

FACILITY CONDITION ASSESSMENT



prepared for

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



Cashell Elementary School
17101 Cashell Road
Rockville, MD 20853

PREPARED BY:

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ON SITE DATE:

January 29, 2026

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	17101 Cashell Road, Rockville, MD 20853
Site Developed	1969, renovated 2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 29, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Ana Medrano Building Service Manager 240.461.9391
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Originally built in 1969, the elementary school underwent a complete redevelopment between 2007-2008, with the original facility being demolished and rebuilt in 2009. Since the new construction project in 2009, the facility has not experienced major renovations, maintaining its current architectural configuration with only minor modernization projects implemented as needed.

Architectural

The elementary school campus was observed to be well-maintained due to good maintenance practices. The facility appears structurally sound, with no widespread structural deficiencies reported. However, a small crack located on the first-floor corridor across from room 164A could potentially indicate settlement or movement, and small holes were observed forming along the second-floor corridor walls. A comprehensive study has been included to further investigate and mitigate these issues. The exterior finishes comprise of brick with double-pane windows, complemented by a built-up roof. Interior finishes are generally in fair condition and have been replaced as needed, although the VCT flooring exhibits cracks and lifting in localized areas. Typical lifecycle interior and exterior replacements are budgeted and anticipated based on useful life and normal wear. The modified bituminous roof system is nearing the end of its estimated useful life and minor leaks were reported on the attached questionnaire. Near term replacement of roof sections is recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC components consist of a geothermal system with water source heat pumps, package units, and ductless split systems for heating and cooling. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water supplied by a gas water heater replaced in 2023. Electrical systems provide generally satisfactory service, with no deficiencies reported. A gas generator supplies the facility with emergency power. A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

Site

Site maintenance appeared to be adequate. During the site visit, most of the site was covered in snow. However, the asphalt pavement and concrete sidewalk appeared to be in fair condition. The site lighting was reported to be adequate around the facility.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with settlement.

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 has 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 0.400407

Immediate Needs

There are no immediate needs to report.

Key Findings



Recommended Follow-up Study: Building Envelope, Façade

Building Envelope, Façade
Main Building Cashell Elementary School
Across from 164A

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

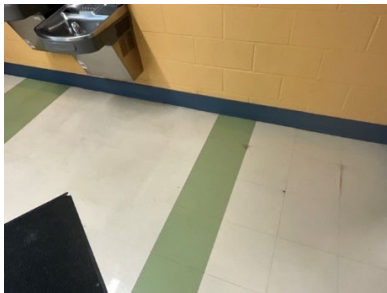
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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The wall has a crack which is a potential sign of settlement - AssetCALC ID: 10283212



Flooring in Poor Condition.

Vinyl Tile (VCT)
Main Building Cashell Elementary School
Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,000

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The VCT flooring is lifting in localized areas. - AssetCALC ID: 10283199



Recommended Follow-up Study: Building Envelope, Façade

Building Envelope, Façade
Main Building Cashell Elementary School 2nd
floor

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

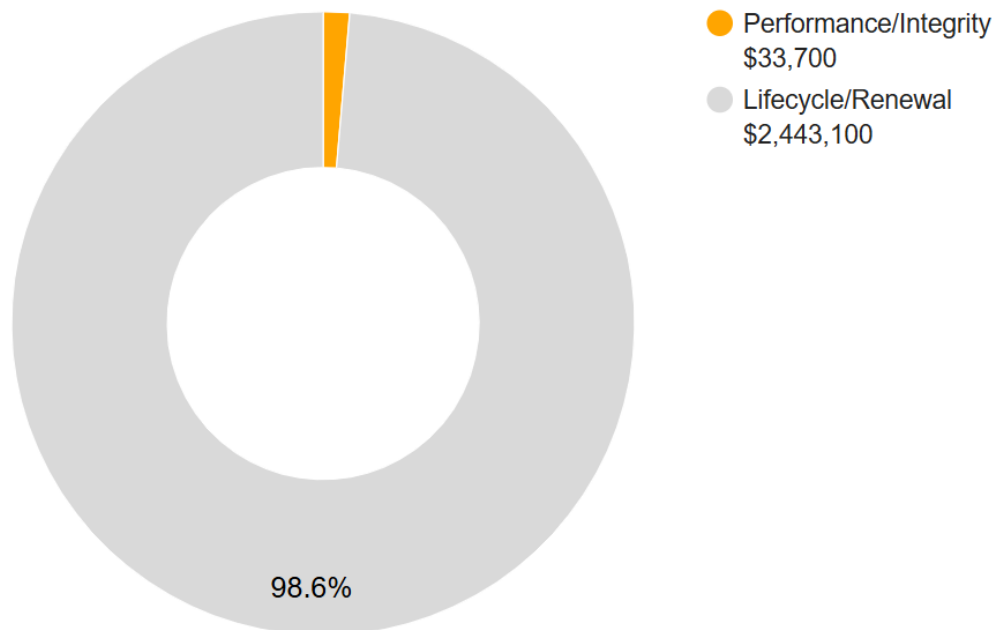
Along the 2nd floor corridor small holes forming from the inside of the wall - AssetCALC ID: 10283169

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$2,476,800

2. Building Information



Main Building : Systems Summary

Address	17101 Cashell Road, Rockville, MD 20853	
GPS Coordinates	39.1377360, -77.0862369	
Constructed/Renovated	1969/2009	
Building Area	71,171 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel column and beam construction with masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip with standing seam metal	Fair
Interiors	Walls: Painted gypsum board painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 traction car serving all floors	Fair

Main Building : Systems Summary

Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Geothermal system with water source heat pumps Non-Central System: Packaged units Supplemental components: Ductless split systems and Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED and HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	The interior wall on the 2nd floor has holes forming from the inside of the wall. A professional architect must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. The wall is in poor condition. The wall on first floor across from 164A has a crack which could be a possible sign of settlement. A professional architect must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	

Main Building : Systems Summary

Areas Observed

Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.

Key Spaces Not Observed

All key areas of the facility were accessible and observed

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$43,200	\$370,900	\$414,100
Roofing	-	-	\$641,500	-	-	\$641,500
Interiors	-	\$19,100	-	\$263,500	\$982,900	\$1,265,500
Conveying	-	-	-	\$11,400	\$8,500	\$19,900
Plumbing	-	-	-	\$16,000	\$236,000	\$252,000
HVAC	-	-	\$589,200	\$173,500	\$462,400	\$1,225,100
Fire Protection	-	-	-	-	\$105,400	\$105,400
Electrical	-	-	-	\$143,900	\$904,600	\$1,048,500
Fire Alarm & Electronic Systems	-	-	-	\$424,700	\$458,100	\$882,800
Equipment & Furnishings	-	-	-	\$86,900	\$273,000	\$359,900
Site Utilities	-	-	-	-	\$5,500	\$5,500
Follow-up Studies	-	\$14,600	-	-	-	\$14,600
TOTALS (3% inflation)	-	\$33,700	\$1,230,700	\$1,163,200	\$3,807,300	\$6,234,900

3. Site Summary



Site Information		
Site Area	10.24 acres	
Parking Spaces	70 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	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and HPS,	Fair
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	-	-	\$28,900	\$28,900
Special Construction & Demo	-	-	-	-	\$1,166,100	\$1,166,100
Site Development	-	-	-	-	\$173,100	\$173,100
Site Utilities	-	-	-	-	\$58,100	\$58,100
Site Pavement	-	-	\$22,800	\$26,400	\$198,300	\$247,500
TOTALS (3% inflation)	-	-	\$22,800	\$26,400	\$1,624,600	\$1,673,800

4. ADA Accessibility

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

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

However, this does not:

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	1969 / 2009	No	No
Main Building	1969 / 2009	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 Cashell Elementary School, 17101 Cashell Road, Rockville, MD 20853, 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.

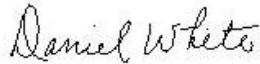
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



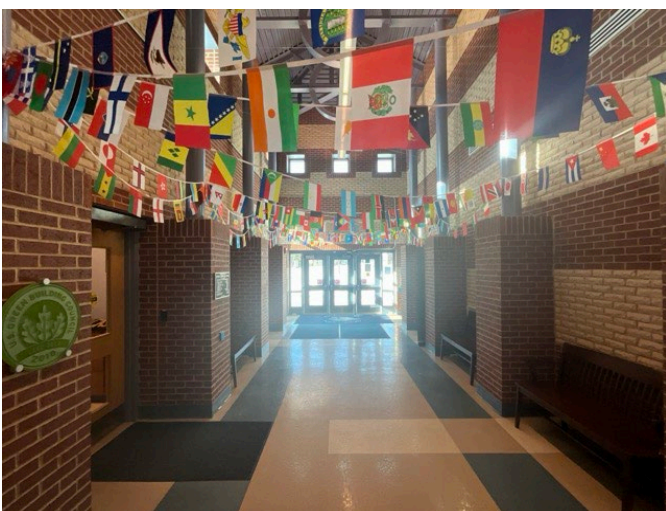
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - LOBBY



6 - OFFICE

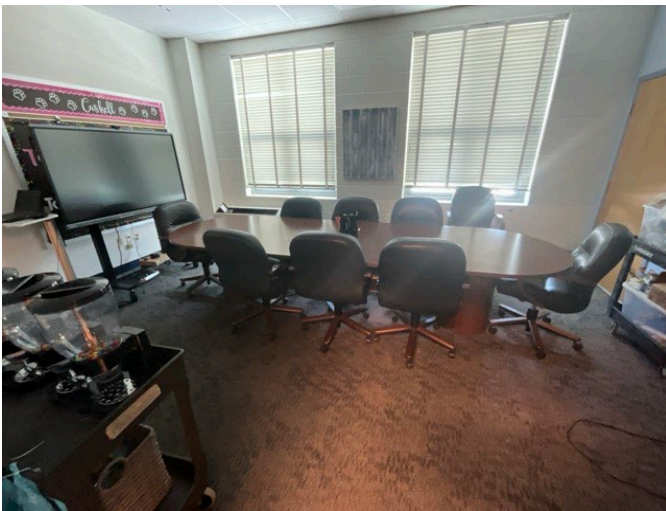
Photographic Overview



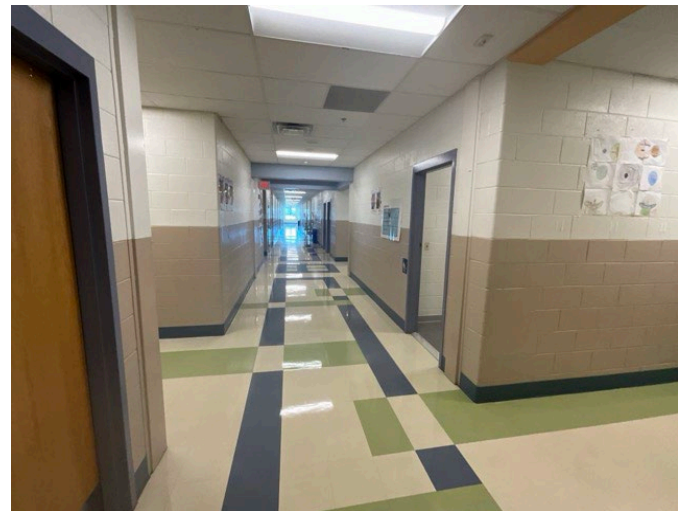
7 - HEALTH ROOM



8 - WORK ROOM



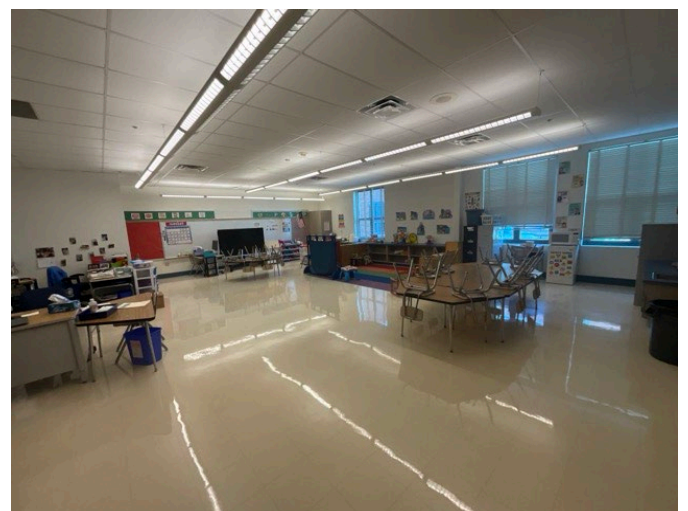
9 - CONFERENCE ROOM



10 - HALLWAY

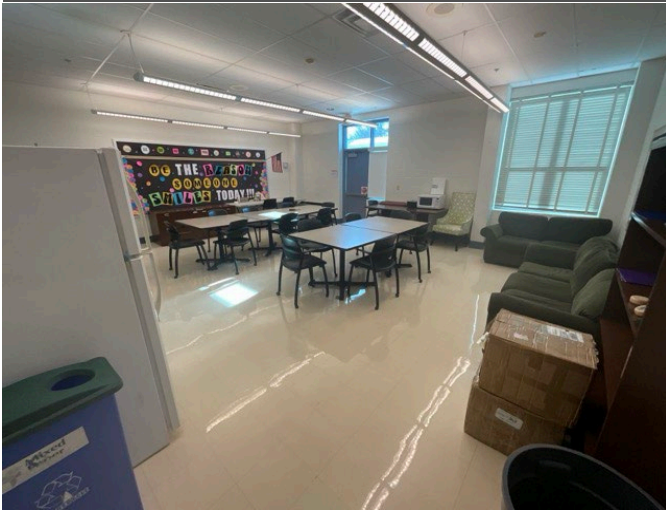


11 - CLASSROOM



12 - CLASSROOM

Photographic Overview



13 - CLASSROOM



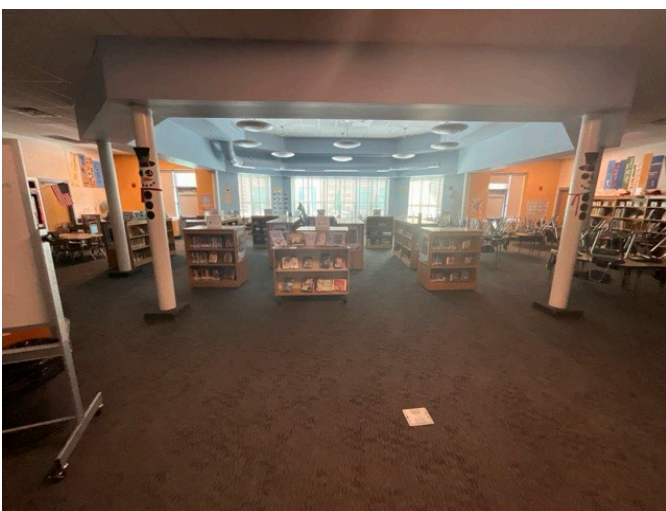
14 - CLASSROOM



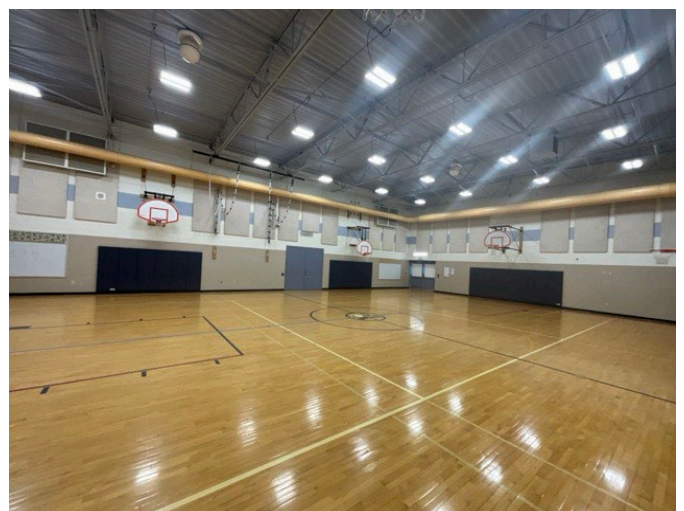
15 - CAFETERIA



16 - KITCHEN



17 - LIBRARY



18 - GYMNASIUM

Photographic Overview



19 - PLUMBING FIXTURES



20 - PLUMBING SYSTEM



21 - FIRE ALARM PANEL



22 - ELECTRICAL ROOM



23 - GENERATOR



24 - INTERIOR HVAC

Photographic Overview



25 - DRIVEWAY



26 - PARKING OVERVIEW



27 - WALKWAY



28 - SITE LIGHTING



29 - PLAYGROUND OVERVIEW



30 - BASKETBALL COURTS

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-023.354	Cashell Elementary School	
	Source	On-Site Date	
	Google	January 29, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cashell Elementary School

Name of person completing form: Ana Medrano

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 21 years

Date Completed: 1/30/2026

Phone Number: 240-461-9391

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 2009	Renovated	
2	Building size in SF	71,171 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2025	Floors
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Adding more portables is planned		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	✗				Holes in corridor walls on second floor
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				2009
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cashell Elementary School

BV Project Number: 172559.25R000-023.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

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 ?	✗			
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 ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
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 ?	✗			

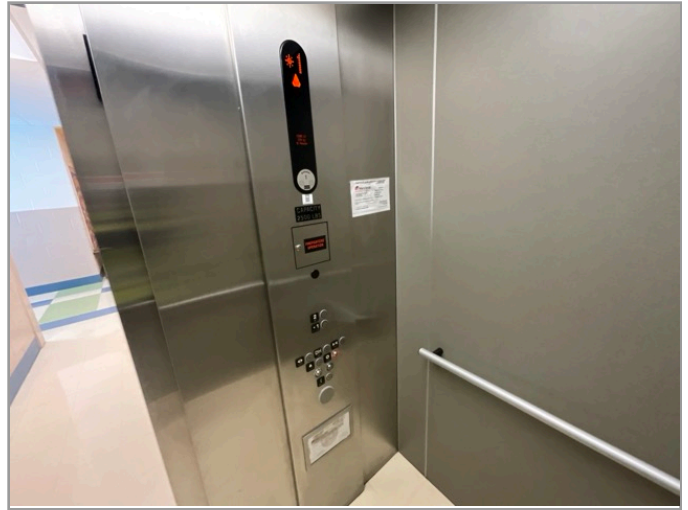
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	✕			
8	Do public transaction areas have an accessible, lowered service counter section ?	✕			
9	Do public telephones appear mounted with an accessible height and location ?	✕			
10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

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 ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
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

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	71,171 SF	59	10283225
B1010	Superstructure	Good	Superstructure, Steel Columns & Beams, 1-2 Story Building	71,171 SF	59	10283121
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	17,800 SF	9	10283138
B2020	Building Exterior	Fair	Glazing, any type by SF	4,400 SF	14	10283141
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	16	24	10283185
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	25	10283190
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	14	10283164
Roofing						
B3010	Hip roofs	Fair	Roofing, Metal Standing Seam	2,000 SF	24	10904318
B3010	Roof	Fair	Roofing, Modified Bitumen	57,000 SF	4	10429068
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	50	24	10283208
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	64,100 SF	11	10283196
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	24	11	10283153
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	100 SF	8	10283213
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	85,400 SF	6	10283148
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	21,400 SF	24	10283120
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	14,200 SF	21	10283128
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	7,100 SF	6	10283214
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,600 SF	6	10283132
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,400 SF	34	10283189
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	3,600 SF	2	10283199

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Utility Rooms/Areas	Good	Flooring, Quarry Tile	3,600 SF	34	10283182
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	34,200 SF	15	10283198
C2030	Throughout Building	Fair	Flooring, Wood, Strip, Refinish	3,600 SF	6	10283197
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,100 SF	6	10283142
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	8	10283115
D1010	128A	Fair	Elevator Controls, Automatic, 1 Car	1	18	10283152
D1010	128A	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2500 LB, Renovate	1	33	10283179
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	14	10283175
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	71,171 SF	24	10283201
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	8	10283224
D2010	135	Good	Water Heater, Gas, Commercial (200 MBH), 120 GAL	1	18	10283157
D2010	135	Fair	Backflow Preventer, Domestic Water, 3 IN	1	14	10283131
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	3	19	10283178
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	28	14	10283109
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	8	10283172
D2010	Pool Outdoor Area	Fair	Urinal, Standard	6	14	10283108
D2010	135	Fair	Backflow Preventer, Domestic Water, 6 IN	1	14	10283174
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	20	14	10283125
D2020	Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	11	10283168
D2030	135	Fair	Pump, Sump, 3 HP	1	8	10283160
HVAC						
D3020	133	Fair	Unit Heater, Electric, 5 kW	2	11	10283126
D3020	Throughout Building	Fair	Cabinet Heater, Electric, 3 to 4 LF	6	9	10283202

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	128	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 01-05]	1	5	10283123
D3030	116	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HP 01-01]	1	5	10283229
D3030	219	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 02-15]	1	5	10283111
D3030	122	Fair	Heat Pump, Water Source, 5 TON, 4 [HP Ø1-03]	1	5	10283200
D3030	113	Fair	Heat Pump, Water Source, 10 TON, 10 [HP 03-17]	1	5	10283114
D3030	230	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 02-13]	1	5	10283139
D3030	122	Fair	Heat Pump, Water Source, 5 TON, 4 [HP 01-02]	1	5	10283205
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [AC-1]	1	4	10429073
D3030	205	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HP 01-09]	1	5	10283195
D3030	128	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP01-04]	1	5	10283226
D3030	140	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 01-07]	1	5	10283221
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON [AU-4]	1	4	10429079
D3030	164A	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 02-03]	1	5	10283119
D3030	204	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 01-15]	1	5	10283209
D3030	213	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 01-12]	1	5	10283186
D3030	204	Fair	Heat Pump, Water Source, 5 TON, 3 [HP 01-16]	1	5	10283117
D3030	105	Fair	Heat Pump, Water Source, 5 TON, 4 [HP 02-06]	1	5	10283124
D3030	101	Fair	Heat Pump, Water Source, 5 TON [HP3-16]	1	5	10283193
D3030	230	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 02-14]	1	5	10283210
D3030	148	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HP 02-08]	1	5	10283191
D3030	180	Fair	Heat Pump, Water Source, 5 TON, 2	1	5	10283220
D3030	224	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 02-18]	1	5	10283192
D3030	213	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 01 - 13]	1	5	10283215
D3030	105	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 01-08]	1	5	10283163
D3030	170	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 02-02]	1	5	10283155

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	136	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HP 01-06]	1	5	10283151
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON [AC-2]	1	8	10429074
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [AC-3]	1	4	10429081
D3030	219	Fair	Heat Pump, Water Source, 5 TON, 4 [HP 02-16]	1	5	10283203
D3030	170	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HP 02-01]	1	5	10283207
D3030	140	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 02-07]	1	5	10283116
D3030	224	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 02-17]	1	5	10283176
D3030	158	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HP 02-12]	1	5	10283143
D3050	16	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 100 HP	1	9	10429061
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	71,171 SF	24	10283133
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	71,171 SF	14	10283110
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 7500 CFM [ERU-2]	1	5	10429062
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 4001 to 6000 CFM, 4900 CFM [ERU-3]	1	5	10429064
D3050	16	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 100 HP	1	9	10429082
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [ERU-5]	1	5	10429070
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 8001 to 10000 CFM, 10000 CFM [ERU-4]	1	5	10429065
D3050	Roof	Fair	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 7500 CFM [ERU-1]	1	5	10429083
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4000 CFM [EF-17]	1	6	10429067
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM [EF-4]	1	7	10429072
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM [EF-22]	1	7	10429063
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1750 CFM [EF-1]	1	6	10429076
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM [EF-3]	1	6	10429078
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1750 CFM [EF-2]	1	6	10429077
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-5]	1	7	10429069
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4000 CFM [EF-18]	1	6	10429080

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	11	10283228
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	71,171 SF	11	10283206
D4010	135	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	1	24	10283177
Electrical						
D5010	133	Fair	Automatic Transfer Switch, ATS, 100 AMP [ATS/PANEL EM]	1	11	10283144
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 80 KW	1	11	10283170
D5010	133	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS/PANEL EHO]	1	11	10283167
D5020	133	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10283129
D5020	206	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	10283146
D5020	133	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	14	10283216
D5020	133	Fair	Distribution Panel, 277/480 V, 800 AMP	1	14	10283122
D5020	180	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	14	10283165
D5020	133	Fair	Switchboard, 277/480 V, 2500 AMP [SWITCHBOARD SWBD]	1	24	10283134
D5020	133	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	14	10283184
D5020	133	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	10283118
D5020	114	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	10283135
D5020	133	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	14	10283112
D5020	133	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	14	10283127
D5030	16	Fair	Variable Frequency Drive, VFD, by HP of Motor, 100 HP, Replace/Install [VFD P-2]	1	8	10429075
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	71,171 SF	24	10283137
D5030	16	Fair	Variable Frequency Drive, VFD, by HP of Motor, 100 HP, Replace/Install [VFD P.1]	1	8	10429084
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	71,171 SF	11	10283158
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	24	11	10283183
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	71,171 SF	6	10283230

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	71,171 SF	11	10283130
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	71,171 SF	8	10283222
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	71,171 SF	11	10283188
D7050	133	Fair	Fire Alarm Panel, Fully Addressable	1	8	10283180
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	71,171 SF	8	10283218
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [FREEZER]	1	11	10283211
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10283145
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	10283227
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	15	10429071
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	10429066
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	8	10283156
E1030	Cafeteria	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	5	11	10283150
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	8	10283140
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10283181
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10283113
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10283223
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	8	10283162
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10283147
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	10283204
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [COOLER]	1	11	10283154
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10283161
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	14	10283217
E1070	Multi-Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	8	10283149

Component Condition Report | Cashell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	200 LF	11	10283173
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	80 LF	8	10283136
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	60 LF	9	10283166
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	30 LF	11	10283219
Sitework						
G4050	Throughout Building	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	10	11	10283194
Follow-up Studies						
P2030	2nd floor	Poor	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	2	10283169
P2030	Across from 164A	Poor	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	1	10283212

Component Condition Report | Cashell Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	Portable 2	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	11	10283241
D3030	Portable 2	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	11	10283234
D3030	Portable 3	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON	1	11	10283248
D3030	Portable 3	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	11	10283251
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,600 SF	19	10283237
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	80 SF	16	10283244
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	80 SF	16	10283239
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150 SF	16	10283247
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,600 SF	19	10283249
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	700 SF	16	10283238
Pedestrian Plazas & Walkways						

Component Condition Report | Cashell Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	45,000 SF	13	10283250
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,000 SF	4	10283253
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	21	10283246
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	11	10283233
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	10283245
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,000 SF	13	10284959
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	10283235
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	200 LF	21	10283240
G2060	Site	Fair	Park Bench, Precast Concrete	4	11	10283252
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	200 LF	21	10283242
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	10283243
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	10	11	10283236

Appendix F:

Replacement Reserves

Replacement Reserves Report



4/9/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Cashell Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cashell Elementary School / Main Building	\$0	\$7,210	\$26,523	\$0	\$656,284	\$574,449	\$343,124	\$4,919	\$598,168	\$216,994	\$0	\$1,772,101	\$0	\$0	\$1,215,916	\$276,228	\$435,295	\$29,751	\$50,869	\$27,179	\$0	\$6,235,011
Cashell Elementary School / Site	\$0	\$0	\$0	\$0	\$22,792	\$0	\$0	\$0	\$0	\$26,422	\$0	\$150,051	\$0	\$242,308	\$30,630	\$0	\$43,889	\$0	\$0	\$1,157,752	\$0	\$1,673,843
Grand Total	\$0	\$7,210	\$26,523	\$0	\$679,076	\$574,449	\$343,124	\$4,919	\$598,168	\$243,416	\$0	\$1,922,151	\$0	\$242,308	\$1,246,546	\$276,228	\$479,183	\$29,751	\$50,869	\$1,184,932	\$0	\$7,908,854

Cashell Elementary School

Cashell Elementary School / Main Building

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	10283138	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	11	9	17800	SF	\$1.86	\$33,108										\$33,108											\$33,108		
B2020	Building Exterior	10283141	Glazing, any type by SF, Replace	30	16	14	4400	SF	\$55.00	\$242,000															\$242,000							\$242,000	
B2050	Building Exterior	10283164	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	16	14	1	EA	\$3,200.00	\$3,200															\$3,200							\$3,200	
B3010	Roof	10429068	Roofing, Modified Bitumen, Replace	20	16	4	57000	SF	\$10.00	\$570,000					\$570,000																	\$570,000	
C1070	Throughout Building	10283196	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	64100	SF	\$3.50	\$224,350											\$224,350											\$224,350	
C1090	Restrooms	10283153	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	24	EA	\$750.00	\$18,000											\$18,000											\$18,000	
C2010	Gymnasium	10283213	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	7	8	100	SF	\$16.80	\$1,680									\$1,680													\$1,680	
C2010	Throughout Building	10283148	Wall Finishes, any surface, Prep & Paint	10	4	6	85400	SF	\$1.50	\$128,100							\$128,100										\$128,100						\$128,100
C2030	Utility Rooms/Areas	10283132	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	3600	SF	\$1.50	\$5,400							\$5,400										\$5,400						\$5,400
C2030	Throughout Building	10283197	Flooring, Wood, Strip, Refinish	10	4	6	3600	SF	\$4.00	\$14,400							\$14,400										\$14,400						\$14,400
C2030	Throughout Building	10283199	Flooring, Vinyl Tile (VCT), Replace	15	13	2	3600	SF	\$5.00	\$18,000			\$18,000															\$18,000					\$18,000
C2030	Throughout Building	10283198	Flooring, Vinyl Tile (VCT), Replace	15	0	15	34200	SF	\$5.00	\$171,000																\$171,000							\$171,000
C2030	Throughout Building	10283214	Flooring, Carpet, Commercial Standard, Replace	10	4	6	7100	SF	\$7.50	\$53,250							\$53,250										\$53,250						\$53,250
C2050	Gymnasium	10283142	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	7100	SF	\$2.50	\$17,750							\$17,750										\$17,750						\$17,750
D1010	Elevator Shafts/Utility	10283115	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	\$9,000.00	\$9,000									\$9,000														\$9,000
D1010	128A	10283152	Elevator Controls, Automatic, 1 Car, Replace	20	2	18	1	EA	\$5,000.00	\$5,000																			\$5,000				\$5,000
D2010	135	10283157	Water Heater, Gas, Commercial (200 MBH), Replace	20	2	18	1	EA	\$16,600.00	\$16,600																			\$16,600				\$16,600
D2010	135	10283131	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	\$5,200.00	\$5,200															\$5,200								\$5,200
D2010	135	10283174	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	\$10,500.00	\$10,500															\$10,500								\$10,500
D2010	Throughout Building	10283224	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	2	EA	\$1,200.00	\$2,400									\$2,400														\$2,400
D2010	Throughout Building	10283172	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	4	EA	\$1,500.00	\$6,000									\$6,000														\$6,000
D2010	Restrooms	10283175	Toilet, Commercial Water Closet, Replace	30	16	14	30	EA	\$1,300.00	\$39,000															\$39,000								\$39,000
D2010	Restrooms	10283109	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	16	14	28	EA	\$1,700.00	\$47,600															\$47,600								\$47,600
D2010	Pool Outdoor Area	10283108	Urinal, Standard, Replace	30	16	14	6	EA	\$1,100.00	\$6,600															\$6,600								\$6,600
D2010	Throughout Building	10283125	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	20	EA	\$1,200.00	\$24,000															\$24,000								\$24,000
D2010	Utility Rooms/Areas	10283178	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	3	EA	\$800.00	\$2,400																				\$2,400			\$2,400
D2020	Kitchen	10283168	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	9	11	1	EA	\$1,800.00	\$1,800												\$1,800											\$1,800
D2030	135	10283160	Pump, Sump, Replace	15	7	8	1	EA	\$4,270.00	\$4,270									\$4,270														\$4,270
D3020	Throughout Building	10283202	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	16	9	6	EA	\$3,500.00	\$21,000										\$21,000													\$21,000
D3020	133	10283126	Unit Heater, Electric, Replace	20	9	11	2	EA	\$1,800.00	\$3,600												\$3,600											\$3,600
D3030	Roof	10429073	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500															\$3,500			\$3,500
D3030	Roof	10429079	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$4,800.00	\$4,800					\$4,800																\$4,800		\$4,800
D3030	Roof	10429081	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$4,800.00	\$4,800					\$4,800																\$4,800		\$4,800
D3030	128	10283123	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	116	10283229	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	219	10283111	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	122	10283200	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	113	10283114	Heat Pump, Water Source, 10 TON, Replace	20	15	5	1	EA	\$11,800.00	\$11,800						\$11,800																	\$11,800
D3030	230	10283139	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	122	10283205	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	205	10283195	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900
D3030	128	10283226	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																	\$5,900

Replacement Reserves Report



4/9/2026

Mat Code	Location	DescriptionID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	140	10283221	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	164A	10283119	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	204	10283209	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	213	10283186	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	204	10283117	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	105	10283124	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	101	10283193	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	230	10283210	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	148	10283191	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	180	10283220	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	224	10283192	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	213	10283215	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	105	10283163	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	170	10283155	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	136	10283151	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	219	10283203	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	170	10283207	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	140	10283116	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	224	10283176	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	158	10283143	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																\$5,900
D3030	Roof	10429074	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$4,800.00	\$4,800									\$4,800													\$4,800
D3050	16	10429061	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	16	9	1	EA	\$46,200.00	\$46,200										\$46,200												\$46,200
D3050	16	10429082	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	16	9	1	EA	\$46,200.00	\$46,200										\$46,200												\$46,200
D3050	Roof	10429062	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	15	5	1	EA	\$63,700.00	\$63,700						\$63,700																\$63,700
D3050	Roof	10429064	Air Handler, Exterior AHU, Packaged, 4001 to 6000 CFM, Replace	20	15	5	1	EA	\$41,350.00	\$41,350						\$41,350																\$41,350
D3050	Roof	10429070	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	15	5	1	EA	\$63,700.00	\$63,700						\$63,700																\$63,700
D3050	Roof	10429065	Air Handler, Exterior AHU, Packaged, 8001 to 10000 CFM, Replace	20	15	5	1	EA	\$86,075.00	\$86,075						\$86,075																\$86,075
D3050	Roof	10429083	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	15	5	1	EA	\$63,700.00	\$63,700						\$63,700																\$63,700
D3050	Throughout Building	10283110	HVAC System, Ductwork, Medium Density, Replace	30	16	14	71171	SF	\$4.00	\$284,684															\$284,684							\$284,684
D3060	Roof	10429067	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000
D3060	Roof	10429076	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	Roof	10429078	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	\$1,400.00	\$1,400							\$1,400															\$1,400
D3060	Roof	10429077	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	Roof	10429080	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000
D3060	Roof	10429072	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200
D3060	Roof	10429063	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400
D3060	Roof	10429069	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400
D3060	Kitchen	10283228	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	9	11	1	EA	\$2,800.00	\$2,800												\$2,800										\$2,800
D4010	Throughout Building	10283206	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	71171	SF	\$1.07	\$76,153													\$76,153									\$76,153
D5010	Building Exterior																															

Replacement Reserves Report



4/9/2026

mat Code	Location	DescriptionID	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	133	10283127	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	\$14,000.00	\$14,000															\$14,000							\$14,000
D5030	16	10429075	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$35,000.00	\$35,000									\$35,000													\$35,000
D5030	16	10429084	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$35,000.00	\$35,000									\$35,000													\$35,000
D5040	Throughout Building	10283230	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	71171	SF	\$0.65	\$46,261							\$46,261										\$46,261					\$92,522
D5040	Throughout Building	10283158	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	9	11	71171	SF	\$5.00	\$355,855												\$355,855										\$355,855
D5040	Gymnasium	10283183	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	9	11	24	EA	\$1,700.00	\$40,800												\$40,800										\$40,800
D6060	Throughout Building	10283130	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	71171	SF	\$1.65	\$117,432												\$117,432										\$117,432
D7030	Throughout Building	10283222	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	71171	SF	\$2.00	\$142,342									\$142,342													\$142,342
D7050	133	10283180	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000
D7050	Throughout Building	10283188	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	71171	SF	\$3.00	\$213,513												\$213,513										\$213,513
D8010	Throughout Building	10283218	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	71171	SF	\$2.50	\$177,928									\$177,928													\$177,928
E1030	Roof	10429066	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$6,300.00	\$6,300							\$6,300															\$6,300
E1030	Kitchen	10283147	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000					\$4,000
E1030	Kitchen	10283204	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	10283145	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600													\$4,600
E1030	Kitchen	10283227	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	\$2,700.00	\$2,700									\$2,700													\$2,700
E1030	Kitchen	10283156	Foodservice Equipment, Deep Fryer, Replace	15	7	8	1	EA	\$7,000.00	\$7,000									\$7,000													\$7,000
E1030	Kitchen	10283140	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	\$8,280.00	\$8,280									\$8,280										\$8,280			\$16,560
E1030	Kitchen	10283181	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700
E1030	Kitchen	10283223	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600													\$4,600
E1030	Kitchen	10283162	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	7	8	1	EA	\$3,300.00	\$3,300									\$3,300													\$3,300
E1030	Kitchen	10283211	Foodservice Equipment, Walk-In, Freezer, Replace	20	9	11	1	EA	\$25,000.00	\$25,000												\$25,000										\$25,000
E1030	Cafeteria	10283150	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	9	11	5	EA	\$7,000.00	\$35,000												\$35,000										\$35,000
E1030	Kitchen	10283154	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	9	11	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000
E1030	Roof	10429071	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	0	15	1	EA	\$6,300.00	\$6,300																\$6,300						\$6,300
E1030	Kitchen	10283113	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	14	16	1	EA	\$1,600.00	\$1,600																	\$1,600					\$1,600
E1030	Kitchen	10283161	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500					\$2,500
E1070	Multi-Purpose Room	10283149	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	200	SF	\$13.00	\$2,600									\$2,600													\$2,600
E1070	Gymnasium	10283217	Basketball Backboard, Wall-Mounted, Fixed	30	16	14	6	EA	\$3,580.00	\$21,480															\$21,480							\$21,480
E2010	Throughout Building	10283136	Casework, Countertop, Plastic Laminate, Replace	15	7	8	80	LF	\$50.00	\$4,000									\$4,000													\$4,000
E2010	Library	10283166	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	60	LF	\$330.00	\$19,800										\$19,800												\$19,800
E2010	Throughout Building	10283173	Casework, Cabinetry, Standard, Replace	20	9	11	200	LF	\$300.00	\$60,000												\$60,000										\$60,000
E2010	Library	10283219	Library Shelving, Double-Faced, up to 90" Height, Replace	20	9	11	30	LF	\$480.00	\$14,400												\$14,400										\$14,400
G4050	Throughout Building	10283194	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	10	EA	\$400.00	\$4,000												\$4,000										\$4,000
P2030	Across from 164A	10283212	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	-1	1	1	EA	\$7,000.00	\$7,000		\$7,000																				\$7,000
P2030	2nd floor	10283169	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	-2	2	1	EA	\$7,000.00	\$7,000			\$7,000																			\$7,000
Totals, Unescalated											\$0	\$7,000	\$25,000	\$0	\$583,100	\$495,525	\$287,361	\$4,000	\$472,200	\$166,308	\$0	\$1,280,203	\$0	\$0	\$803,864	\$177,300	\$271,261	\$18,000	\$29,880	\$15,500	\$0	\$4,636,502
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$7,210	\$26,523	\$0	\$656,284	\$574,449	\$343,124	\$4,919	\$598,168	\$216,994	\$0	\$1,772,101	\$0	\$0	\$1,215,916	\$276,228	\$435,295	\$29,751	\$50,869	\$27,179	\$0	\$6,235,011

Cashell Elementary School / Site

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3030	Portable 2	10283241		Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$5,500.00	\$5,500												\$5,500										\$5,500	
D3030	Portable 2	10283234		Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$5,500.00	\$5,500												\$5,500										\$5,500	
D3030	Portable 3	10283248		Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$4,400.00	\$4,400												\$4,400										\$4,400	
D3030	Portable 3	10283251		Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$5,500.00	\$5,500												\$5,500										\$5,500	
F1020	Site	10283244		Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	80	SF	\$25.00	\$2,000																	\$2,000					\$2,000	
F1020	Site	10283239		Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	80	SF	\$25.00	\$2,000																	\$2,000					\$2,000	
F1020	Site	10283247		Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	150	SF	\$25.00	\$3,750																	\$3,750					\$3,750	
F1020	Site	10283238		Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30	14	16	700	SF	\$28.00	\$19,600																	\$19,600					\$19,600	
F1020	Site	10283237		Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	16	19	1600	SF	\$200.00	\$320,000																				\$320,000		\$320,000	
F1020	Site	10283249		Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	16	19	1600	SF	\$200.00	\$320,000																				\$320,000		\$320,000	
G2020	Site	10283253		Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	45000	SF	\$0.45	\$20,250					\$20,250					\$20,250						\$20,250					\$20,250		\$81,000



4/9/2026

Unif	format	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020			Site		10283250	Parking Lots, Pavement, Asphalt, Overlay	25	12	13	45000	SF	\$2.00	\$90,000													\$90,000									\$90,000
G2050			Site		10283235	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	\$5,000.00	\$5,000												\$5,000										\$5,000
G2050			Site		10283245	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	\$4,750.00	\$19,000													\$19,000									\$19,000
G2050			Site		10284959	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	16000	SF	\$3.50	\$56,000													\$56,000									\$56,000
G2050			Site		10283233	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$35,000.00	\$35,000												\$35,000										\$35,000
G2060			Site		10283252	Park Bench, Precast Concrete, Replace	25	14	11	4	EA	\$1,000.00	\$4,000												\$4,000										\$4,000
G2060			Site		10283243	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	\$1,500.00	\$1,500												\$1,500										\$1,500
G4050			Site		10283236	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	10	EA	\$4,200.00	\$42,000												\$42,000										\$42,000
Totals, Unescalated														\$0	\$0	\$0	\$0	\$20,250	\$0	\$0	\$0	\$0	\$20,250	\$0	\$108,400	\$0	\$165,000	\$20,250	\$0	\$27,350	\$0	\$0	\$660,250	\$0	\$1,021,750
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$0	\$22,792	\$0	\$0	\$0	\$0	\$26,422	\$0	\$150,051	\$0	\$242,308	\$30,630	\$0	\$43,889	\$0	\$0	\$1,157,752	\$0	\$1,673,843

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10283152	D1010	Elevator Controls	Automatic, 1 Car		Cashell Elementary School / Main Building	128A	No dataplate	No dataplate	No dataplate	2023		
2	10283179	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2500 LB	Cashell Elementary School / Main Building	128A	Ecospace	No dataplate	No dataplate	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10283157	D2010	Water Heater	Gas, Commercial (200 MBH)	120 GAL	Cashell Elementary School / Main Building	135	State Industries, Inc.	SUF-60-120-NE 300	2325134654764	2023		
2	10283131	D2010	Backflow Preventer	Domestic Water	3 IN	Cashell Elementary School / Main Building	135	Watts	709	No dataplate	2009		
3	10283174	D2010	Backflow Preventer	Domestic Water	6 IN	Cashell Elementary School / Main Building	135	Watts	709	258881	2009		
4	10283168	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Cashell Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
5	10283160	D2030	Pump	Sump	3 HP	Cashell Elementary School / Main Building	135	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10283202	D3020	Cabinet Heater	Electric, 3 to 4 LF		Cashell Elementary School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate	2009		6
2	10283126	D3020	Unit Heater	Electric	5 kW	Cashell Elementary School / Main Building	133	Inaccessible	Inaccessible	Inaccessible			2
3	10283241	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Cashell Elementary School / Site	Portable 2	Bard	Inaccessible	Inaccessible			
4	10283234	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Cashell Elementary School / Site	Portable 2	Bard	Inaccessible	Inaccessible			
5	10283248	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Cashell Elementary School / Site	Portable 3	Bard	S38H1DA10RXXXXE	309F112808007-02			
6	10283251	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Cashell Elementary School / Site	Portable 3	Bard	W42H2DA10RXXXXE	332C143108236-02			
7	10283220	D3030	Heat Pump	Water Source, 5 TON	2	Cashell Elementary School / Main Building	180	FHP Manufacturing	EC024-2VTC	SC107451	2009		
8	10283215	D3030	Heat Pump [HP 01 - 13]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	213	FHP Manufacturing	EC048-4VTC	SC107633	2009		
9	10283229	D3030	Heat Pump [HP 01-01]	Water Source, 5 TON	2 TON	Cashell Elementary School / Main Building	116	FHP Manufacturing	EC024-2VTC	SC 108079	2009		
10	10283205	D3030	Heat Pump [HP 01-02]	Water Source, 5 TON	4	Cashell Elementary School / Main Building	122	FHP Manufacturing	EC048-4VTC	SC107629	2009		
11	10283123	D3030	Heat Pump [HP 01-05]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	128	FHP Manufacturing	EC048-4VTC	SC107656	2009		
12	10283151	D3030	Heat Pump [HP 01-06]	Water Source, 5 TON	2 TON	Cashell Elementary School / Main Building	136	FHP Manufacturing	EC024-2VTC	SC107625	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
13	10283221	D3030	Heat Pump [HP 01-07]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	140	FHP Manufacturing	EC036-4VTC	SC108102	2009	EC036-4VTC	
14	10283163	D3030	Heat Pump [HP 01-08]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	105	FHP Manufacturing	EC048	SC107657	2009		
15	10283195	D3030	Heat Pump [HP 01-09]	Water Source, 5 TON	2 TON	Cashell Elementary School / Main Building	205	FHP Manufacturing	EC024-2VTC	SC108081	2009	EC024-2VTC	
16	10283186	D3030	Heat Pump [HP 01-12]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	213	FHP Manufacturing	EC048-4VTC	SC107649	2009		
17	10283209	D3030	Heat Pump [HP 01-15]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	204	FHP Manufacturing	EC036-4VTC	SC198101	2009		
18	10283117	D3030	Heat Pump [HP 01-16]	Water Source, 5 TON	3	Cashell Elementary School / Main Building	204	FHP Manufacturing	EC036-4VTC	SC108113	2009		
19	10283207	D3030	Heat Pump [HP 02-01]	Water Source, 5 TON	2 TON	Cashell Elementary School / Main Building	170	FHP Manufacturing	EC024-2VTC	SC107452	2009		
20	10283155	D3030	Heat Pump [HP 02-02]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	170	FHP Manufacturing	EC048-4VTC	SC107630	2009		
21	10283119	D3030	Heat Pump [HP 02-03]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	164A	FHP Manufacturing	EC048-4VTC	SC107650	2009		
22	10283124	D3030	Heat Pump [HP 02-06]	Water Source, 5 TON	4	Cashell Elementary School / Main Building	105	FHP Manufacturing	EC048-4VTC	SC107642	2009		
23	10283116	D3030	Heat Pump [HP 02-07]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	140	FHP Manufacturing	EC036-4VTC	SC108117	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
24	10283191	D3030	Heat Pump [HP 02-08]	Water Source, 5 TON	2 TON	Cashell Elementary School / Main Building	148	FHP Manufacturing	EC024-2VTC	SC 108080	2009		
25	10283143	D3030	Heat Pump [HP 02-12]	Water Source, 5 TON	2 TON	Cashell Elementary School / Main Building	158	FHP Manufacturing	EC024-2VTC	SC1080	2009		
26	10283139	D3030	Heat Pump [HP 02-13]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	230	FHP Manufacturing	EC036-4VTC	SB103449	2009		
27	10283210	D3030	Heat Pump [HP 02-14]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	230	FHP Manufacturing	EC036-4VTC	SB103450	2009		
28	10283111	D3030	Heat Pump [HP 02-15]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	219	FHP Manufacturing	EC048-4VTC	SC107621	2009		
29	10283203	D3030	Heat Pump [HP 02-16]	Water Source, 5 TON	4	Cashell Elementary School / Main Building	219	FHP Manufacturing	EC048-4VTC	SC107666	2009		
30	10283176	D3030	Heat Pump [HP 02-17]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	224	FHP Manufacturing	EC036-4VTC	SC108114	2009		
31	10283192	D3030	Heat Pump [HP 02-18]	Water Source, 5 TON	3 TON	Cashell Elementary School / Main Building	224	FHP Manufacturing	EC036-4VTC	SC108103	2009		
32	10283114	D3030	Heat Pump [HP 03-17]	Water Source, 10 TON	10	Cashell Elementary School / Main Building	113	FHP Manufacturing	EC 120-4VTC	SC107569	2009		
33	10283200	D3030	Heat Pump [HP Ø1-03]	Water Source, 5 TON	4	Cashell Elementary School / Main Building	122	FHP Manufacturing	EC048-4VTC	SC107655	2009		
34	10283226	D3030	Heat Pump [HP01-04]	Water Source, 5 TON	4 TON	Cashell Elementary School / Main Building	128	FHP Manufacturing	EC048-4VTC	SC107620	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
35	10283193	D3030	Heat Pump [HP3-16]	Water Source, 5 TON		Cashell Elementary School / Main Building	101	FHP Manufacturing	EC060-4VTC	SC108120	2009		
36	10429073	D3030	Split System Ductless [AC-1]	Single Zone	1 TON	Cashell Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
37	10429074	D3030	Split System Ductless [AC-2]	Single Zone	2 TON	Cashell Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
38	10429081	D3030	Split System Ductless [AC-3]	Single Zone	1.5 TON	Cashell Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA2	NA			
39	10429079	D3030	Split System Ductless [AU-4]	Single Zone	2 TON	Cashell Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A24NHA2	NA			
40	10429061	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	100 HP	Cashell Elementary School / Main Building	16	No dataplate	No dataplate	No dataplate	2009		
41	10429082	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	100 HP	Cashell Elementary School / Main Building	16	No dataplate	No dataplate	No dataplate	2009		
42	10429083	D3050	Air Handler [ERU-1]	Exterior AHU, Packaged, 6001 to 8000 CFM	7500 CFM	Cashell Elementary School / Main Building	Roof	INNOVENT	E-LAZER-2B-7500-HP/F/FR/FC-1-A	208039-1	2009		
43	10429062	D3050	Air Handler [ERU-2]	Exterior AHU, Packaged, 6001 to 8000 CFM	7500 CFM	Cashell Elementary School / Main Building	Roof	INNOVENT	E-LAZER-2B-7500-HP/IF/FR/FC-1-A	208039-2	2009		
44	10429064	D3050	Air Handler [ERU-3]	Exterior AHU, Packaged, 4001 to 6000 CFM	4900 CFM	Cashell Elementary School / Main Building	Roof	INNOVENT	E-LAZER-2B-4900-HP/IF/FR/FC-1-A	208039-3	2009		
45	10429065	D3050	Air Handler [ERU-4]	Exterior AHU, Packaged, 8001 to 10000 CFM	10000 CFM	Cashell Elementary School / Main Building	Roof	INNOVENT	E-5000-1/SP-10000-HP/HG/IP/FR/FC/VS-1-A	208039-4	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	10429070	D3050	Air Handler [ERU-5]	Exterior AHU, Packaged, 6001 to 8000 CFM	8000 CFM	Cashell Elementary School / Main Building	Roof	INNOVENT	E-5000-1/SP-8000-HP/IF/FC/FRA/S-1-A	208039-5	2009		
47	10429076	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1750 CFM	Cashell Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		
48	10429067	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Cashell Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		
49	10429080	D3060	Exhaust Fan [EF-18]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Cashell Elementary School / Main Building	Roof	Cook	210ACE 210C6B	1058041578-01/0002202	2009		
50	10429077	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper	1750 CFM	Cashell Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		
51	10429063	D3060	Exhaust Fan [EF-22]	Roof or Wall-Mounted, 12" Damper	900 CFM	Cashell Elementary School / Main Building	Roof	Cook	120 ACFU	Illegible	2009		
52	10429078	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 12" Damper	900 CFM	Cashell Elementary School / Main Building	Roof	Cook	120 ACE 12002B	1058041578-01/0006101	2009		
53	10429072	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 10" Damper	300 CFM	Cashell Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		
54	10429069	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Cashell Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		
55	10283228	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		Cashell Elementary School / Main Building	Kitchen	Mars Air Systems	NHV48	0B09FNHV48-L			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10283170	D5010	Generator	Gas or Gasoline	80 KW	Cashell Elementary School / Main Building	Building Exterior	Generac	Inaccessible	Inaccessible	2009		
2	10283167	D5010	Automatic Transfer Switch [ATS/PANEL EHO]	ATS	200 AMP	Cashell Elementary School / Main Building	133	Generac	10774180100	98765			
3	10283144	D5010	Automatic Transfer Switch [ATS/PANEL EM]	ATS	100 AMP	Cashell Elementary School / Main Building	133	Generac	10774180200	98766			
4	10283129	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Cashell Elementary School / Main Building	133	Siemens	3F3Y045TP1	NA	2009		
5	10283146	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cashell Elementary School / Main Building	206	Siemens	3F3Y075TP1	NA	2009		
6	10283216	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Cashell Elementary School / Main Building	133	Siemens	3F3Y150K13TP1	NA	2009		
7	10283165	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Cashell Elementary School / Main Building	180	Siemens	3F3Y112TP1	NA	2009		
8	10283184	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Cashell Elementary School / Main Building	133	Siemens	3F3Y112TP1	NA	2009		
9	10283118	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cashell Elementary School / Main Building	133	Siemens	3F3Y075TP1	NA	2009		
10	10283135	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cashell Elementary School / Main Building	114	Siemens	3F3Y075TP1	NA	2009		
11	10283112	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Cashell Elementary School / Main Building	133	Siemens	3F3Y015TP1	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10283134	D5020	Switchboard [SWITCHBOARD SWBD]	277/480 V	2500 AMP	Cashell Elementary School / Main Building	133	Siemens	SB3 REV. A	3001773178-000900-01	2009		
13	10283122	D5020	Distribution Panel	277/480 V	800 AMP	Cashell Elementary School / Main Building	133	Siemens	P4E60ML800FBS	3001773178	2009		
14	10283127	D5020	Distribution Panel	277/480 V	1200 AMP	Cashell Elementary School / Main Building	133	Siemens	P4E75ML120FBS	3001773178	2009		
15	10429084	D5030	Variable Frequency Drive [VFD P.1]	VFD, by HP of Motor	100 HP	Cashell Elementary School / Main Building	16	Yaskawa	No dataplate	No dataplate			
16	10429075	D5030	Variable Frequency Drive [VFD P-2]	VFD, by HP of Motor	100 HP	Cashell Elementary School / Main Building	16	Yaskawa	No dataplate	No dataplate			
17	10283183	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Cashell Elementary School / Main Building	Gymnasium						24

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10283180	D7050	Fire Alarm Panel	Fully Addressable		Cashell Elementary School / Main Building	133	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10283113	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Cashell Elementary School / Main Building	Kitchen						
2	10283161	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Cashell Elementary School / Main Building	Kitchen						
3	10283140	E1030	Foodservice Equipment	Convection Oven, Double		Cashell Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
4	10283156	E1030	Foodservice Equipment	Deep Fryer		Cashell Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF58	NA			
5	10283162	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Cashell Elementary School / Main Building	Kitchen	CaptiveAire Systems	6030 VHB	NA			
6	10283147	E1030	Foodservice Equipment	Food Puree		Cashell Elementary School / Main Building	Kitchen	Delfield	KCFT-60-12A	0903150000450			
7	10283181	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Cashell Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
8	10283204	E1030	Foodservice Equipment	Range, 2-Burner		Cashell Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate			
9	10283227	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Cashell Elementary School / Main Building	Kitchen	Traulsen	BHT 1-32WUT	M440800 5M			
10	10429071	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Cashell Elementary School / Main Building	Roof	Trenton	TEZA010H8-HT3D-B	259104742	2025		
11	10429066	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Cashell Elementary School / Main Building	Roof	Heatcraft	CZS045L6C	T09A 10008	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10283145	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Cashell Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible			
13	10283223	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Cashell Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible			
14	10283154	E1030	Foodservice Equipment [COOLER]	Walk-In, Refrigerator		Cashell Elementary School / Main Building	Kitchen	Brown	UDS-4	107208-1D1			
15	10283211	E1030	Foodservice Equipment [FREEZER]	Walk-In, Freezer		Cashell Elementary School / Main Building	Kitchen	Brown	UDS-4	107208-1D2			