.S.S.YY.Y.V.3.E.Y.Y.Y.YY	E034504000600	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10393415	D3030	**Heat Pump** [WCU-2]	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	200	Daikin Industries	RWEQ96TATJA	1200391	2023		
24	10393389	D3030	**Heat Pump** [WCU-3]	Var Refrig Vol (VRV)	8 TON	Cabin Branch Elementary School / Main Building	220A	Daikin Industries	RWEQ96TATJA	1200389	2023		
25	10393352	D3030	**Heat Pump** [WCU-4]	Var Refrig Vol (VRV)	10 TON	Cabin Branch Elementary School / Main Building	227	Daikin Industries	RWEQ120TATJA	1200336	2023		
26	10393336	D3030	**Heat Pump** [WCU-4]	Var Refrig Vol (VRV)	10 TON	Cabin Branch Elementary School / Main Building	134	Daikin Industries	RWEQ120TATJA	1200340	2023		
27	10393324	D3030	**Heat Pump** [WCU-9]	Var Refrig Vol (VRV)	12 TON	Cabin Branch Elementary School / Main Building	247	Daikin Industries	RWEQ144TATJA	1100358	2023		
28	10724961	D3030	**Split System Ductless**	Single Zone	2 TON	Cabin Branch Elementary School / Main Building	Roof	Daikin Industries	RZQ24TBVJUA	E000414	2023		
29	10724990	D3030	**Split System Ductless**	Single Zone	1.5 TON	Cabin Branch Elementary School / Main Building	Roof	Daikin Industries	RK18AXVJU	K007980	2023		
30	10393401	D3030	**Variable Refrigerant Volume (VRV)**	Fan Coil Cassette, Interior Unit, 3 to 4 TON		Cabin Branch Elementary School / Main Building	Throughout Building						24
31	10393422	D3030	**Chilled Water**	Chemical Feed Dosing System		Cabin Branch Elementary School / Main Building	108G	Pulsafeeder	MVECXXXPA-XXX-XXX	11/22.1213476	2023		
32	10393420	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cabin Branch Elementary School / Main Building	108G	Baldor Reliance	EM3311T-G	F22149534	2023		
33	10393427	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cabin Branch Elementary School / Main Building	108G	Baldor Reliance	EM3311T-G	F2212095572	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10393383	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Cabin Branch Elementary School / Main Building	108G	Baldor Reliance	EM2513T-G	Z2212010661	2023		
35	10393345	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Cabin Branch Elementary School / Main Building	108G	Baldor Reliance	EM2513T-G	Z2212010421	2023		
36	10393347	D3050	**Air Handler**	Exterior AHU	15000 CFM	Cabin Branch Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-EW-D-HR-HG-SS-ASTP40.4	3722-04-0423	2023		
37	10393382	D3050	**Air Handler**	Exterior AHU	15000 CFM	Cabin Branch Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-EW-D-HR-HG-SS-ASTP40.4	3722-03-0323	2023		
38	10393366	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	10000 CFM	Cabin Branch Elementary School / Main Building	260	ANNEXAIR	ERP-4-05-EW02-D-HR-SS-WZP16	3722-05-0423	2023		
39	10393344	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8000 CFM	Cabin Branch Elementary School / Main Building	200	ANNEXAIR	ERP-1-03-EW02-D-HR-SS-WZP12	3722-06-0423	2023		
40	10393410	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8000 CFM	Cabin Branch Elementary School / Main Building	260	ANNEXAIR	ERP-1-03-EW-D-HR-SS-WZP12	3722-01-0423	2023		
41	10393350	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8500 CFM	Cabin Branch Elementary School / Main Building	200	ANNEXAIR	ERP-1-04-EW-D-HR-SS-WZP16	3722-02-0423	2023		
42	10724958	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM		Cabin Branch Elementary School / Main Building	Throughout Building				2023		10
43	10724989	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Cabin Branch Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2023		
44	10724977	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Cabin Branch Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10724987	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 10" Damper	250 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-095-D-8-1-17-X	20875042 22K	2023		
46	10724975	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 10" Damper	500 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	CUE 100-B-4-1-12-X	20875052 22K	2023		
47	10724969	D3060	**Exhaust Fan** [EF-11]	Roof or Wall-Mounted, 10" Damper	200 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-097-A-4-1-19-X	20875053 22K	2023		
48	10724984	D3060	**Exhaust Fan** [EF-12]	Roof or Wall-Mounted, 10" Damper	500 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-095-D-8-1-17-X	20875054 22K	2023		
49	10724974	D3060	**Exhaust Fan** [EF-13]	Roof or Wall-Mounted, 10" Damper	250 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-095-D-8-1-17-X	20875043 22K	2023		
50	10724964	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 10" Damper	500 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-098-A-4-1-19-X	20875044 22K	2023		
51	10724967	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 10" Damper	500 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	6-098-A-4-1-19-X	20875045 22K	2023		
52	10724986	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 16" Damper	1300 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	GB-161	20875047 22K	2023		
53	10724981	D3060	**Exhaust Fan** [EF-5]	Roof or Wall-Mounted, 16" Damper	1900 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	GB-200	20875048 22K	2023		
54	10724972	D3060	**Exhaust Fan** [EF-6]	Roof or Wall-Mounted, 12" Damper	750 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	CUE-140-5-VG-1-26-6	21224113 22K	2023		
55	10724960	D3060	**Exhaust Fan** [EF-7]	Roof or Wall-Mounted, 10" Damper	450 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-098-A-4-1-19-X	20875049 22K	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10724959	D3060	**Exhaust Fan** [EF-8]	Roof or Wall-Mounted, 10" Damper	400 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-098-A-4-1-19-X	20875050 22K	2023		
57	10724966	D3060	**Exhaust Fan** [EF-9]	Roof or Wall-Mounted, 12" Damper	600 CFM	Cabin Branch Elementary School / Main Building	Roof	Greenheck	G-120-8-4-1-19-X	20875051 22K	2023		
58	10393388	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Cabin Branch Elementary School / Main Building	Kitchen				2023		
59	10393358	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Cabin Branch Elementary School / Main Building	Kitchen	Kolpak	HALC2-N1A	410250927	2023		
60	10393327	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Cabin Branch Elementary School / Main Building	Kitchen	Kolpak	HAR-C2-N1A	410279587	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10393371	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Cabin Branch Elementary School / Main Building	108G	Victaulic	GT EQ	S060UMC101	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10393424	D5010	**Generator**	Gas or Gasoline	100 KW	Cabin Branch Elementary School / Main Building	Building Exterior	Generac	E08.9MSN170A0	3013330108	2023		
2	10393363	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Cabin Branch Elementary School / Main Building	108E				2023		
3	10393369	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Cabin Branch Elementary School / Main Building	108E				2023		
4	10393396	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Cabin Branch Elementary School / Main Building	151	Square D	EXN303u	1092622277			
5	10393329	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Cabin Branch Elementary School / Main Building	108E	Square D	EXN45T3HCU	1080922053	2023		
6	10393368	D5020	**Secondary Transformer** [TMP1A]	Dry, Stepdown	15 KVA	Cabin Branch Elementary School / Main Building	108E	Square D	EXN15T3HCU	1060222072	2023		
7	10393412	D5020	**Secondary Transformer** [TMP1A]	Dry, Stepdown	30 KVA	Cabin Branch Elementary School / Main Building	251	Square D	EXN30T3HCU	1092222261	2023		
8	10393406	D5020	**Secondary Transformer** [TMP1A]	Dry, Stepdown	75 KVA	Cabin Branch Elementary School / Main Building	251	Square D	EXN7573HCU	2060922095A	2023		
9	10393429	D5020	**Secondary Transformer** [TMP1C]	Dry, Stepdown	30 KVA	Cabin Branch Elementary School / Main Building	151	Square D	EXN30T3HCU	1092622079	2023		
10	10393391	D5020	**Secondary Transformer** [TMP1C]	Dry, Stepdown	75 KVA	Cabin Branch Elementary School / Main Building	203	Square D	EXN75T3HCU	2061422117A	2023		
11	10393373	D5020	**Secondary Transformer** [TR1A]	Dry, Stepdown	30 KVA	Cabin Branch Elementary School / Main Building	108E	Square D	EXN30T3HCU	1092622234	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10393311	D5020	**Secondary Transformer** [TR1A]	Dry, Stepdown	75 KVA	Cabin Branch Elementary School / Main Building	108E	Square D	EXN75T3HCU	2012522090A	2023		
13	10393306	D5020	**Secondary Transformer** [TR1B]	Dry, Stepdown	45 KVA	Cabin Branch Elementary School / Main Building	118	Square D	EXN45T3HCU	1080922087	2023		
14	10393303	D5020	**Secondary Transformer** [TR1D]	Dry, Stepdown	45 KVA	Cabin Branch Elementary School / Main Building	132	Square D	EXN45T3HCU	1080922077	2023		
15	10393408	D5020	**Secondary Transformer** [TR1D]	Dry, Stepdown	45 KVA	Cabin Branch Elementary School / Main Building	132	Square D	EXN45T3HCU	1080922018	2023		
16	10393315	D5020	**Secondary Transformer** [TR2B]	Dry, Stepdown	30 KVA	Cabin Branch Elementary School / Main Building	203	Square D	EXN30T3HCU	1092222232	2023		
17	10393351	D5020	**Switchboard**	277/480 V	2000 AMP	Cabin Branch Elementary School / Main Building	108E	Eaton	PRLX	SLY1289164	2023		
18	10393403	D5020	**Distribution Panel**	277/480 V	400 AMP	Cabin Branch Elementary School / Main Building	251	Square D	NF	29443430280300001	2023		
19	10393400	D5020	**Distribution Panel**	277/480 V	400 AMP	Cabin Branch Elementary School / Main Building	251	Square D	NF	29443430280290001	2023		
20	10393431	D5030	**Variable Frequency Drive** [VFD-1]	VFD, by HP of Motor	15 HP	Cabin Branch Elementary School / Main Building	108G	ABB	ACH580-BCR-023A-4+ B056+F267	2224206274	2023		
21	10393305	D5030	**Variable Frequency Drive** [VFD-2]	VFD, by HP of Motor	15 HP	Cabin Branch Elementary School / Main Building	108G	ABB	ACH580-BCR-023A-4+8056+F267	2224206290	2023		
22	10393443	D5030	**Variable Frequency Drive** [VFD-3]	VFD, by HP of Motor	7.5 HP	Cabin Branch Elementary School / Main Building	108G	ABB	ACH580-BCR-012A-4+8056+F267	2223304047	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10393381	D5030	**Variable Frequency Drive**	VFD, by HP of Motor [VFD-4]	7.5 HP	Cabin Branch Elementary School / Main Building	108G	ABB	ACH580-BCR-012A-4+ B056+ F267	2223304041	2023		
24	10393312	D5030	**Variable Frequency Drive**	VFD, by HP of Motor [VFD-5]	15 HP	Cabin Branch Elementary School / Main Building	108G	ABB	ACH580-BCR-02A1-4+B058+F267	2222305770	2023		
25	10393310	D5030	**Variable Frequency Drive**	VFD, by HP of Motor [VFD-6]	15 HP	Cabin Branch Elementary School / Main Building	108G	ABB	ACH580-BCR-02A1-4+B058+F267	2222305779	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10393335	D7050	**Fire Alarm Panel**	Fully Addressable		Cabin Branch Elementary School / Main Building	108E				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10393386	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Cabin Branch Elementary School / Main Building	Kitchen				2023		
2	10393404	E1030	**Foodservice Equipment**	Convection Oven, Single		Cabin Branch Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	081022CPT-00000000000000000001	2023		
3	10393379	E1030	**Foodservice Equipment**	Convection Oven, Single		Cabin Branch Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	081022CPB-00000000000000000001	2023		
4	10393432	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Cabin Branch Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58HC-1-8	14502736	2023		
5	10393397	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Cabin Branch Elementary School / Main Building	Kitchen	ACCUREX	XD1-60.00-S	22073255	2023		
6	10393334	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Cabin Branch Elementary School / Main Building	Kitchen				2023		
7	10393325	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Cabin Branch Elementary School / Main Building	Kitchen	Continental Refrigerator	D1RNSSHD	16261989	2023		
8	10724983	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Cabin Branch Elementary School / Main Building	Roof		BCH0045LCACZX2930	T22D23067	2023		
9	10724973	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Cabin Branch Elementary School / Main Building	Roof	BOHN	BCH0010MCACZX2930	T22D23063	2023		
10	10393337	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Cabin Branch Elementary School / Main Building	Kitchen	BOHN	BEL0095A86AMAD0059	T21C21769	2023		
11	10393435	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Cabin Branch Elementary School / Main Building	Kitchen				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10393426	E1030	**Foodservice Equipment**	Walk-In, Freezer		Cabin Branch Elementary School / Main Building	Kitchen	Bally	3676-3-A-P-W	DX2201656-02	2023		
13	10393314	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Cabin Branch Elementary School / Main Building	Kitchen	Bally	3676-3-A-W	DX2201656-01	2023		
14	10393430	E1040	**Ceramics Equipment**	Kiln		Cabin Branch Elementary School / Main Building	Cabin Branch Elementary School	Paragon	TNF82-3	495578	2023		
15	10393461	E1040	**Ceramics Equipment**	Kiln		Cabin Branch Elementary School / Main Building	Cabin Branch Elementary School	Paragon	TNF82-3	493907	2023		
16	10724988	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Cabin Branch Elementary School / Main Building	Throughout Building				2024		4