



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Rachel Carson Elementary School
100 Tschiffely Square Road
Gaithersburg, MD 20878

PREPARED BY:

Bureau Veritas

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BV PROJECT #:

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DATE OF REPORT:

February 26, 2026

ON SITE DATE:

October 1-2, 2025

Bureau Veritas

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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	100 Tschiffely Square Road, Gaithersburg, MD 20878
Site Developed	1990
Outside Occupants / Leased Spaces	Gymnasium leased by outside parties
Date(s) of Visit	October 1-2, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Donte Bryan, Building Service Manager
Assessment & Report Prepared By	Allister Demas
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 Rachel Carson Elementary School was constructed in 1990 with no major renovations reported since original construction. Two modular classroom buildings in the rear of the site that were removed in 2021 and replaced with sport courts.

Architectural

The structure is in fair condition. No evidence of building movement or potential foundation settlement was reported by POC or observed during assessment. The structural systems consist of CMU walls with cast-in-place concrete floor decks supported by steel joists and metal roof decks. The exterior building façade is brick and CMU with double-glazed aluminum windows and neoclassical architectural elements. Floor finishes consist of carpet, and VCT in offices, classrooms and common areas, wood sports floor in gymnasium and ceramic tile in restrooms. The ceilings are primarily acoustic ceiling tiles and painted gypsum board. The roof consists of a flat built-up roofing in mechanical areas with gable asphalt shingle roofing in other areas. The built-up roof was replaced in 2015. Typical lifecycle-based interior and exterior finish replacements not anticipated in the near term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the HVAC systems were replaced or upgraded in 2014 and are in good condition. Several roof-mounted units are nearing or past the end of their estimated useful life, and while generally still functional, will likely benefit from replacement in the near term. Two chiller units provide adequate cooling, and a boiler system provides necessary heating. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system to necessary spaces.

In general, the plumbing systems are adequate to serve the facility with equipment and fixtures updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported by the POC. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated. No major issues were observed or reported.

The electrical system is original and should be replaced during normal anticipated end of the life cycle. Electrical systems have been updated as needed and are of adequate size to provide necessary power to all systems. Interior lighting consists mainly of fluorescent and some LED. No major issues were observed or reported.

Fire protection system consists of hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated into the lighting system), and other modern life safety devices. A building wide fire suppression (sprinkler) system was observed within the facility.

Site

Site maintenance appears to be good. Landscaping consists of trees, shrubs and lawn areas at perimeter of the building. The site consists of two play areas with play components in good condition. There is onsite parking with ADA parking. is provided for 92 cars in asphalt paved lot at front of the building. The parking lot has several cracks throughout and replacement is recommended in the near term. The cast-in-place concrete sidewalks at the rear of the site have several cracks and replacement is recommended in the near term.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. 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 0.635222.

Immediate Needs

Facility/Building	Total Items	Total Cost
Rachel Carson Elementary School	4	\$19,100
Total	4	\$19,100

Rachel Carson Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9853237	Roof Ladder	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Replace	Poor	Safety	\$1,100
9853193	Workroom 103	E2010	Casework, Countertop, Plastic Laminate, Replace	Failed	Performance/Integrity	\$2,000
9853187	Art Room 120	E2010	Casework, Countertop, Plastic Laminate, Replace	Poor	Performance/Integrity	\$1,000
10047152	Staff Lounge 112	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
Total (4 items)						\$19,100

Key Findings



Roof Appurtenances in Poor condition.

Roof Access Ladder, Steel
Main Building Rachel Carson Elementary
School Roof Ladder

Uniformat Code: B3020
Recommendation: **Replace in 2025**

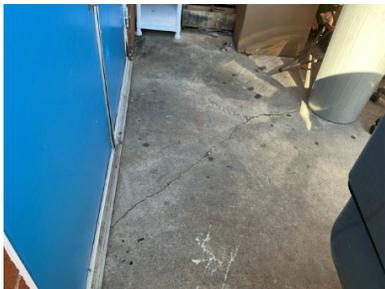
Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: \$1,100

\$\$\$\$

Roof ladder loose at top platform - AssetCALC ID: 9853237



Loading Dock in Poor condition.

Concrete
Main Building Rachel Carson Elementary
School Building Exterior

Uniformat Code: B1010
Recommendation: **Replace in 2027**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$280,000

\$\$\$\$

Several large cracks throughout - AssetCALC ID: 9853145



Parking Lots in Poor condition.

Pavement, Asphalt
Site Rachel Carson Elementary School Site
Parking Areas Left

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

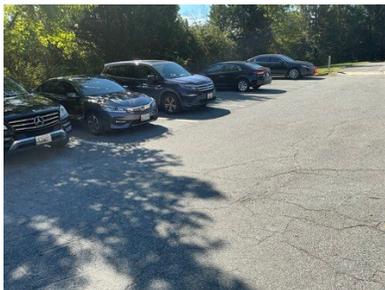
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,700

\$\$\$\$

Alligator and large cracks throughout - AssetCALC ID: 9863082



Parking Lots in Poor condition.

Pavement, Asphalt
Site Rachel Carson Elementary School Site
Parking Areas Left

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

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Alligator and large cracks throughout - AssetCALC ID: 9863088



Parking Lots in Poor condition.

Pavement, Concrete
 Site Rachel Carson Elementary School Site Rear

Uniformat Code: G2020
 Recommendation: **Replace in 2026**

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$13,500

\$\$\$\$

Several cracks throughout - AssetCALC ID: 9863101



Parking Lots in Poor condition.

Pavement, Asphalt
 Site Rachel Carson Elementary School Right Parking Lot

Uniformat Code: G2020
 Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$10,100

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Several cracks throughout - AssetCALC ID: 9863092



Parking Lots in Poor condition.

Pavement, Asphalt
 Site Rachel Carson Elementary School Right Parking Lot

Uniformat Code: G2020
 Recommendation: **Mill & Overlay in 2027**

Priority Score: **84.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$78,800

\$\$\$\$

Several large cracks throughout - AssetCALC ID: 9863097



Casework in Failed condition.

Countertop, Plastic Laminate
 Main Building Rachel Carson Elementary School Workroom 103

Uniformat Code: E2010
 Recommendation: **Replace in 2025**

Priority Score: **82.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Broken corners, delaminating and raised joints - AssetCALC ID: 9853193



Casework in Poor condition.

Countertop, Plastic Laminate
Main Building Rachel Carson Elementary
School Art Room 120

Uniformat Code: E2010
Recommendation: **Replace in 2025**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Laminate missing at countertop edges. Laminate buckled at backflash - AssetCALC ID: 9853187



Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
Site Rachel Carson Elementary School
Playgrounds

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,600

\$\$\$\$

Asphalt below showing through - AssetCALC ID: 9863076



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Rachel Carson Elementary School Rear
Play Area / Driveway

Uniformat Code: G2050
Recommendation: **Replace in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$195,700

\$\$\$\$

Large long cracks - AssetCALC ID: 9863099



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Rachel Carson Elementary School Rear
Play Area / Driveway

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,500

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Large cracks throughout - AssetCALC ID: 9863087



Exterior Door in Poor condition.

Steel, Commercial
 Main Building Rachel Carson Elementary
 School Building Exterior Doors 12

Uniformat Code: B2050
 Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$8,100

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Doors not latching and weatherstripping bent - AssetCALC ID: 9853218



Exterior Door in Poor condition.

Aluminum-Framed & Glazed, Standard Swing
 Main Building Rachel Carson Elementary
 School Building Exterior

Uniformat Code: B2050
 Recommendation: **Replace in 2026**

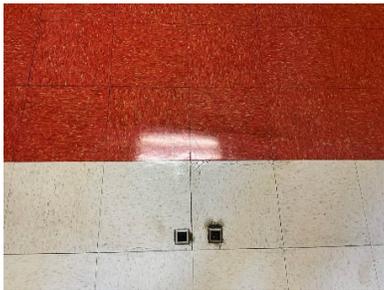
Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$7,800

\$\$\$\$

Large gap below doors. Missing weatherstripping and aged. - AssetCALC ID: 9853258



Flooring in Poor condition.

Vinyl Tile (VCT)
 Main Building Rachel Carson Elementary
 School Upper Lobby

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

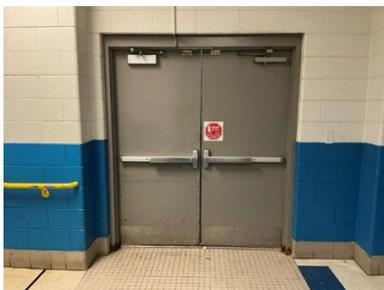
Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$5,000

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Cracked and buckling tile - AssetCALC ID: 9853160



Exterior Door in Poor condition.

Steel, Commercial
 Main Building Rachel Carson Elementary
 School Loading Dock Door 2

Uniformat Code: B2050
 Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$4,100

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Door frame badly rusted and doors weatherstripping bent causing a gap - AssetCALC ID: 9853214



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Rachel Carson Elementary School Lobby

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

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Broken and damaged tile throughout - AssetCALC ID: 9853183



Exterior Door in Poor condition.

Steel, Commercial
Main Building Rachel Carson Elementary School Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,400

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Missing weatherstripping and large gap below doors - AssetCALC ID: 9853174



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration
Main Building Rachel Carson Elementary School Staff Lounge 112

Uniformat Code: Y1060
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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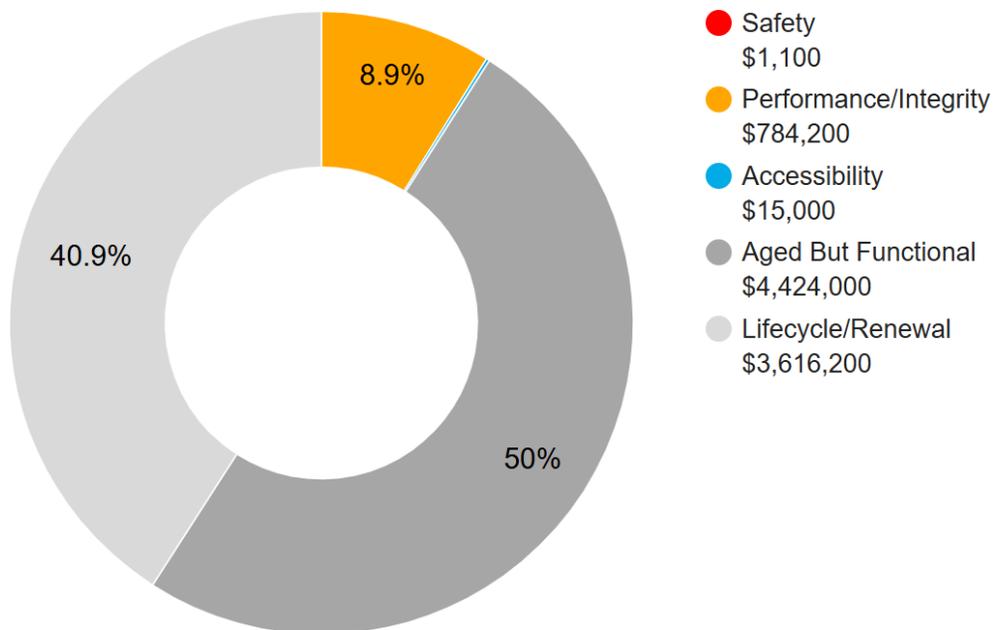
Base cabinet and sink are not ADA accessible - AssetCALC ID: 10047152

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: \$8,840,500

2. Building Information



Building: Systems Summary

Address	100 Tschiffely Square Road, Gaithersburg, MD 20878	
GPS Coordinates	39.1171035, -77.2467119	
Constructed/Renovated	1990	
Building Area	78,547 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists, steel framing features, and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bitumen finish. Secondary: Gable and Hip construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor ceramic tile, quarry tile, wood strip, sealed concrete. Ceilings: ACT, Painted gypsum board, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Commercial gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers and air handlers feeding VAV, fan coil and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Ductless split-systems, Suspended unit heaters, Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring. Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$297,100	-	-	-	\$297,100
Facade	-	\$45,700	\$345,800	-	-	\$391,500
Roofing	\$1,100	-	\$15,200	-	\$914,300	\$930,600
Interiors	-	\$196,900	\$1,036,900	-	\$926,300	\$2,160,100
Conveying	-	\$3,200	\$67,500	-	\$4,300	\$75,000
Plumbing	-	\$118,900	\$1,073,500	\$8,700	\$32,200	\$1,233,200
HVAC	-	\$99,200	\$1,044,200	\$393,500	\$723,900	\$2,260,900
Fire Protection	-	-	\$467,500	-	-	\$467,500
Electrical	-	\$440,400	\$697,300	\$117,200	\$135,700	\$1,390,600
Fire Alarm & Electronic Systems	-	-	\$1,209,400	-	\$1,262,500	\$2,471,900
Equipment & Furnishings	\$3,000	\$74,900	\$269,300	\$7,700	\$138,100	\$493,000
Accessibility	\$15,000	-	\$40,500	-	-	\$55,500
TOTALS (3% inflation)	\$19,100	\$1,276,200	\$6,267,200	\$527,200	\$4,137,200	\$12,226,900

3. Site Summary



Site Information		
Site Area	5.5 acres (estimated)	
Parking Spaces	92 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$1,400	-	\$1,800	\$3,200
Special Construction & Demo	-	-	\$18,500	-	-	\$18,500
Site Development	-	\$245,300	\$262,700	\$54,200	\$100,300	\$662,500
Site Pavement	-	\$131,900	-	\$15,300	\$38,200	\$185,300
Site Utilities	-	-	\$21,600	-	-	\$21,600
TOTALS (3% inflation)	-	\$377,200	\$304,200	\$69,400	\$140,300	\$891,100



4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1990/2021	No	No
Main Building	1990	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 Rachel Carson Elementary School, 100 Tschiffely Square Road, Gaithersburg, MD 20878, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

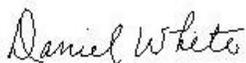
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

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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 RIGHT



2 - REAR ELEVATION LEFT



3 - LEFT ELEVATION RIGHT



4 - RIGHT ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW



Photographic Overview



7 - 1ST FLOOR HALLWAY



8 - 2ND FLOOR HALLWAY



9 - ART CLASSROOM



10 - TYPICAL CLASSROOM



11 - STAFF LOUNGE



12 - CAFETERIA



Photographic Overview



13 - LOWER LOBBY



14 - UPPER LOBBY



15 - GYMNASIUM



16 - LIBRARY



17 - LIBRARY



18 - HEALTH ROOM



Photographic Overview



19 - TYPICAL CLASSROOM



20 - TYPICAL RESTROOM



21 - CERAMICS KILN



22 - ELEVATOR MACHINERY



23 - MECHANICAL ROOM



24 - WATER HEATER



Photographic Overview



25 - MAIN ELECTRICAL ROOM



26 - SECONDARY TRANSFORMER



27 - FIRE ALARM PANEL



28 - FIRE SPRINKLER RISERS



29 - TRASH COMPACTOR



30 - ROOFTOP MECHANICAL EQUIPMENT

Photographic Overview



31 - REFRIGERATOR / FREEZER CONDENSERS



32 - EMERGENCY GENERATOR



33 - LANDSCAPING



34 - COURTYARD FURNISHINGS



35 - PLAYGROUND



36 - SITE LIGHTING

Appendix B:

Site Plan(s)

Site Plan



Project Number

172559.25R000-022.354

Project Name

Rachel Carson Elementary School

Source

Google

On-Site Date

September 29, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rachel Carson Elementary School

Name of person completing form: Donte Bryan

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 3

Date Completed: September 30, 2025

Phone Number: (301) 740-5426

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1990	Renovated	
2	Building size in SF	78,547	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2015	Roof replaced
		Interiors		
		HVAC	2014	Air handlers replaced.
		Electrical		
		Site Pavement	2021	Portable classrooms removed and black top installed
		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.	Exterior doors have gaps at bottom and one door and frame need to be replaced due to latching issues. Condensation causing ceiling issues		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
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				Mold present in media center, room 121, music room and cafeteria.
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Community use of gym. Building rented by ICB on evenings



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rachel Carson Elementary School

BV Project Number: 172559.25R000-022.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

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 ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

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



IN-CAB CONTROLS

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

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

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 ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM PATH OF TRAVEL



BREAKROOM OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010		Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	78,547 SF	40	10026408
A1010	Building Exterior	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	17,540 LF	40	10047157
B1010	Building Exterior	Poor	Loading Dock, Concrete	400 SF	2	9853145
B1010		Fair	Structural Framing, Masonry (CMU) Bearing Walls	78,547 SF	40	10026407
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	46,550 SF	5	9853235
B2020	Building Exterior	Fair	Glazing, any type by SF	2,450 SF	4	10047154
B2020	Hallways	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	2	3	9853204
B2050	Building Exterior	Poor	Exterior Door, Steel, Commercial	6	1	9853174
B2050	Loading Dock Door 2	Poor	Exterior Door, Steel, Commercial	1	1	9853214
B2050	Building Exterior	Poor	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	1	9853258
B2050	Building Exterior Doors 12	Poor	Exterior Door, Steel, Commercial	2	1	9853218
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	19	5	9853257
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 30-Year Premium	34,700 SF	20	9853181
B3010	Main Roof	Good	Roofing, Built-Up	25,900 SF	15	9853230
B3020	Roof Ladders	Good	Roof Appurtenances, Roof Access Ladder, Steel	70 LF	30	9853247
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	4	9853266
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	1,500 SF	3	9853234
C1010	Gymnasium	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	1,100 SF	3	9853162
C1030	Lobby	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	5	5	9853281

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	22	5	9853276
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	93	5	9853144
C1070	Lobby	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	1	9853183
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	64,547 SF	3	9853190
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	19	4	9853186
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	118,000 SF	2	9853131
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	250 SF	4	9853178
C2030	Cafeteria Stage	Fair	Flooring, Wood, Strip	900 SF	4	9853155
C2030	Main Stairs	Fair	Flooring, Rubber Tile	1,200 SF	4	9853170
C2030	Upper Lobby	Poor	Flooring, Vinyl Tile (VCT)	1,000 SF	1	9853160
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	6,000 SF	4	9853205
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	62,447 SF	4	9853220
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,600 SF	5	9853140
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	3	9853269
C2030	Kitchen	Fair	Flooring, Quarry Tile	800 SF	15	9853207
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	4,000 SF	3	9853182
Conveying						
D1010	Elevator Cab	Fair	Elevator Cab Finishes, Economy	1	2	9853200
D1010	Machine Room 116	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3500 LB, Renovate	1	4	9853246
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	39	2	9853149
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	2	9853278
D2010	Main Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	18	9853123
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	78,547 SF	5	9853148

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Gymnasium Office Restroom 122	Fair	Shower, Ceramic Tile	1	4	9853199
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	5	9853229
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	9853227
D2010	Restrooms	Fair	Urinal, Standard	13	3	9853184
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	32	2	9853217
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	4	9853185
D2010	Main Mechanical Room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	5	9853168
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	31	3	9853213
D2060	Main Mechanical Room	Fair	Air Compressor, Tank-Style, 2 HP	1	6	9853152
HVAC						
D3020	Main Mechanical Room	Fair	Unit Heater, Hydronic, 256 MBH	1	3	9853226
D3020	Electrical Room 111	Fair	Unit Heater, Electric, 3 kW	1	2	9853167
D3020	Main Mechanical Room	Good	Boiler, Gas, HVAC, 1400 MBH [BOILER-1]	1	18	9853265
D3020	Mechanical Room 205A	Fair	Unit Heater, Hydronic, 136 MBH	1	3	9853134
D3020	Mechanical Room 223A	Fair	Unit Heater, Hydronic, 60 MBH	1	3	9853159
D3020	Main Mechanical Room	Good	Boiler, Gas, HVAC, 1400 MBH [BOILER-2]	1	18	9853206
D3020	Loading Dock Room Door 3	Fair	Unit Heater, Hydronic, 60 MBH	1	2	9853259
D3030	Building Services Office 110	Fair	Split System Ductless, Single Zone, 1 TON	1	2	9853212
D3030	Roof Left	Fair	Chiller, Air-Cooled, 100 TON [ACC-2]	1	13	9853277
D3030	Roof Left	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON [COND-7]	1	4	9853224
D3030	Courtyard / Gym Office	Fair	Split System Ductless, Single Zone, .75 TON	1	4	9853122
D3030	Roof Left	Fair	Chiller, Air-Cooled, 100 TON [ACC-1]	1	13	9853194
D3030	Courtyard	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [COND-6]	1	4	9853208
D3030	Site Outside Boiler Room / Kitchen Dry Food	Fair	Split System Ductless, Single Zone, 1.5 TON	1	4	9853252

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Throughout Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	15	2	9853175
D3030	Roof Left	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	9853180
D3050	Roof Front	Fair	Air Handler, Exterior AHU, 1000 CFM [DOAS-1]	1	9	9853262
D3050	Roof Left	Fair	Air Handler, Exterior AHU, 10500 CFM [AHU-2]	1	9	9853211
D3050	Roof Left	Fair	Air Handler, Exterior AHU, 5000 CFM [AHU-3]	1	9	9853232
D3050	Roof Left	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 50 TON [RTU-1]	1	8	9853173
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	78,547 SF	5	9853124
D3050	Roof Front	Fair	Air Handler, Exterior AHU, 3000 CFM [DOAS-2]	1	9	9853274
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	78,547 SF	3	9853201
D3050	Roof Left	Fair	Air Handler, Exterior AHU, 5000 CFM [AHU-1]	1	9	9853177
D3050	Mechanical Room 205A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1560 CFM [AHU-6]	1	14	9853191
D3050	Mechanical Room 223A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1560 CFM	1	3	9853216
D3060	Roof Front	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8747 CFM [EF-24]	1	2	9853151
D3060	Roof Front	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2518 CFM [EF-28]	1	3	9853133
D3060	Roof Front	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8747 CFM [EF-27]	1	2	9853202
D3060	Roof Front	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8747 CFM [EF-26]	1	2	9853188
D3060	Roof Rear	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [DOAS-3]	1	9	9853245
D3060	Roof Front	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8747 CFM [EF-25]	1	2	9853126
Fire Protection						
D4010	Main Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	5	9853130
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	78,547 SF	5	9853255
Electrical						
D5010	Electrical Room 111	Good	Automatic Transfer Switch, ATS, 150 AMP	1	16	9853231
D5010	Electrical Room 111	Good	Automatic Transfer Switch, ATS, 150 AMP [LIFE SAFETY -ATS]	1	16	9853195

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Building Left	Fair	Generator, Gas or Gasoline, 100 KW	1	7	9853142
D5020	Electrical Room Second Floor	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	3	9853147
D5020	Electrical Room 113	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	25	9853264
D5020	Electrical Room 113	Fair	Distribution Panel, 277/480 V, 800 AMP	1	3	9853254
D5020	Electrical Room 111	Fair	Switchboard, 277/480 V, 1600 AMP	1	5	9853172
D5020	Electrical Room 111	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [LIFE SAFETY]	1	13	9853197
D5020	Electrical Room 231	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	4	9853251
D5020	Electrical Room 111	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	3	9853244
D5020	Electrical Room 111	Fair	Switchboard, 277/480 V, 1600 AMP [MAIN]	1	5	9853125
D5020	Electrical Room 111	Fair	Switchboard, 277/480 V, 1600 AMP	1	5	9853136
D5020	Electrical Room 111	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [NON LIFE SAFETY]	1	23	9853198
D5020	Electrical Room 133	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	3	9853141
D5020	Electrical Room 111	Fair	Switchboard, 277/480 V, 1200 AMP	1	5	9853260
D5020	Electrical Room 231	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	4	9853243
D5020	Electrical Room 133	Fair	Secondary Transformer, Dry, Stepdown, 25 KVA	1	3	9853189
D5020	Electrical Room Second Floor	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	3	9853268
D5020	Electrical Room 133	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	3	9853253
D5020	Electrical Room Second Floor	Fair	Distribution Panel, 277/480 V, 400 AMP [DP2]	1	2	9853272
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [PUMP-6]	1	4	9853176
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [PUMP-4]	1	9	9853221
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	78,547 SF	5	9853156
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 3 HP [PUMP-8]	1	4	9853215
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 3 HP [PUMP-7]	1	3	9853223
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 7.5 HP [PUMP-2]	1	10	9853242

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	Electrical Room 113	Fair	Variable Frequency Drive, VFD, by HP of Motor, 1.5 HP, Replace/Install	1	9	9853280
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 20 HP [PUMP-3]	1	6	9853239
D5030	Main Mechanical Room	Good	Motor, AHU or Pump, 7.5 HP [PUMP-4]	1	12	9853248
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	9	9853169
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 7.5 HP [PUMP-1]	1	6	9853271
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 7.5 HP [PUMP-5]	1	3	9853203
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 20 HP [PUMP-6]	1	2	9853153
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [PUMP-3]	1	4	9853279
D5040	Electrical Room 111	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	20	3	9853267
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	78,547 SF	2	9853241
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	78,547 SF	2	9853143
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	78,547 SF	3	9853139
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	78,547 SF	3	9853238
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	78,547 SF	3	9853166
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	3	9853233
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	78,547 SF	3	9853161
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	9853209
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	3	9853165
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	9853138
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	3	9853146
E1030	Kitchen Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	2	9853236
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	3	9853261

Component Condition Report | Rachel Carson Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	9853249
E1030	Kitchen Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	9853192
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	9853179
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	7 LF	4	9853196
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	9853127
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	9853150
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	9853158
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9853250
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	4	9853135
E1030	Loading Dock Room Door 3	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	2	9853210
E1040	Art Room 119	Excellent	Ceramics Equipment, Kiln	1	18	9853225
E1040	Art Room 119	Fair	Ceramics Equipment, Kiln	1	18	9853157
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	2	9853219
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	4	9853228
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,260 SF	2	9853171
E2010	Staff Lounge 112	Fair	Casework, Cabinetry, Standard	36 LF	4	9853256
E2010	Workroom 103	Failed	Casework, Countertop, Plastic Laminate	40 LF	0	9853193
E2010	Art Room 120	Poor	Casework, Countertop, Plastic Laminate	20 LF	0	9853187
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	400 LF	2	9853137
E2010	Staff Lounge 112	Fair	Casework, Countertop, Solid Surface	6 LF	5	9853163
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	800 LF	4	9853263
Accessibility						
Y1060	Staff Lounge 112	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	10047152

Component Condition Report | Rachel Carson Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Fair	Structural Framing, Steel Columns & Beams, 1-2 Story Building, 1-2 Story Building	78,547 SF	41	10047155
Roofing						
B3020	Roof Ladder outside room 151	Failed	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	1	9853237
B3060	Roof	Good	Roof Hatch, Metal	2	21	9853154
Interiors						
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,000 SF	6	9853270
Accessibility						
Y1020	Entry Vestibule	Fair	ADA Paths of Travel, Flooring, Recessed Welcome Mat, Install	120 SF	5	9853222

Component Condition Report | Rachel Carson Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Utility Room Stairs	Fair	Stairs, Metal, Exterior, Refinish	780 SF	5	9863078
Special Construction & Demo						
F1020	Site Rear	Fair	Covered Play Structure, Metal-Framed	320 SF	5	9863104
Pedestrian Plazas & Walkways						
G2020	Right Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	22,500 SF	1	9863092
G2020	Site Rear	Poor	Parking Lots, Pavement, Concrete	1,500 SF	1	9863101
G2020	Site Parking Areas Left	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	5,900 SF	1	9863088
G2020	Right Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	22,500 SF	2	9863097
G2020	Site Parking Areas Left	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,900 SF	1	9863082
Athletic, Recreational & Playfield Areas						
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Medium	1	4	9863107
G2050	Right Play Area	Fair	Play Structure, Multipurpose, Very Small	2	4	9863098

Component Condition Report | Rachel Carson Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Medium	1	4	9863106
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Medium	1	4	9863093
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Very Small	2	4	9863075
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Very Small	1	4	9863103
G2050	Playgrounds	Poor	Playground Surfaces, Chips Wood, 6" Depth	9,800 SF	1	9863076
G2050	Rear Play Area / Driveway	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	30,100 SF	2	9863087
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Very Small	1	4	9863074
G2050	Right Play Area	Fair	Play Structure, Multipurpose, Large	1	4	9863086
G2050	Site Rear	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	4	9863083
G2050	Right Play Area	Fair	Play Structure, Multipurpose, Small	1	4	9863084
G2050	Rear Play Area / Driveway	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	30,100 SF	2	9863099
G2050	Rear Play Area	Fair	Play Structure, Multipurpose, Small	1	4	9863091
G2050	Right Play Area	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	2,600 SF	4	9863090
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	28	4	9863102
G2060	Courtyard	Fair	Park Bench, Metal Powder-Coated	1	5	9863080
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	10	5	9863100
G2060	Right Play Area	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	4	9863096
G2060	Site Rear	Fair	Bollard, Concrete or Metal	8	10	9863077
G2060	Main Entrance	Fair	Flagpole, Metal	1	10	9863105
G2060	Site Entry	Fair	Signage, Property, Monument, Replace/Install	1	2	9863085
G2060	Site Rear	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	1	4	9863079
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	5	4	9863094
G2060	Site Play Areas	Fair	Picnic Table, Metal Powder-Coated	3	4	9863095
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,000 LF	4	9863081

Component Condition Report | Rachel Carson Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G4050	Site General	Fair	Site Lighting, Floodlights, Replace/Install	16	4	9863089

Appendix F: Replacement Reserves

Replacement Reserves Report



2/17/2026

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	
D2010	Throughout Building	9853213	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	31	EA	\$1,200.00	\$37,200				\$37,200																		\$37,200	
D2010	Gymnasium Office Restroom 122	9853199	Shower, Ceramic Tile, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																	\$2,500	
D2010	Hallways & Common Areas	9853227	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	\$1,500.00	\$1,500					\$1,500																	\$1,500	
D2010	Hallways & Common Areas	9853185	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	\$1,200.00	\$4,800					\$4,800																	\$4,800	
D2010	Kitchen	9853229	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700	
D2060	Main Mechanical Room	9853152	Air Compressor, Tank-Style, Replace	20	14	6	1	EA	\$7,270.00	\$7,270																						\$7,270	
D3020	Main Mechanical Room	9853265	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$50,800.00	\$50,800																						\$50,800	
D3020	Main Mechanical Room	9853206	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$50,800.00	\$50,800																						\$50,800	
D3020	Electrical Room 111	9853167	Unit Heater, Electric, Replace	20	18	2	1	EA	\$1,800.00	\$1,800			\$1,800																			\$1,800	
D3020	Loading Dock Room Door 3	9853259	Unit Heater, Hydronic, Replace	20	18	2	1	EA	\$2,100.00	\$2,100			\$2,100																			\$2,100	
D3020	Main Mechanical Room	9853226	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$6,700.00	\$6,700				\$6,700																		\$6,700	
D3020	Mechanical Room 205A	9853134	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,900.00	\$2,900					\$2,900																	\$2,900	
D3020	Mechanical Room 223A	9853159	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100				\$2,100																		\$2,100	
D3030	Roof Left	9853277	Chiller, Air-Cooled, Replace	25	12	13	1	EA	\$120,000.00	\$120,000														\$120,000								\$120,000	
D3030	Roof Left	9853194	Chiller, Air-Cooled, Replace	25	12	13	1	EA	\$120,000.00	\$120,000													\$120,000									\$120,000	
D3030	Building Services Office 110	9853212	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	
D3030	Throughout Building	9853175	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	13	2	15	EA	\$4,020.00	\$60,300			\$60,300																			\$60,300	
D3030	Roof Left	9853180	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400																			\$3,400	
D3030	Roof Left	9853224	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$12,800.00	\$12,800					\$12,800																		\$12,800
D3030	Courtyard / Gym Office	9853122	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500																	\$3,500	
D3030	Courtyard	9853208	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$17,200.00	\$17,200					\$17,200																		\$17,200
D3030	Site Outside Boiler Room / Kitchen Dry Food	9853252	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$3,400.00	\$3,400					\$3,400																		\$3,400
D3050	Throughout Building	9853124	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	78547	SF	\$5.00	\$392,735						\$392,735																	\$392,735
D3050	Throughout Building	9853201	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	27	3	78547	SF	\$6.00	\$471,282				\$471,282																			\$471,282
D3050	Mechanical Room 223A	9853216	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
D3050	Roof Left	9853173	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$75,000.00	\$75,000									\$75,000														\$75,000
D3050	Roof Front	9853262	Air Handler, Exterior AHU, Replace	20	11	9	1	EA	\$11,000.00	\$11,000										\$11,000													\$11,000
D3050	Roof Left	9853211	Air Handler, Exterior AHU, Replace	20	11	9	1	EA	\$84,000.00	\$84,000										\$84,000													\$84,000
D3050	Roof Left	9853232	Air Handler, Exterior AHU, Replace	20	11	9	1	EA	\$37,200.00	\$37,200										\$37,200													\$37,200
D3050	Roof Front	9853274	Air Handler, Exterior AHU, Replace	20	11	9	1	EA	\$26,400.00	\$26,400										\$26,400													\$26,400
D3050	Roof Left	9853177	Air Handler, Exterior AHU, Replace	20	11	9	1	EA	\$37,200.00	\$37,200										\$37,200													\$37,200
D3050	Mechanical Room 205A	9853191	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	11	14	1	EA	\$15,000.00	\$15,000														\$15,000									\$15,000
D3060	Roof Front	9853151	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	\$5,600.00	\$5,600			\$5,600																				\$5,600
D3060	Roof Front	9853202	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	\$5,600.00	\$5,600			\$5,600																				\$5,600
D3060	Roof Front	9853188	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	\$5,600.00	\$5,600			\$5,600																				\$5,600
D3060	Roof Front	9853126	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	\$5,600.00	\$5,600			\$5,600																				\$5,600
D3060	Roof Front	9853133	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	\$3,000.00	\$3,000				\$3,000																			\$3,000
D3060	Roof Rear	9853245	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	11	9	1	EA	\$33,000.00	\$33,000										\$33,000													\$33,000
D4010	Main Mechanical Room	9853130	Backflow Preventer, Fire Suppression, Replace	30	25	5	1	EA	\$10,500.00	\$10,500					\$10,500																		\$10,500
D4010	Throughout Building	9853255	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	78547	SF	\$5.00	\$392,735					\$392,735																		\$392,735
D5010	Building Left	9853142	Generator, Gas or Gasoline, Replace	25	18	7	1	EA	\$66,000.00	\$66,000									\$66,000														\$66,000
D5010	Electrical Room 111	9853231	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	\$12,000.00	\$12,000																	\$12,000						\$12,000
D5010	Electrical Room 111	9853195	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	\$12,000.00	\$12,000																	\$12,000						\$12,000
D5020	Electrical Room Second Floor	9853147	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700				\$6,700																			\$6,700
D5020	Electrical Room 111	9853244	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																			\$10,000
D5020	Electrical Room 133	9853141	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																			\$10,000
D5020	Electrical Room 133	9853189	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700				\$6,700																			\$6,700
D5020	Electrical Room Second Floor	9853268	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																			\$10,000
D5020	Electrical Room 133	9853253	Secondary Transformer, Dry, Stepdown, Replace	30																													

Replacement Reserves Report



2/17/2026

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
D5020	Electrical Room 111	9853197	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$7,600.00	\$7,600														\$7,600							\$7,600	
D5020	Electrical Room Second Floor	9853272	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	\$5,300.00	\$5,300			\$5,300																		\$5,300	
D5020	Electrical Room 113	9853254	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																	\$10,000	
D5030	Throughout Building	9853156	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	78547	SF	\$2.50	\$196,368						\$196,368																\$196,368
D5030	Main Mechanical Room	9853153	Motor, AHU or Pump, Replace	18	16	2	1	EA	\$5,300.00	\$5,300			\$5,300																\$5,300		\$10,600	
D5030	Main Mechanical Room	9853223	Motor, AHU or Pump, Replace	18	15	3	1	EA	\$1,500.00	\$1,500				\$1,500																	\$1,500	
D5030	Main Mechanical Room	9853203	Motor, AHU or Pump, Replace	18	15	3	1	EA	\$2,600.00	\$2,600				\$2,600																	\$2,600	
D5030	Main Mechanical Room	9853176	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$10,000.00	\$10,000					\$10,000																\$10,000	
D5030	Main Mechanical Room	9853215	Motor, AHU or Pump, Replace	18	14	4	1	EA	\$1,500.00	\$1,500					\$1,500																\$1,500	
D5030	Main Mechanical Room	9853279	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$10,000.00	\$10,000					\$10,000																\$10,000	
D5030	Main Mechanical Room	9853239	Motor, AHU or Pump, Replace	18	12	6	1	EA	\$5,300.00	\$5,300						\$5,300															\$5,300	
D5030	Main Mechanical Room	9853271	Motor, AHU or Pump, Replace	18	12	6	1	EA	\$2,600.00	\$2,600						\$2,600															\$2,600	
D5030	Main Mechanical Room	9853221	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$6,200.00	\$6,200										\$6,200											\$6,200	
D5030	Electrical Room 113	9853280	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$5,300.00	\$5,300										\$5,300											\$5,300	
D5030	Main Mechanical Room	9853169	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$6,200.00	\$6,200										\$6,200											\$6,200	
D5030	Main Mechanical Room	9853242	Motor, AHU or Pump, Replace	18	8	10	1	EA	\$2,600.00	\$2,600											\$2,600										\$2,600	
D5030	Main Mechanical Room	9853248	Motor, AHU or Pump, Replace	18	6	12	1	EA	\$2,600.00	\$2,600												\$2,600									\$2,600	
D5040	Throughout Building	9853241	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	8	2	78547	SF	\$0.65	\$51,056			\$51,056										\$51,056								\$102,111	
D5040	Throughout Building	9853143	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	78547	SF	\$4.50	\$353,462			\$353,462																		\$353,462	
D5040	Electrical Room 111	9853267	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	20	EA	\$400.00	\$8,000				\$8,000																	\$8,000	
D6060	Throughout Building	9853139	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	78547	SF	\$1.65	\$129,603				\$129,603																	\$129,603	
D7010	Throughout Building	9853238	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	12	3	78547	SF	\$3.25	\$255,278				\$255,278											\$255,278						\$510,556	
D7050	Throughout Building	9853166	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	78547	SF	\$3.00	\$235,641				\$235,641																	\$235,641	
D7050	Lobby	9853233	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000																	\$30,000	
D8010	Throughout Building	9853161	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	78547	SF	\$6.00	\$471,282				\$471,282											\$471,282						\$942,564	
E1030	Kitchen Roof	9853236	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$6,300.00	\$6,300			\$6,300														\$6,300				\$12,600	
E1030	Kitchen	9853127	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600														\$3,600				\$7,200	
E1030	Kitchen	9853150	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280				\$8,280									\$8,280								\$16,560	
E1030	Loading Dock Room Door 3	9853210	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	18	2	1	EA	\$13,000.00	\$13,000			\$13,000																		\$13,000	
E1030	Kitchen	9853209	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																	\$15,000	
E1030	Kitchen	9853165	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	8	LF	\$300.00	\$2,400				\$2,400																	\$2,400	
E1030	Kitchen	9853138	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																	\$25,000	
E1030	Kitchen	9853146	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	6	LF	\$300.00	\$1,800				\$1,800																	\$1,800	
E1030	Kitchen	9853261	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	6	LF	\$300.00	\$1,800				\$1,800																	\$1,800	
E1030	Kitchen	9853249	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600			\$9,200	
E1030	Kitchen	9853179	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700			\$11,400	
E1030	Kitchen	9853158	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600			\$9,200	
E1030	Kitchen	9853250	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700				\$2,700														\$2,700			\$5,400	
E1030	Kitchen	9853196	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	7	LF	\$300.00	\$2,100					\$2,100																\$2,100	
E1030	Kitchen	9853135	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																\$2,500	
E1030	Kitchen Roof	9853192	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$6,300.00	\$6,300								\$6,300													\$6,300	
E1040	Art Room 119	9853225	Ceramics Equipment, Kiln, Replace	20	2	18	1	EA	\$3,200.00	\$3,200																	\$3,200				\$3,200	
E1040	Art Room 119	9853157	Ceramics Equipment, Kiln, Replace	20	2	18	1	EA	\$3,200.00	\$3,200																	\$3,200				\$3,200	
E1040	Hallways & Common Areas	9853219	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	2	EA	\$1,500.00	\$3,000			\$3,000										\$3,000								\$6,000	
E1070	Cafeteria	9853171	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	1260	SF	\$13.00	\$16,380			\$16,380															\$16,380			\$32,760	
E1070	Gymnasium	9853228	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	26	4	6	EA	\$3,580.00	\$21,480					\$21,480																\$21,480	
E2010	Workroom 103	9853193	Casework, Countertop, Plastic Laminate, Replace	15	15	0	40	LF	\$50.00	\$2,000	\$2,000															\$2,000					\$4,000	
E2010	Art Room 120	9853187	Casework, Countertop, Plastic Laminate, Replace	15	15	0	20	LF	\$50.00	\$1,000	\$1,000															\$1,000					\$2,000	
E2010	Throughout Building	9853137	Casework, Countertop, Plastic Laminate, Replace	15	13	2	400	LF	\$50.00	\$20,000			\$20,000														\$20,000				\$40,000	
E2010	Staff Lounge 112	9853256	Casework, Cabinetry, Standard, Replace	20	16	4	36	LF	\$300.00	\$10,800				</																		

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	9853246	D1010	Passenger Elevator	Hydraulic, 2 Floors	3500 LB	Rachel Carson Elementary School / Main Building	Machine Room 116	Dover Elevators	No dataplate	No dataplate	1990		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9853123	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Rachel Carson Elementary School / Main Building	Main Mechanical Room	State Industries, Inc.	SBD-81-199NE 118	2317133922739	2023		
2	9853168	D2010	Backflow Preventer	Domestic Water	2 IN	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Watts Regulator	9052	No dataplate	1990		
3	9853152	D2060	Air Compressor	Tank-Style	2 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Quincy Compressor	QC0070600017	5111467	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9853265	D3020	Boiler [BOILER-1]	Gas, HVAC	1400 MBH	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Fulton	PHW-1400	Illegible	2013		
2	9853206	D3020	Boiler [BOILER-2]	Gas, HVAC	1400 MBH	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Fulton Pulse	PHW-1400	Illegible	2013		
3	9853167	D3020	Unit Heater	Electric	3 kW	Rachel Carson Elementary School / Main Building	Electrical Room 111	QMARK	MUH03-71	04-90-1304	1990		
4	9853226	D3020	Unit Heater	Hydronic	256 MBH	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Trane	UHSA-260S-8C-AAN	D90B02693	1990		
5	9853134	D3020	Unit Heater	Hydronic	136 MBH	Rachel Carson Elementary School / Main Building	Mechanical Room 205A	Trane	UHSA-060S-8C-AAC	Inaccessible			
6	9853159	D3020	Unit Heater	Hydronic	60 MBH	Rachel Carson Elementary School / Main Building	Mechanical Room 223A	Trane	UHSA-060S-8C-AAC	D90A01302	1989		
7	9853259	D3020	Unit Heater	Hydronic	60 MBH	Rachel Carson Elementary School / Main Building	Loading Dock Room Door 3	Trane	Inaccessible	Inaccessible	1990		
8	9853194	D3030	Chiller [ACC-1]	Air-Cooled	100 TON	Rachel Carson Elementary School / Main Building	Roof Left	Trane	CGAN 100F 2J02 AXB2 A1A1 A1AX XALA 1A4X XAXX XAIA 3X1D XXXL XX	U13H37771	2013		
9	9853277	D3030	Chiller [ACC-2]	Air-Cooled	100 TON	Rachel Carson Elementary School / Main Building	Roof Left	Trane	CGAM 100F 2J02 AXB2 A1A1 A1AX XA1A 1A4X XAXX XA1A 3X1D XXXL XX	U13H37772	2013		
10	9853180	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Rachel Carson Elementary School / Main Building	Roof Left	Friedrich Air Conditioning	MR24C3C	JGBH00226	2008		
11	9853208	D3030	Split System [COND-6]	Condensing Unit/Heat Pump	10 TON	Rachel Carson Elementary School / Main Building	Courtyard	Trane	TWA120D4GRAA	142538LXYA	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9853224	D3030	Split System [COND-7]	Condensing Unit/Heat Pump	7.5 TON	Rachel Carson Elementary School / Main Building	Roof Left	Trane	TWA090D40RAA	14203X7FYA	2014		
13	9853212	D3030	Split System Ductless	Single Zone	1 TON	Rachel Carson Elementary School / Main Building	Building Services Office 110	Friedrich	Illegible	JDAJ24187	2009		
14	9853122	D3030	Split System Ductless	Single Zone	.75 TON	Rachel Carson Elementary School / Main Building	Courtyard / Gym Office	Mitsubishi Electric	SUZ-KA09NA	43P 00505	2014		
15	9853252	D3030	Split System Ductless	Single Zone	1.5 TON	Rachel Carson Elementary School / Main Building	Site Outside Boiler Room / Kitchen Dry Food	Mitsubishi Electric	PUH 18G6 US	Illegible			
16	9853216	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1560 CFM	Rachel Carson Elementary School / Main Building	Mechanical Room 223A	Trane	No dataplate	No dataplate	2013		
17	9853177	D3050	Air Handler [AHU-1]	Exterior AHU	5000 CFM	Rachel Carson Elementary School / Main Building	Roof Left	Trane	CSAA010UBK00	K14D31799	2014		
18	9853211	D3050	Air Handler [AHU-2]	Exterior AHU	10500 CFM	Rachel Carson Elementary School / Main Building	Roof Left	Trane	CSAA021UBK00	K14D31791	2014		
19	9853232	D3050	Air Handler [AHU-3]	Exterior AHU	5000 CFM	Rachel Carson Elementary School / Main Building	Roof Left	Trane	CSAA012UBK00	K14D31812	2014		
20	9853191	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	1560 CFM	Rachel Carson Elementary School / Main Building	Mechanical Room 205A	Trane	TWE120D300AB	14215LJMBA	2014		
21	9853262	D3050	Air Handler [DOAS-1]	Exterior AHU	1000 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Trane	CSAA030UBK00	K14D30402	2014		
22	9853274	D3050	Air Handler [DOAS-2]	Exterior AHU	3000 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Trane	CSAA006UBK00	K14D30415	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9853173	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	50 TON	Rachel Carson Elementary School / Main Building	Roof Left	Trane	TSD160F4R0A030000D00601C20000000000000000	132810616D	2013		
24	9853151	D3060	Exhaust Fan [EF-24]	Centrifugal, 36"Damper	8747 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Greenheck	GB-300-10	90A07141	1990		
25	9853126	D3060	Exhaust Fan [EF-25]	Centrifugal, 36"Damper	8747 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Greenheck	GB-300-10	90A07142	1990		
26	9853188	D3060	Exhaust Fan [EF-26]	Centrifugal, 36"Damper	8747 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Greenheck	GB-300-10	90A07143	1990		
27	9853202	D3060	Exhaust Fan [EF-27]	Centrifugal, 36"Damper	8747 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Greenheck	GB-300-10	90A07144	1990		
28	9853133	D3060	Exhaust Fan [EF-28]	Centrifugal, 24" Damper	2518 CFM	Rachel Carson Elementary School / Main Building	Roof Front	Greenheck	CUBE-10-4	90A07146	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9853130	D4010	Backflow Preventer	Fire Suppression	6 IN	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Mueller	No dataplate	No dataplate	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9853142	D5010	Generator	Gas or Gasoline	100 KW	Rachel Carson Elementary School / Main Building	Building Left	MTU Onsite Energy	MTU 10V0068 GS100	94070500852	2007		
2	9853231	D5010	Automatic Transfer Switch	ATS	150 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 111	ASCO	1005078-010	1916574-001 RE	2016		
3	9853195	D5010	Automatic Transfer Switch [LIFE SAFETY - ATS]	ATS	150 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 111	ASCO	1005078-010	1916574-003 RE	2016		
4	9853147	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Rachel Carson Elementary School / Main Building	Electrical Room Second Floor	General Electric	9T23Q9872	Illegible			
5	9853264	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 113	Square D	EXN11213H	2030424114A	2020		
6	9853251	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 231	General Electric	9T23Q9872	Illegible	1990		
7	9853244	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 111	General Electric	9T23Q9874	Illegible			
8	9853141	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 133	General Electric	9T23Q9874	Illegible			
9	9853243	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 231	General Electric	9T23Q9874	Illegible	1990		
10	9853189	D5020	Secondary Transformer	Dry, Stepdown	25 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 133	Federal Pacific	16B	70828100159	1987		
11	9853268	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rachel Carson Elementary School / Main Building	Electrical Room Second Floor	General Electric	9T23Q9874	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9853253	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 133	General Electric	9T23Q9872	Illegible			
13	9853197	D5020	Secondary Transformer [LIFE SAFETY]	Dry, Stepdown	45 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 111	Square D	EXN45T3H	1021519006	2008		
14	9853198	D5020	Secondary Transformer [NON LIFE SAFETY]	Dry, Stepdown	45 KVA	Rachel Carson Elementary School / Main Building	Electrical Room 111	Square D	EXN45T3H	1021819271	2018		
15	9853172	D5020	Switchboard	277/480 V	1600 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 111	General Electric	AV-LINE	Illegible	1990		
16	9853136	D5020	Switchboard	277/480 V	1600 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 111	General Electric	AV-LINE	Illegible	1990		
17	9853260	D5020	Switchboard	277/480 V	1200 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 111	General Electric	AV-LINE	Illegible	1990		
18	9853125	D5020	Switchboard [MAIN]	277/480 V	1600 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 111	General Electric	AV-LINE	Illegible	1990		
19	9853254	D5020	Distribution Panel	277/480 V	800 AMP	Rachel Carson Elementary School / Main Building	Electrical Room 113	General Electric	Illegible	Illegible	1990		
20	9853272	D5020	Distribution Panel [DP2]	277/480 V	400 AMP	Rachel Carson Elementary School / Main Building	Electrical Room Second Floor	General Electric	CCB	Illegible	1990		
21	9853271	D5030	Motor [PUMP-1]	AHU or Pump	7.5 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Marathon Electric	MVA 213TTDB6026	450063598-4511006	2013		
22	9853242	D5030	Motor [PUMP-2]	AHU or Pump	7.5 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Century Motors	E317M2	038-17-MT2	2017		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9853239	D5030	Motor [PUMP-3]	AHU or Pump	20 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Marathon Electric	256TTDC6026	130029	2013		
24	9853248	D5030	Motor [PUMP-4]	AHU or Pump	7.5 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Century	E-Plus 3	136-19-MT2	2019		
25	9853203	D5030	Motor [PUMP-5]	AHU or Pump	7.5 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Nidec Motor Corporation	R341	Illegible			
26	9853153	D5030	Motor [PUMP-6]	AHU or Pump	20 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Marathon Electric	256TTDC6026	130096	1996		
27	9853223	D5030	Motor [PUMP-7]	AHU or Pump	3 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Nidec Motor Corporation	G29306	Illegible			
28	9853215	D5030	Motor [PUMP-8]	AHU or Pump	3 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Nidec Motor Corporation	G29306	Illegible			
29	9853280	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Rachel Carson Elementary School / Main Building	Electrical Room 113	ABB	ACH550-BCR-03A3-4+E213+F267	2142904360	2014		
30	9853169	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	ABB	ACH550-BCR-012A-4+E213+F267	2142904388	2014		
31	9853279	D5030	Variable Frequency Drive [PUMP-3]	VFD, by HP of Motor	20 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Trane	177U9093	917402Y283	2009		
32	9853221	D5030	Variable Frequency Drive [PUMP-4]	VFD, by HP of Motor	7.5 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	ABB	ACH550-BCR-012A-4+E213+F267	2142904398	2014		
33	9853176	D5030	Variable Frequency Drive [PUMP-6]	VFD, by HP of Motor	20 HP	Rachel Carson Elementary School / Main Building	Main Mechanical Room	Trane	177U9093	917502Y283	2009		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9853233	D7050	Fire Alarm Panel	Fully Addressable		Rachel Carson Elementary School / Main Building	Lobby	Honeywell	EVS-RCU	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9853135	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Rachel Carson Elementary School / Main Building	Kitchen				1990		
2	9853150	E1030	Foodservice Equipment	Convection Oven, Double		Rachel Carson Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	072116CP069T	2016		
3	9853127	E1030	Foodservice Equipment	Dairy Cooler/Wells		Rachel Carson Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	D90C2668	1990		
4	9853179	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Rachel Carson Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	D90B2669	1990		
5	9853250	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Rachel Carson Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-58-S-SS-HC	9244063	1992		
6	9853210	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Rachel Carson Elementary School / Main Building	Loading Dock Room Door 3	Harmony	450SS	450SS-0788	1988		
7	9853236	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Rachel Carson Elementary School / Main Building	Kitchen Roof	Trenton Refrigeration	TEZA015L8-HT3C-F	199404128	1994		
8	9853192	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Rachel Carson Elementary School / Main Building	Kitchen Roof	Trenton Refrigeration	TESA010M6-HT3B-B	172108277	2017		
9	9853249	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Rachel Carson Elementary School / Main Building	Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
10	9853158	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Rachel Carson Elementary School / Main Building	Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible	1990		
11	9853138	E1030	Foodservice Equipment	Walk-In, Freezer		Rachel Carson Elementary School / Main Building	Kitchen	Bally Engineered Structures	3476-2-W	DX89870901	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9853209	E1030	Foodservice Equipment	Walk-In, Refrigerator		Rachel Carson Elementary School / Main Building	Kitchen	Bally Engineered Structures	3476-2-W	DX89870901	1990		
13	9853225	E1040	Ceramics Equipment	Kiln		Rachel Carson Elementary School / Main Building	Art Room 119				2023		
14	9853157	E1040	Ceramics Equipment	Kiln		Rachel Carson Elementary School / Main Building	Art Room 119				2023		
15	9853219	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Rachel Carson Elementary School / Main Building	Hallways & Common Areas						2