FACILITY CONDITION ASSESSMENT

prepared for

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

Carderock Springs Elementary School
7401 Persimmon Tree Lane
Bethesda, MD 20817

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BV PROJECT #:
172559.25R000-021.354

DATE OF REPORT:
May 1, 2026

ON SITE DATE:
January 12, 2026 and April 14, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	7401 Persimmon Tree Lane, Bethesda, MD 20817
Site Developed	1966 Renovated 2010
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 11, 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)	Tussant McCulla, Facilities Manager 240.538.6576
Assessment & Report Prepared By	William Hunt
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The original building was constructed in 1966 and demolished in 2009 to make way for the current structure completed in 2010.

Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes are aged, but no leaks were reported. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC is provided by a geothermal system with the ground loop installed beneath the soccer and baseball fields to provide energy efficient heating and cooling by means of water source heat pump scattered throughout the building. There are also fan coil units, RTU's, and split-system units. These supply different zones. Fan coil unit #20 reportedly needs to be cycled on and off or it does not function well and makes classroom 20 cold. This is also true of the RTU's feeding the gym and cafeteria.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2010 water heater supplies domestic hot water throughout. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. A switchboard provides power throughout. A generator paired with automatic transfer switches provides backup power.

Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. The parking lot has scattered areas of cracking which are recommended to be sealed. There is chain-link fencing throughout the site. Scattered light poles provide light in the mornings and evenings.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

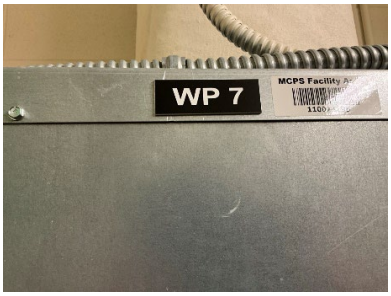
The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and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

The FCI Depleted Value of this school is 0.386011.

Immediate Needs

There are no immediate needs to report.

Key Findings



Heat Pump in Poor condition.

Water Source, Interior Unit, 5 TON
Main Building Carderock Springs Elementary School 18

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $13,900

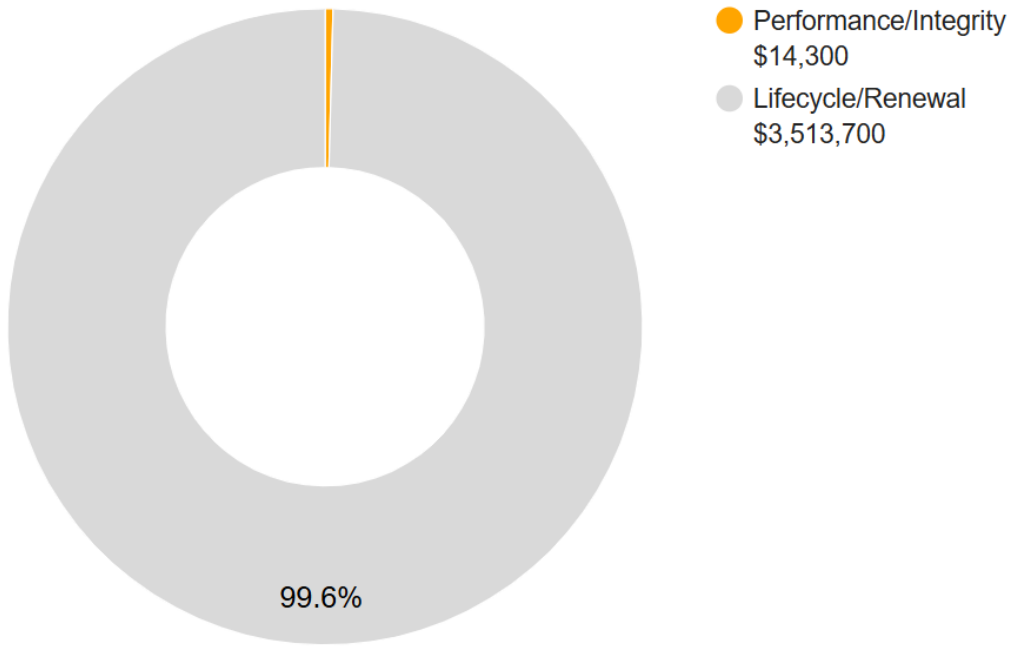
$$$$

Needs to be cycled on and off to offset 20 degree colder air. - AssetCALC ID: 10196167

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: $3,528,000

2. Building Information

Carderock Springs Elementary School: Systems Summary		
Address	7401 Persimmon Tree Lane; Bethesda, MD 20817	
GPS Coordinates	38°58'59.26" N ; 77°10'17.10" W	
Constructed/Renovated	1966 / 2010	
Building Area	75,351 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel columns and beams supporting open-web steel joists *with masonry* exterior supported by concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Fair

Carderock Springs Elementary School: Systems Summary		
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	RTUs, split systems, and fan coil units provided with hot water from the local geothermal system.	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	$631,400	$631,400
Roofing	-	-	-	$525,400	-	$525,400
Interiors	-	-	$27,400	$659,200	$869,900	$1,556,500
Conveying	-	-	$16,200	-	$125,300	$141,500
Plumbing	-	-	$19,200	$47,200	$110,500	$177,000
HVAC	-	$14,300	$736,700	$212,000	$651,300	$1,614,400
Fire Protection	-	-	$20,600	$40,300	$111,600	$172,600
Electrical	-	-	$68,500	$413,200	$150,000	$631,800
Fire Alarm & Electronic Systems	-	-	-	$405,000	$567,000	$972,000
Equipment & Furnishings	-	-	-	$63,000	$72,700	$135,700
TOTALS (3% inflation)	**-**	**$14,300**	**$888,800**	**$2,365,400**	**$3,289,800**	**$6,558,300**

3. Site Summary

Site Information		
Site Area	9.3 acres	
Parking Spaces	Around 30 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Chain link fencing Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features including lawns and tree Irrigation not present Significant site slopes from the north-west to the south-east side	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	$75,700	-	$75,700
Site Development	-	-	$25,300	$81,700	$164,600	$271,600
Site Utilities	-	-	-	$30,400	-	$30,400
Site Pavement	-	$21,500	-	$24,900	$322,700	$369,100
TOTALS (3% inflation)	**-**	**$21,500**	**$25,300**	**$212,700**	**$487,300**	**$746,800**

4. ADA Accessibility

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

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

However, this does not necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;

1. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
2. 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	1966	No	No
Carderock Springs Elementary School	1966 / 2010	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 Carderock Springs Elementary School, 7401 Persimmon Tree Lane, Bethesda, MD 20817, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

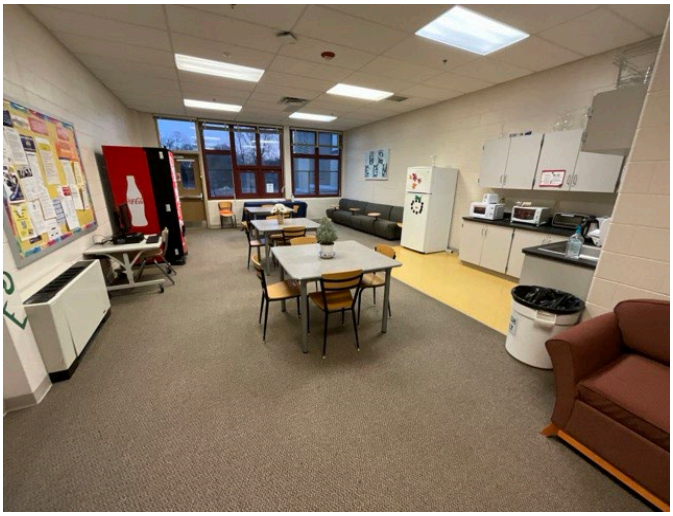
1 - FRONT ELEVATION

2 - REAR ELEVATION

3 - SIDE ELEVATION

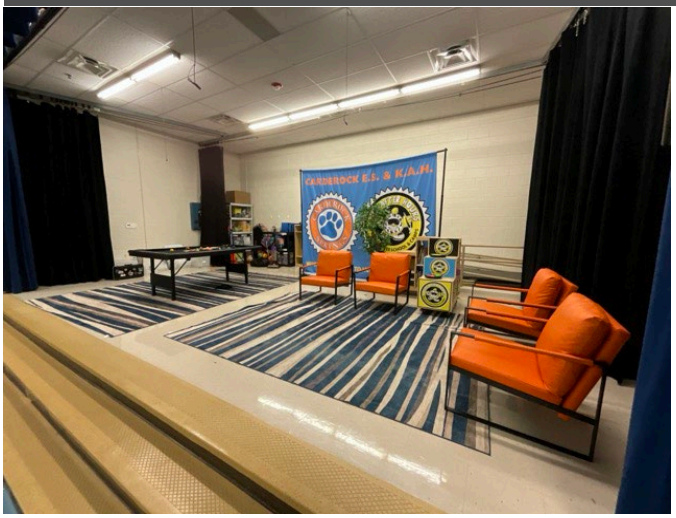
4 - LIBRARY

5 - ALL-PURPOSE ROOM

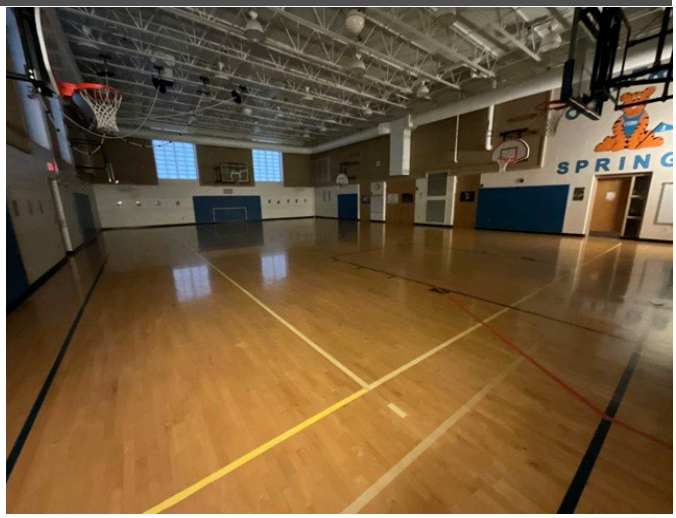


6 - BREAK ROOM

Photographic Overview

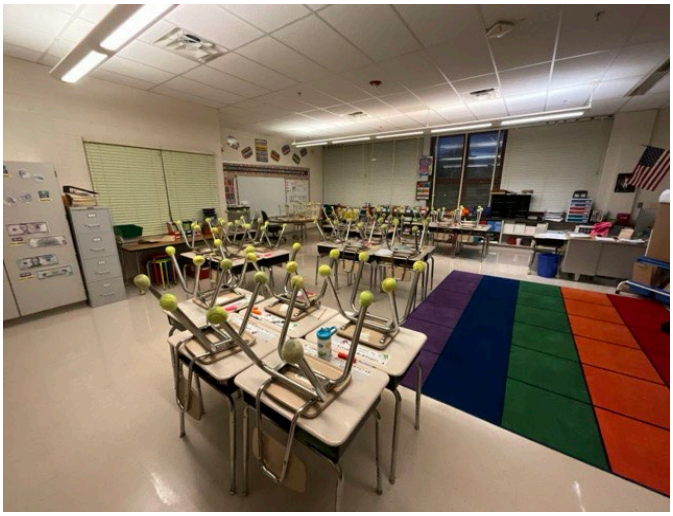


7 - STAGE



8 - GYMNASIUM

9 - TYPICAL CLASSROOM

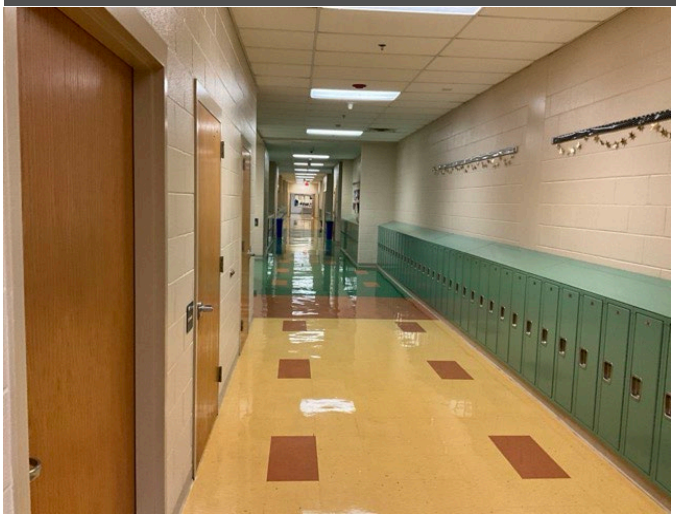


10 - TYPICAL CLASSROOM

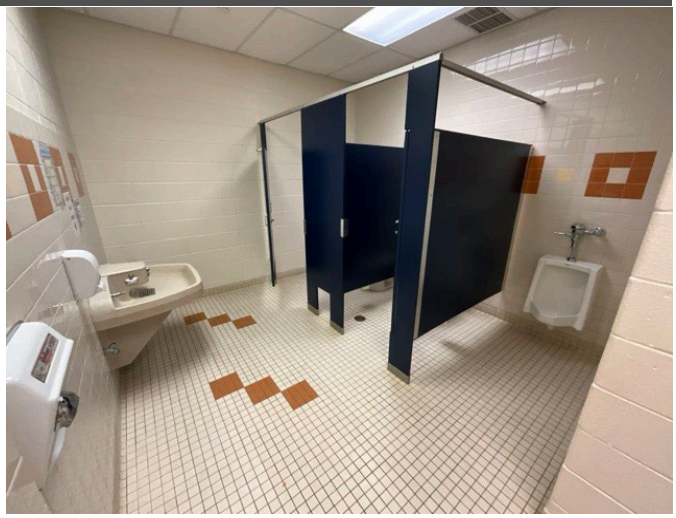
11 - COMMERCIAL KITCHEN

12 - WALK-IN UNIT

Photographic Overview

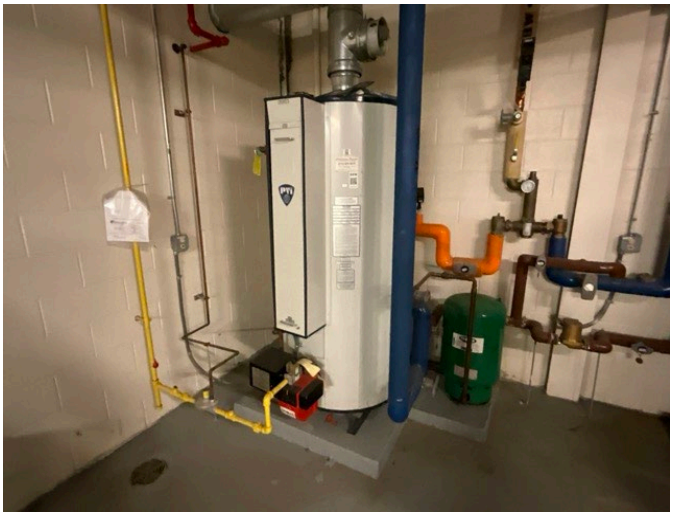


13 - TYPICAL HALLWAY



14 - RESTROOM

15 - ELEVATOR



16 - WATER HEATER

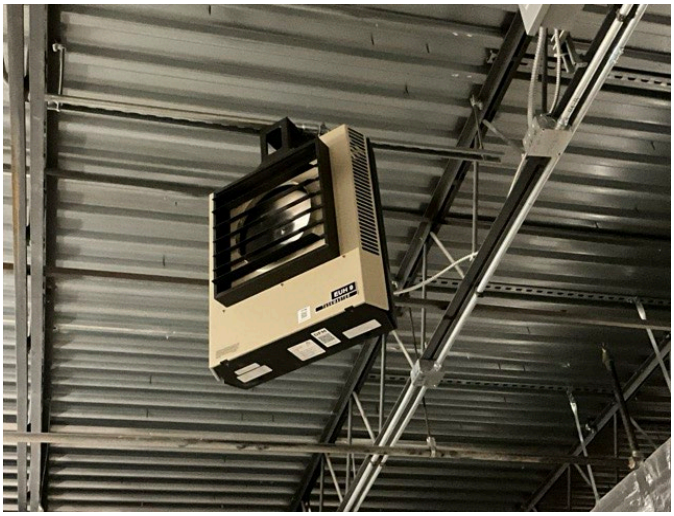
17 - FIRE ALARM PANEL

18 - SWITCHBOARD

Photographic Overview

19 - TRANSFORMER

20 - AUTOMATIC TRANSFER SWITCHES



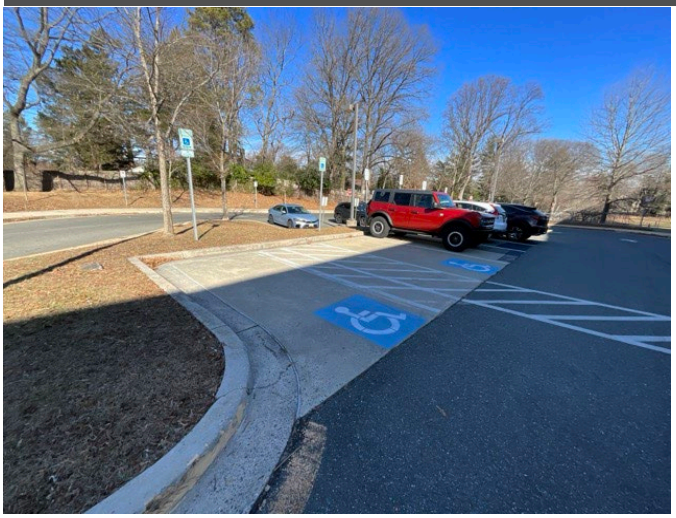
21 - UNIT HEATER

22 - ROOFTOP PACKAGED UNIT

23 - SPLIT-SYSTEM UNIT

24 - TYPICAL EXHAUST FAN

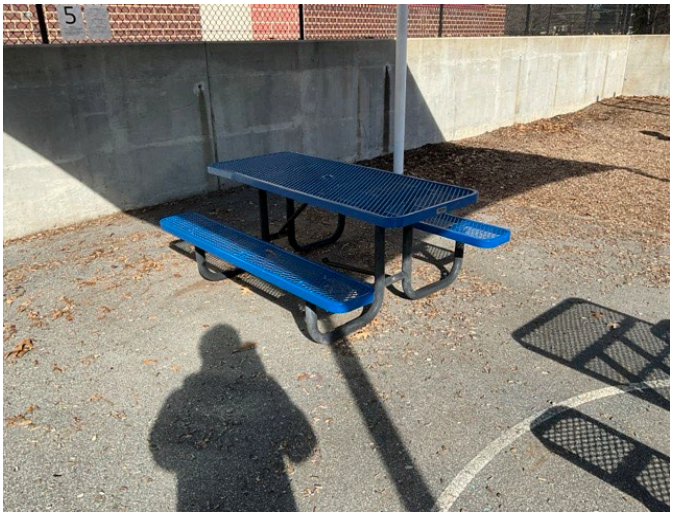
Photographic Overview



25 - PARKING LOT VIEW

26 - SECOND PARKING LOT VIEW

27 - PLAYGROUND



28 - PARK BENCH

29 - CHAIN-LINK FENCING

30 - GENERATOR

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-021.354	Carderock Springs Elementary School
Source	**On-Site Date**
Google	January 12, 2026 and April 14, 2026

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carderock Springs Elementary School

Name of person completing form: Tussant

Title / Association w/ property: Facilities Manager

Length of time associated w/ property: 1 month

Date Completed: January 12, 2026

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1966	Renovated: 2009	
2	Building size in SF	75,351 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	In gym and cafeteria and many classrooms like room 120, they have to flip switch off and on unit to turn heat back unit around 2-3pm. 20 45 has cooling issues in summer and in winter blows cold caused by something in ceiling. Gym and 1st floor RTU need to be cycled off then on to fix sometimes		

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Leak above FCU, water pressure in sinks is too low.
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Room 20 gets cold in afternoon, cafeteria too, you have to turn units on and off. Also in maintenance office is blowing cold sir and gym too they have to reset it, sometimes hallway cold too
14	Is the electrical service outdated, undersized, or problematic?	X				Work order generator
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		Probably
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Gym can be booked online, but not permanent

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Carderock Springs Elementary School

BV Project Number: 172559.25R000-021.354

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	Probably
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO 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	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Carderock Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A4010	Throughout Building	Good	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	75,351	SF	61	10196147
B1010	Throughout Building	Good	Superstructure, Steel Columns & Beams, 3+ Story Building	75,351	SF	61	10196137
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	60,000	SF	11	10196140
B2020	Building Exterior	Fair	Glazing, any type by SF	4,880	SF	16	10196148
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16		16	10196171
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	4		19	10196146
Roofing							
B3010	Roof	Fair	Roofing, Modified Bitumen	44,000	SF	6	10196176
Interiors							
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	75,400	SF	17	10196178
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	18		9	10924478
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	113,000	SF	8	10196166
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,000	SF	4	10924464
C2030	Restrooms and Janitor Closets	Fair	Flooring, Ceramic Tile	3,000	SF	23	10924466
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000	SF	26	10924458
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	52,100	SF	9	10196149
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	9,000	SF	6	10196150
Conveying							
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1		5	10249079
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car, 2500 LB	1		5	10196141
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, 2500 LB, Renovate	1		15	10249077
Plumbing							

Component Condition Report | Carderock Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	12	16	10924470
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	16	10924479
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	75,351 SF	26	10196199
D2010	Restrooms	Fair	Urinal, Standard	6	13	10924462
D2010	A/S Control Room	Fair	Backflow Preventer, Domestic Water, 4 IN	1	15	10196212
D2010	Mechanical Room	Fair	Pump Station, Duplex Mounted, 7.5 HP	1	9	10196172
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	9	10196186
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	12	16	10924452
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (270 MBH), 125 GAL	1	5	10196181
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	11	10196177
HVAC						
D3020	Storage	Fair	Unit Heater, Electric, 5 kW [EUH 9]	1	8	10196138
D3020	Mechanical Room	Fair	Unit Heater, Electric, 5 kW [EUH 3]	1	4	10196162
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 176 - 250 GAL	1	33	10196191
D3020	A/S Control Room	Fair	Unit Heater, Electric, 3 - 5 kW	1	6	10196190
D3020	A/S Control Room	Fair	Unit Heater, Electric, 3 - 5 kW [EUH 6]	1	6	10196165
D3030	204	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 51]	1	4	10924454
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	8	10196151
D3030	216	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON	1	5	10924463
D3030	32	Fair	Heat Pump, Water Source, Interior Unit, 1.5 TON [WP 18]	1	4	10924448
D3030	26	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 9]	1	4	10924450
D3030	135D	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 1]	1	4	10924471
D3030	122	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 37]	1	4	10924475
D3030	107	Fair	Heat Pump, Water Source, Interior Unit, 4 TON [WP 41]	1	4	10924459
D3030	126	Fair	Heat Pump, Water Source, Interior Unit, 3.5 TON [WP 43]	1	4	10924445

Component Condition Report | Carderock Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	18	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 7]	1	4	10924480
D3030	122	Fair	Heat Pump, Water Source, Interior Unit, 3 TON [WP 36]	1	4	10924447
D3030	204	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 50]	1	4	10924468
D3030	18	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 6]	1	4	10924474
D3030	23	Fair	Heat Pump, Water Source, Interior Unit, 3 TON [WP 11]	1	4	10924457
D3030	26	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 8]	1	4	10924477
D3030	32	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON	1	4	10924451
D3030	113	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 39]	1	4	10924476
D3030	17	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 13]	1	4	10924456
D3030	113	Fair	Heat Pump, Water Source, Interior Unit, 3.5 TON [WP 38]	1	4	10924465
D3030	18	Poor	Heat Pump, Water Source, Interior Unit, 5 TON, 2.5 TON	1	1	10196167
D3030	23	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 10]	1	4	10924446
D3030	138	Fair	Heat Pump, Water Source, Interior Unit, 3.5 TON	1	4	10924449
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	3	10196211
D3030	17	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 12]	1	4	10924455
D3030	114	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 34]	1	4	10924472
D3030	107	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 40]	1	4	10924461
D3030	38	Fair	Heat Pump, Water Source, Interior Unit, 1.5 TON [WP 20]	1	4	10924453
D3030	114	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 35]	1	4	10924467
D3030	138	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [WP 45]	1	4	10924460
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 2401 to 4000 CFM, 3200 CFM [ERU 3]	1	5	10196143
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 1000 to 2400 CFM, 2000 CFM [ERU 2]	1	6	10196184
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	75,351 SF	24	10196216
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [ERU 1]	1	11	10196201
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	75,351 SF	16	10196203

Component Condition Report | Carderock Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 8001 to 10000 CFM, 9200 CFM [ERU 7]	1	6	10196136
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 75 HP	1	9	10196139
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 10001 to 15000 CFM, 12000 CFM	1	4	10196197
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM	1	4	10196213
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	34	4	10196163
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 75 HP	1	17	10196154
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	9	10196153
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 - 8500 CFM	1	9	10196208
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	16	10196135
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 - 8500 CFM	1	9	10196175
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	16	10196134
Fire Protection						
D4010	A/S Control Room	Fair	Pump, Fire Suppression, 20 HP	1	10	10196173
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	75,351 SF	11	10196193
D4010	A/S Control Room	Fair	Supplemental Components, Fire Pump Controller	1	5	10196206
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 125 AMP [NON LIFE SAFETY TRANSFER SWITCH]	1	11	10196174
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 125 AMP [LIFE SAFETY TRANSFER SWITCH]	1	11	10196196
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 1200 AMP [DPA]	1	14	10196198
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	24	10196192
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [CPA]	1	14	10196182
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [HA SEC 1]	1	14	10196155
D5020	222	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	14	10196195
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [EML]	1	14	10196169
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [A]	1	14	10196161

Component Condition Report | Carderock Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D5020	222	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1		14	10196179
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [HA SEC 2]	1		14	10196157
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1		16	10196214
D5020	222	Fair	Distribution Panel, 277/480 V, 400 AMP [HE]	1		14	10196156
D5020	A/S Control Room	Fair	Secondary Transformer, Dry, Stepdown, 9 KVA	1		14	10196188
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, Replace/Install [VFD 2]	1		5	10196159
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	75,351	SF	26	10196204
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, Replace/Install [VFD 1]	1		4	10196142
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	75,351	SF	6	10196210
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	16		9	10196209
Fire Alarm & Electronic Systems							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	75,351	SF	6	10196168
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	75,351	SF	12	10196158
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	75,351	SF	15	10196202
D7050	Maintenance office	Fair	Fire Alarm Panel, Fully Addressable	1		6	10196187
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	75,351	SF	8	10196185
Equipment & Furnishings							
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1		11	10196152
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		8	10196183
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		11	10196160
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1		10	10196170
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		8	10196215
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1		16	10196194
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		9	10196217
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		8	10196189

Component Condition Report | Carderock Springs Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		6	10196207
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		9	10196145
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		6	10196200
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		10	10196164
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		7	10196144
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		6	10196180
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	1	LF	9	10196205

Component Condition Report | Carderock Springs Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Electrical							
D5010	Building Exterior	Fair	Generator, Diesel, 67 KW	1		9	10196223
Pedestrian Plazas & Walkways							
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,000	SF	17	10196221
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,000	SF	2	10196226
Athletic, Recreational & Playfield Areas							
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000	SF	3	10924473
G2050	Site	Fair	Play Structure, Multipurpose, Large	1		13	10196220
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		11	10196222
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000	SF	10	10924469
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	8,000	SF	4	10196218
Sitework							
G2060	Site	Good	Park Bench, Metal Powder-Coated	1		17	10196224
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300	LF	16	10196225
G2060	Site	Good	Picnic Table, Metal Powder-Coated	2		17	10196219

Component Condition Report | Carderock Springs Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	6	8	10249086

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/17/2026

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
Carderock Springs Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Carderock Springs Elementary School / Main Building	$0	$14,291	$0	$2,639	$737,197	$148,996	$1,342,161	$4,428	$472,983	$497,505	$48,381	$435,100	$214,865	$7,357	$147,266	$471,524	$1,180,377	$493,540	$292,674	$30,862	$16,255	**$6,558,400**
Carderock Springs Elementary School / Site	$0	$0	$21,483	$7,266	$18,008	$0	$0	$24,905	$38,826	$96,553	$52,413	$26,300	$28,872	$61,164	$24,201	$0	$10,110	$297,265	$11,320	$28,056	$0	**$746,742**
Grand Total	**$0**	**$14,291**	**$21,483**	**$9,905**	**$755,205**	**$148,996**	**$1,342,161**	**$29,332**	**$511,809**	**$594,058**	**$100,794**	**$461,401**	**$243,737**	**$68,521**	**$171,467**	**$471,524**	**$1,190,487**	**$790,805**	**$303,994**	**$58,918**	**$16,255**	**$7,305,142**

Carderock Springs Elementary School

Carderock Springs 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	10196140	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	60000	SF	$1.86	$111,600												$111,600										**$111,600**
B2020	Building Exterior	10196148	Glazing, any type by SF, Replace	30	14	16	4880	SF	$55.00	$268,400																	$268,400					**$268,400**
B2050	Building Exterior	10196171	Exterior Door, Steel, Standard, Replace	30	14	16	16	EA	$600.00	$9,600																	$9,600					**$9,600**
B2050	Building Exterior	10196146	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	11	19	4	EA	$4,400.00	$17,600																				$17,600		**$17,600**
B3010	Roof	10196176	Roofing, Modified Bitumen, Replace	20	14	6	44000	SF	$10.00	$440,000							$440,000															**$440,000**
C1070	Throughout Building	10196178	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	75400	SF	$3.50	$263,900																		$263,900				**$263,900**
C1090	Restrooms	10924478	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	18	EA	$1,022.00	$18,396										$18,396												**$18,396**
C2010	Throughout Building	10196166	Wall Finishes, any surface, Prep & Paint	10	2	8	113000	SF	$1.50	$169,500									$169,500										$169,500			**$339,000**
C2030	Throughout Building	10196149	Flooring, Vinyl Tile (VCT), Replace	15	6	9	52100	SF	$5.00	$260,500										$260,500												**$260,500**
C2030	Library	10196150	Flooring, Carpet, Commercial Standard, Replace	10	4	6	9000	SF	$7.50	$67,500							$67,500										$67,500					**$135,000**
C2030	Gymnasium	10924464	Flooring, Wood, Sports, Refinish	10	6	4	7000	SF	$3.48	$24,360					$24,360										$24,360							**$48,720**
D1010	Elevator Shafts/Utility	10249079	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	10196141	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D1010	Elevator Shafts/Utility	10249077	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	15	15	1	EA	$70,000.00	$70,000																$70,000						**$70,000**
D2010	Mechanical Room	10196181	Water Heater, Gas, Commercial (270 MBH), Replace	20	15	5	1	EA	$16,600.00	$16,600						$16,600																**$16,600**
D2010	Mechanical Room	10196172	Pump Station, Duplex Mounted, Replace	25	16	9	1	EA	$26,600.00	$26,600										$26,600												**$26,600**
D2010	Mechanical Room	10196177	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D2010	A/S Control Room	10196212	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$6,600.00	$6,600																$6,600						**$6,600**
D2010	Hallways & Common Areas	10196186	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	8	EA	$1,200.00	$9,600										$9,600												**$9,600**
D2010	Restrooms	10924462	Urinal, Standard, Replace	30	17	13	6	EA	$835.00	$5,010														$5,010								**$5,010**
D2010	Restrooms	10924470	Sink/Lavatory, Wall-Hung, Replace	30	14	16	12	EA	$742.00	$8,904																	$8,904					**$8,904**
D2010	Restrooms	10924479	Toilet, Commercial Water Closet, Replace	30	14	16	30	EA	$1,296.00	$38,880																	$38,880					**$38,880**
D2010	Restrooms	10924452	Sink/Lavatory, Wall-Hung, Replace	30	14	16	12	EA	$742.00	$8,904																	$8,904					**$8,904**
D3020	Mechanical Room	10196162	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																	**$1,800**
D3020	A/S Control Room	10196190	Unit Heater, Electric, Replace	20	14	6	1	EA	$1,800.00	$1,800							$1,800															**$1,800**
D3020	A/S Control Room	10196165	Unit Heater, Electric, Replace	20	14	6	1	EA	$1,800.00	$1,800							$1,800															**$1,800**
D3020	Storage	10196138	Unit Heater, Electric, Replace	20	12	8	1	EA	$1,800.00	$1,800									$1,800													**$1,800**
D3030	18	10196167	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	19	1	1	EA	$13,875.00	$13,875		$13,875																				**$13,875**
D3030	Roof	10196211	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	12	3	1	EA	$2,415.00	$2,415				$2,415															$2,415			**$4,830**
D3030	204	10924454	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	32	10924448	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	26	10924450	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	135D	10924471	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	122	10924475	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	107	10924459	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	126	10924445	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	18	10924480	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	122	10924447	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	204	10924468	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	18	10924474	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	23	10924457	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	26	10924477	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	32	10924451	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	113	10924476	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**

Replacement Reserves Report

4/17/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	17	10924456	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	113	10924465	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	23	10924446	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	138	10924449	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	17	10924455	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	114	10924472	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	107	10924461	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	38	10924453	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	114	10924467	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	138	10924460	Heat Pump, Water Source, Interior Unit, Replace	20	16	4	1	EA	$13,875.00	$13,875					$13,875																	**$13,875**
D3030	216	10924463	Heat Pump, Water Source, Interior Unit, Replace	20	15	5	1	EA	$13,875.00	$13,875						$13,875															**$13,875**
D3030	Roof	10196151	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	$4,800.00	$4,800									$4,800													**$4,800**
D3050	Mechanical Room	10196139	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	16	9	1	EA	$34,700.00	$34,700										$34,700												**$34,700**
D3050	Mechanical Room	10196154	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	$34,700.00	$34,700																	$34,700					**$34,700**
D3050	Roof	10196197	Air Handler, Exterior AHU, Packaged, 10001 to 15000 CFM, Replace	20	16	4	1	EA	$131,475.00	$131,475					$131,475																	**$131,475**
D3050	Roof	10196213	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	16	4	1	EA	$63,700.00	$63,700					$63,700																	**$63,700**
D3050	Throughout Building	10196163	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	34	EA	$1,670.00	$56,780					$56,780																	**$56,780**
D3050	Roof	10196143	Air Handler, Exterior AHU, Packaged, 2401 to 4000 CFM, Replace	20	15	5	1	EA	$36,250.00	$36,250						$36,250																**$36,250**
D3050	Roof	10196184	Air Handler, Exterior AHU, Packaged, 1000 to 2400 CFM, Replace	20	14	6	1	EA	$30,975.00	$30,975							$30,975															**$30,975**
D3050	Roof	10196136	Air Handler, Exterior AHU, Packaged, 8001 to 10000 CFM, Replace	20	14	6	1	EA	$86,075.00	$86,075							$86,075															**$86,075**
D3050	Roof	10196201	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	9	11	1	EA	$63,700.00	$63,700												$63,700										**$63,700**
D3050	Throughout Building	10196203	HVAC System, Ductwork, Medium Density, Replace	30	14	16	75351	SF	$4.00	$301,404																	$301,404					**$301,404**
D3060	Roof	10196153	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D3060	Roof	10196208	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	16	9	1	EA	$4,000.00	$4,000										$4,000												**$4,000**
D3060	Roof	10196175	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	16	9	1	EA	$4,000.00	$4,000										$4,000												**$4,000**
D3060	Roof	10196135	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	9	16	1	EA	$5,600.00	$5,600																	$5,600					**$5,600**
D3060	Roof	10196134	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	9	16	1	EA	$5,600.00	$5,600																	$5,600					**$5,600**
D4010	A/S Control Room	10196206	Supplemental Components, Fire Pump Controller, Replace	20	15	5	1	EA	$17,800.00	$17,800						$17,800																**$17,800**
D4010	A/S Control Room	10196173	Pump, Fire Suppression, Replace	25	15	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D4010	Throughout Building	10196193	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	75351	SF	$1.07	$80,626												$80,626										**$80,626**
D5010	Electrical Room	10196174	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	$8,500.00	$8,500												$8,500										**$8,500**
D5010	Electrical Room	10196196	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	$8,500.00	$8,500												$8,500										**$8,500**
D5020	Electrical Room	10196182	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700							**$6,700**
D5020	222	10196195	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700							**$6,700**
D5020	Electrical Room	10196169	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$7,600.00	$7,600															$7,600							**$7,600**
D5020	Electrical Room	10196161	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$10,000.00	$10,000															$10,000							**$10,000**
D5020	222	10196179	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700							**$6,700**
D5020	A/S Control Room	10196188	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$5,400.00	$5,400															$5,400							**$5,400**
D5020	Mechanical Room	10196214	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
D5020	Electrical Room	10196198	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$14,000.00	$14,000															$14,000							**$14,000**
D5020	Electrical Room	10196155	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5020	Electrical Room	10196157	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5020	222	10196156	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5030	Mechanical Room	10196142	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	$30,000.00	$30,000				$30,000																		**$30,000**
D5030	Mechanical Room	10196159	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$30,000.00	$30,000						$30,000																**$30,000**
D5040	Throughout Building	10196210	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	75351	SF	$4.50	$339,080							$339,080															**$339,080**
D5040	Building Exterior	10196209	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	16	EA	$400.00	$6,400										$6,400												**$6,400**
D6060	Throughout Building	10196168	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	75351	SF	$1.65	$124,329							$124,329															**$124,329**
D7030	Throughout Building	10196158	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	75351	SF	$2.00	$150,702													$150,702									**$150,702**
D7050	Maintenance office	10196187	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Throughout Building	10196202	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	75351	SF	$3.00	$226,053																$226,053						**$226,053**
D8010	Throughout Building	10196185	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	75351	SF	$2.50	$188,378									$188,378													**$188,378**
E1030	Kitchen	10196207	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**

Replacement Reserves Report

4/17/2026

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
E1030	Kitchen	10196200	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	10196180	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	10196144	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600								$3,600														**$3,600**
E1030	Kitchen	10196183	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA	$3,600.00	$3,600									$3,600													**$3,600**
E1030	Kitchen	10196215	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	10196189	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA	$3,600.00	$3,600									$3,600													**$3,600**
E1030	Kitchen	10196217	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	6	9	1	EA	$6,300.00	$6,300										$6,300												**$6,300**
E1030	Kitchen	10196145	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	6	9	1	EA	$6,300.00	$6,300										$6,300												**$6,300**
E1030	Kitchen	10196205	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	11	9	1	LF	$1,500.00	$1,500										$1,500												**$1,500**
E1030	Kitchen	10196170	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	5	10	1	EA	$3,300.00	$3,300											$3,300											**$3,300**
E1030	Kitchen	10196164	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	10196152	Foodservice Equipment, Walk-In, Freezer, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
E1030	Kitchen	10196160	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	9	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
E1030	Kitchen	10196194	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
Totals, Unescalated											**$0**	**$13,875**	**$0**	**$2,415**	**$654,990**	**$128,525**	**$1,124,039**	**$3,600**	**$373,378**	**$381,296**	**$36,000**	**$314,326**	**$150,702**	**$5,010**	**$97,360**	**$302,653**	**$735,572**	**$298,600**	**$171,915**	**$17,600**	**$9,000**	**$4,820,855**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$14,291**	**$0**	**$2,639**	**$737,197**	**$148,996**	**$1,342,161**	**$4,428**	**$472,983**	**$497,505**	**$48,381**	**$435,100**	**$214,865**	**$7,357**	**$147,266**	**$471,524**	**$1,180,377**	**$493,540**	**$292,674**	**$30,862**	**$16,255**	**$6,558,400**

Carderock Springs 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
D5010	Building Exterior	10196223	Generator, Diesel, Replace	25	16	9	1	EA	$58,000.00	$58,000										$58,000												**$58,000**
G2020	Site	10196226	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	45000	SF	$0.45	$20,250			$20,250					$20,250					$20,250					$20,250					**$81,000**
G2020	Site	10196221	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	8	17	45000	SF	$3.50	$157,500																	$157,500					**$157,500**
G2050	Site Playground Areas	10924473	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	15000	SF	$0.44	$6,650				$6,650					$6,650					$6,650					$6,650			**$26,598**
G2050	Site Playground Areas	10924469	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	15000	SF	$2.60	$39,000											$39,000											**$39,000**
G2050	Site	10196222	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	4	EA	$4,750.00	$19,000												$19,000										**$19,000**
G2050	Site	10196218	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	1	4	8000	SF	$2.00	$16,000					$16,000					$16,000					$16,000					$16,000		**$64,000**
G2050	Site	10196220	Play Structure, Multipurpose, Large, Replace	20	7	13	1	EA	$35,000.00	$35,000														$35,000								**$35,000**
G2060	Site	10196225	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	300	LF	$21.00	$6,300																$6,300						**$6,300**
G2060	Site	10196224	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$700																	$700					**$700**
G2060	Site	10196219	Picnic Table, Metal Powder-Coated, Replace	20	3	17	2	EA	$700.00	$1,400																	$1,400					**$1,400**
G4050	Site	10249086	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	12	8	6	EA	$4,000.00	$24,000									$24,000													**$24,000**
Totals, Unescalated											**$0**	**$0**	**$20,250**	**$6,650**	**$16,000**	**$0**	**$0**	**$20,250**	**$30,650**	**$74,000**	**$39,000**	**$19,000**	**$20,250**	**$41,650**	**$16,000**	**$0**	**$6,300**	**$179,850**	**$6,650**	**$16,000**	**$0**	**$512,498**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$21,483**	**$7,266**	**$18,008**	**$0**	**$0**	**$24,905**	**$38,826**	**$96,553**	**$52,413**	**$26,300**	**$28,872**	**$61,164**	**$24,201**	**$0**	**$10,110**	**$297,265**	**$11,320**	**$28,056**	**$0**	**$746,742**

* 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	10196141	D1010	**Elevator Controls**	Automatic, 1 Car	2500 LB	Carderock Springs Elementary School / Main Building	Elevator Shafts/Utility	Schindler Elevator Corporation	NA	NA	2010		
2	10249077	D1010	**Passenger Elevator**	Hydraulic, 3 Floors, 1500 to 2500 LB	2500 LB	Carderock Springs Elementary School / Main Building	Elevator Shafts/Utility	Schindler Elevator Corporation	NA	NA	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10196172	D2010	**Pump Station**	Duplex Mounted	7.5 HP	Carderock Springs Elementary School / Main Building	Mechanical Room	TIGERFLOW	ES 3000	NA	2010		
2	10196181	D2010	**Water Heater**	Gas, Commercial (270 MBH)	125 GAL	Carderock Springs Elementary School / Main Building	Mechanical Room	Maxim	27 P 125A-MXS	0110128910	2010		
3	10196212	D2010	**Backflow Preventer**	Domestic Water	4 IN	Carderock Springs Elementary School / Main Building	A/S Control Room	Watts	757	QF-0968	2010		
4	10196177	D2010	**Backflow Preventer**	Domestic Water	1 IN	Carderock Springs Elementary School / Main Building	Mechanical Room	Watts	I 009 M2 0T	A92475			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10196190	D3020	**Unit Heater**	Electric	3 - 5 kW	Carderock Springs Elementary School / Main Building	A/S Control Room	Taskmaster	P3P5103CA1N	NA	2010		
2	10196162	D3020	**Unit Heater** [EUH 3]	Electric	5 kW	Carderock Springs Elementary School / Main Building	Mechanical Room	Taskmaster	P3P5105CA1N	NA	2010		
3	10196165	D3020	**Unit Heater** [EUH 6]	Electric	3 - 5 kW	Carderock Springs Elementary School / Main Building	A/S Control Room	Taskmaster	P3P5103CA1N	NA	2010		
4	10196138	D3020	**Unit Heater** [EUH 9]	Electric	5 kW	Carderock Springs Elementary School / Main Building	Storage	Taskmaster	Inaccessible	Inaccessible			
5	10196191	D3020	**Boiler Supplemental Components**	Expansion Tank	176 - 250 GAL	Carderock Springs Elementary School / Main Building	Mechanical Room	John Wood	NA	20182	2018		
6	10196211	D3030	**Ductless Mini-Split**	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Carderock Springs Elementary School / Main Building	Roof	Mitsubishi	PUY-A18NHA3	91U01116B	2010		
7	10924463	D3030	**Heat Pump**	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	216	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU102501118	2010		
8	10924451	D3030	**Heat Pump**	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	32	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600938	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10924449	D3030	**Heat Pump**	Water Source, Interior Unit	3.5 TON	Carderock Springs Elementary School / Main Building	138	McQuay	W. VFW. 1.042. B. K. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093701484	2010		
10	10196167	D3030	**Heat Pump**	Water Source, Interior Unit, 5 TON	2.5 TON	Carderock Springs Elementary School / Main Building	18	McQuay	W.VFW.1.030.B. J. Y.R. T.	NA	2010		
11	10924471	D3030	**Heat Pump** [WP 1]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	135D	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600957	2010		
12	10924446	D3030	**Heat Pump** [WP 10]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	23	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600944	2010		
13	10924457	D3030	**Heat Pump** [WP 11]	Water Source, Interior Unit	3 TON	Carderock Springs Elementary School / Main Building	23	McQuay	W. VFW. 1.036. B. K. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600966	2010		
14	10924455	D3030	**Heat Pump** [WP 12]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	17	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600941	2010		
15	10924456	D3030	**Heat Pump** [WP 13]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	17	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600956	2010		
16	10924448	D3030	**Heat Pump** [WP 18]	Water Source, Interior Unit	1.5 TON	Carderock Springs Elementary School / Main Building	32	McQuay	W. VFW. 1.019. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600934	2010		
17	10924453	D3030	**Heat Pump** [WP 20]	Water Source, Interior Unit	1.5 TON	Carderock Springs Elementary School / Main Building	38	McQuay	W. VFW. 1.019. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600962	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10924472	D3030	**Heat Pump** [WP 34]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	114	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600942	2010		
19	10924467	D3030	**Heat Pump** [WP 35]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	114	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600959	2010		
20	10924447	D3030	**Heat Pump** [WP 36]	Water Source, Interior Unit	3 TON	Carderock Springs Elementary School / Main Building	122	McQuay	W. VFW. 1.036. B. K. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093601016	2010		
21	10924475	D3030	**Heat Pump** [WP 37]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	122	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600961	2010		
22	10924465	D3030	**Heat Pump** [WP 38]	Water Source, Interior Unit	3.5 TON	Carderock Springs Elementary School / Main Building	113	McQuay	W. VFW. 1.042. B. K. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093701481	2010		
23	10924476	D3030	**Heat Pump** [WP 39]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	113	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600965	2010		
24	10924461	D3030	**Heat Pump** [WP 40]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	107	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600937	2010		
25	10924459	D3030	**Heat Pump** [WP 41]	Water Source, Interior Unit	4 TON	Carderock Springs Elementary School / Main Building	107	McQuay	W. VFW. 1.048. B. K. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600691h	2010		
26	10924445	D3030	**Heat Pump** [WP 43]	Water Source, Interior Unit	3.5 TON	Carderock Springs Elementary School / Main Building	126	McQuay	W. VFW. 1.042. B. K. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093701483	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	10924460	D3030	**Heat Pump** [WP 45]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	138	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600964	2010		
28	10924468	D3030	**Heat Pump** [WP 50]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	204	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU102501117	2010		
29	10924454	D3030	**Heat Pump** [WP 51]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	204	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU102501116	2010		
30	10924474	D3030	**Heat Pump** [WP 6]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	18	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600939	2010		
31	10924480	D3030	**Heat Pump** [WP 7]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	18	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600963	2010		
32	10924477	D3030	**Heat Pump** [WP 8]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	26	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600940	2010		
33	10924450	D3030	**Heat Pump** [WP 9]	Water Source, Interior Unit	2.5 TON	Carderock Springs Elementary School / Main Building	26	McQuay	W. VFW. 1.030. B. J. Y. L. T. 01.YY.B.C. Y. YY. Y. YYY. YYY. YYY. A. Y. YYY. Y. Y. Y. C. 1. Y. 1	AUBU093600958	2010		
34	10196151	D3030	**Split System Ductless**	Single Zone	1.5 TON	Carderock Springs Elementary School / Main Building	Roof	Mitsubishi	PUY-A18NKA7	71U05384B	2018		
35	10196139	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	75 HP	Carderock Springs Elementary School / Main Building	Mechanical Room	Marathon	42F098W462G1	C0903020063	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10196154	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	75 HP	Carderock Springs Elementary School / Main Building	Mechanical Room	Marathon	364TSTDBD6001	WX20000849-92001	2017		
37	10196213	D3050	**Air Handler**	Exterior AHU, Packaged, 6001 to 8000 CFM	8000 CFM	Carderock Springs Elementary School / Main Building	Roof	ERU 5	ERP-E-07-FP-FP-D-WS	1424-05-0909	2010		
38	10196197	D3050	**Air Handler**	Exterior AHU, Packaged, 10001 to 15000 CFM	12000 CFM	Carderock Springs Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-05-FP-FP-D-WS	1424-04-0909	2010		
39	10196201	D3050	**Air Handler** [ERU 1]	Exterior AHU, Packaged, 6001 to 8000 CFM	8000 CFM	Carderock Springs Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-FP02-H-WS	1424-01-0909			
40	10196184	D3050	**Air Handler** [ERU 2]	Exterior AHU, Packaged, 1000 to 2400 CFM	2000 CFM	Carderock Springs Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-01-FP-FP-D-WS	1424-02-0909	2010		
41	10196143	D3050	**Air Handler** [ERU 3]	Exterior AHU, Packaged, 2401 to 4000 CFM	3200 CFM	Carderock Springs Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-02-FP-FP-D-WS	1424-03-0909	2010		
42	10196136	D3050	**Air Handler** [ERU 7]	Exterior AHU, Packaged, 8001 to 10000 CFM	9200 CFM	Carderock Springs Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-05-FP-FP-D-WS	1540-01-0510	2010		
43	10196163	D3050	**Fan Coil Unit**	Hydronic Terminal	401 - 800 CFM	Carderock Springs Elementary School / Main Building	Throughout Building	McQuay	W.VFW.1.030.B. J. Y.R. T. 01.YY.B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY.Y.Y.Y.C.1.Y.1	NA	2010		34
44	10196153	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Carderock Springs Elementary School / Main Building	Roof	Greenheck	6-090-E-X	12085242 1005	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10196208	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5001 - 8500 CFM	Carderock Springs Elementary School / Main Building	Roof	Greenheck	GRS-16-QD	11765121	2010		
46	10196175	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5001 - 8500 CFM	Carderock Springs Elementary School / Main Building	Roof	Greenheck	GRS-16-QD	11765122	2010		
47	10196135	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	8501 - 15000 CFM	Carderock Springs Elementary School / Main Building	Roof	Greenheck	GB-330-10-X	117590 22 0905			
48	10196134	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	8501 - 15000 CFM	Carderock Springs Elementary School / Main Building	Roof	Greenheck	6B-330-10-X	11759023 0905			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10196173	D4010	**Pump**	Fire Suppression	20 HP	Carderock Springs Elementary School / Main Building	A/S Control Room	US Motors	AD18	NA	2010		
2	10196206	D4010	**Supplemental Components**	Fire Pump Controller		Carderock Springs Elementary School / Main Building	A/S Control Room	Master Controller	ECA-20-46-FH	110810	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10196223	D5010	**Generator**	Diesel	67 KW	Carderock Springs Elementary School / Site	Building Exterior	Cummins	GGHH-1458081	J090050743	2009		
2	10196196	D5010	**Automatic Transfer Switch** [LIFE SAFETY TRANSFER SWITCH]	ATS	125 AMP	Carderock Springs Elementary School / Main Building	Electrical Room	Cummins	OTPCA-1458079	J090048111			
3	10196174	D5010	**Automatic Transfer Switch** [NON LIFE SAFETY TRANSFER SWITCH]	ATS	125 AMP	Carderock Springs Elementary School / Main Building	Electrical Room	Cummins	OTPCA-1458077	J090048113			
4	10196195	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carderock Springs Elementary School / Main Building	222	Eaton	N30E002	J10C05343D	2010		
5	10196179	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carderock Springs Elementary School / Main Building	222	Eaton	V30E001	J10B06579	2010		
6	10196214	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Carderock Springs Elementary School / Main Building	Mechanical Room	Eaton	J09J00942	V75E001			
7	10196188	D5020	**Secondary Transformer**	Dry, Stepdown	9 KVA	Carderock Springs Elementary School / Main Building	A/S Control Room	Cutler-Hammer	V09E027	JD9K00106	2010		
8	10196161	D5020	**Secondary Transformer** [A]	Dry, Stepdown	75 KVA	Carderock Springs Elementary School / Main Building	Electrical Room	Eaton	V75E001	J09J00884	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10196182	D5020	**Secondary Transformer** [CPA]	Dry, Stepdown	30 KVA	Carderock Springs Elementary School / Main Building	Electrical Room	Eaton	N30E002	J09K05106	2010		
10	10196169	D5020	**Secondary Transformer** [EML]	Dry, Stepdown	45 KVA	Carderock Springs Elementary School / Main Building	Electrical Room	Eaton	V45E001	J09J00938	2010		
11	10196192	D5020	**Switchboard**	277/480 V	1600 AMP	Carderock Springs Elementary School / Main Building	Electrical Room	Eaton	NA	NA	2010		
12	10196198	D5020	**Distribution Panel** [DPA]	277/480 V	1200 AMP	Carderock Springs Elementary School / Main Building	Electrical Room	Eaton	NA	NA	2010		
13	10196155	D5020	**Distribution Panel** [HA SEC 1]	277/480 V	400 AMP	Carderock Springs Elementary School / Main Building	Electrical Room	Cutler-Hammer	NA	NA	2010		
14	10196157	D5020	**Distribution Panel** [HA SEC 2]	277/480 V	400 AMP	Carderock Springs Elementary School / Main Building	Electrical Room	Cutler-Hammer	NA	NA	2010		
15	10196156	D5020	**Distribution Panel** [HE]	277/480 V	400 AMP	Carderock Springs Elementary School / Main Building	222	Eaton	NA	NA	2010		
16	10196142	D5030	**Variable Frequency Drive** [VFD 1]	VFD, by HP of Motor	75 HP	Carderock Springs Elementary School / Main Building	Mechanical Room	ABB	No dataplate	No dataplate	2010		
17	10196159	D5030	**Variable Frequency Drive** [VFD 2]	VFD, by HP of Motor	75 HP	Carderock Springs Elementary School / Main Building	Mechanical Room	ABB	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10196187	D7050	**Fire Alarm Panel**	Fully Addressable		Carderock Springs Elementary School / Main Building	Maintenance office	Honeywell	Notifier	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10196194	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Carderock Springs Elementary School / Main Building	Kitchen						
2	10196200	E1030	**Foodservice Equipment**	Convection Oven, Double		Carderock Springs Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	10196183	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Carderock Springs Elementary School / Main Building	Kitchen	Delfield	KCFT-60-11A	1003150000314			
4	10196189	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Carderock Springs Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
5	10196144	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Carderock Springs Elementary School / Main Building	Kitchen	Delfield	MARK7 KC-74-NU-120/208V	1003150000315			
6	10196170	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Carderock Springs Elementary School / Main Building	Kitchen	CaptiveAire Systems	6030 VHB	NA			
7	10196215	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Carderock Springs Elementary School / Main Building	Kitchen	Metro	No dataplate	No dataplate			
8	10196164	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Carderock Springs Elementary School / Main Building	Kitchen	Traulsen	RHT132NUT-HHS	T31364A10			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10196217	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Carderock Springs Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
10	10196145	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Carderock Springs Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
11	10196207	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Carderock Springs Elementary School / Main Building	Kitchen	Heatcraft	ADT104AEB2N6K	T10A06218			
12	10196180	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Carderock Springs Elementary School / Main Building	Kitchen	Heatcraft	LET140BEK	T10A06260			
13	10196152	E1030	**Foodservice Equipment**	Walk-In, Freezer		Carderock Springs Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
14	10196160	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Carderock Springs Elementary School / Main Building	Kitchen	Kolpak	No dataplate	No dataplate			