FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner

Chevy Chase Elementary School
4015 Rosemary Street
Chevy Chase, MD 20815

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BV PROJECT #:
172559.25R000-025.354

DATE OF REPORT:
August 12, 2025

ON SITE DATE:
July 17, 2025

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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	4015 Rosemary Street, Chevy Chase MD 20815
Site Developed	1936 Renovated 2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 17, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	same as above
Assessment & Report Prepared By	Chris Ledbetter
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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

Chevy Chase Elementary was originally constructed in 1936. The latest renovation of the school building was in 2000.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof membrane shows signs of significant wear, with evidence of leakage throughout the top floor, and requires near term replacement. The interior finishes are overall in fair condition throughout the building. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while the majority of components were replaced and upgraded during the 2000 renovation. Heating and cooling are provided by a central system with boilers, air handlers and chiller feeding fan coil units, unit heaters and radiators. The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For improved reliability and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The electrical system was replaced in 2000, as evidenced by manufacture dates on the electrical panels, and the building electrical systems appeared to be in fair condition. The elevators are utilizing outdated controls and equipment. Full modernization is recommended.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

In general, the site has been well maintained. Sidewalks are free from cracks, and the asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.667695.

Immediate Needs

There are no immediate needs to report.

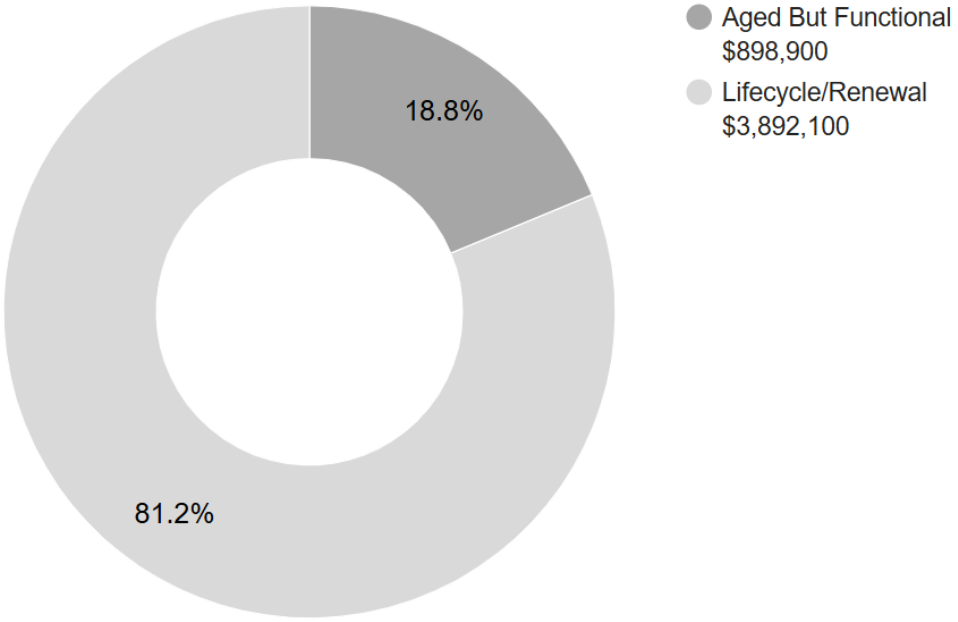
Key Findings

There are no key findings to report.

Plan Types

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

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



10-YEAR TOTAL: $4,791,000

2. Building Information

Building: Systems Summary		
Address	4015 Rosemary Street; Chevy Chase MD 20815	
Constructed/Renovated	1936/2000	
Building Area	70,976 SF	
Number of Stories	3 above grade	
System	*Description*	*Condition*
Structure	Masonry load bearing walls with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Glazed CMU, ceramic tile, Painted gypsum board Floors: VCT, ceramic tile, Unfinished, Carpet, sports wood floor Ceilings: ACT	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast iron Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers feeding fan coil and hydronic baseboard radiators Non-Central System: Packaged units, split and ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system with fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator	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	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the 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
Facade	-	-	$215,700	-	$374,300	$590,000
Roofing	-	$464,900	-	-	-	$464,900
Interiors	-	-	$163,100	$264,400	$832,500	$1,260,000
Conveying	-	$5,300	$67,500	$11,400	-	$84,200
Plumbing	-	-	$23,500	$6,100	$1,361,700	$1,391,300
HVAC	-	$237,400	$1,027,100	$19,900	$968,700	$2,253,100
Fire Protection	-	$80,600	$12,000	-	$200	$92,800
Electrical	-	$69,000	$27,700	$429,200	$563,300	$1,089,200
Fire Alarm & Electronic Systems	-	-	$735,800	$482,300	$773,000	$1,991,200
Equipment & Furnishings	-	$13,400	$83,700	$92,500	$117,700	$307,300
Site Utilities	-	-	-	-	$15,000	$15,000
Site Development	-	-	-	-	$177,000	$177,000
TOTALS (3% inflation)	**-**	**$870,500**	**$2,356,100**	**$1,305,900**	**$5,183,500**	**$9,716,000**

3. Site Summary

Site Information		
Site Area	3.7 acres (estimated)	
Parking Spaces	32 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Chain link fencing Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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: HPS	Fair
Ancillary Structures	Shed	Fair

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	$3,900	$3,900
Site Development	-	$7,100	$300	$185,100	$209,100	$401,500
Site Pavement	-	-	$4,500	$5,200	$308,600	$318,300
Site Utilities	-	-	-	$56,400	-	$56,400
TOTALS (3% inflation)	**-**	**$7,100**	**$4,800**	**$246,700**	**$521,600**	**$780,200**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1936	No	No
Building	1936/2000	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 Chevy Chase Elementary School, 4015 Rosemary Street, Chevy Chase, MD 20815 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

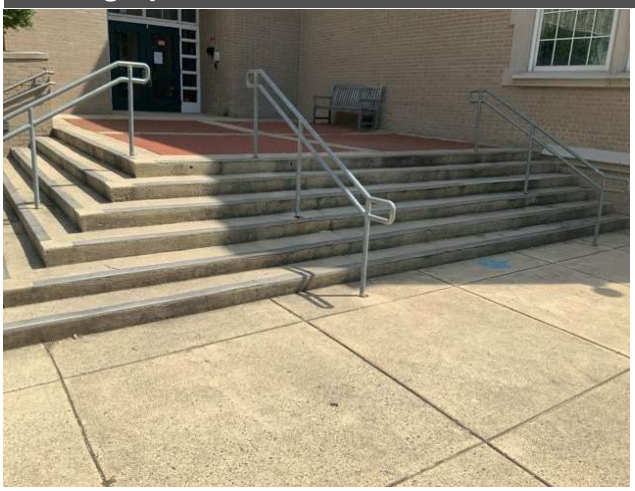
3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MAIN ROOF

6 - MAIN PARKING LOT

Photographic Overview



7 - SITE STAIRS

8 - SITE DUMPSTERS

9 - HALLWAY

10 - CLASSROOM

11 - MEDIA ROOM

12 - GYMNASIUM

Photographic Overview

13 - BOILER ROOM

14 - KITCHEN

15 - BOILER

16 - CHILLER

17 - AIR HANDLER

18 - PACKAGE UNIT

Photographic Overview

19 - FAN COIL UNIT

20 - EXHAUST FAN

21 - SWITCHBOARD

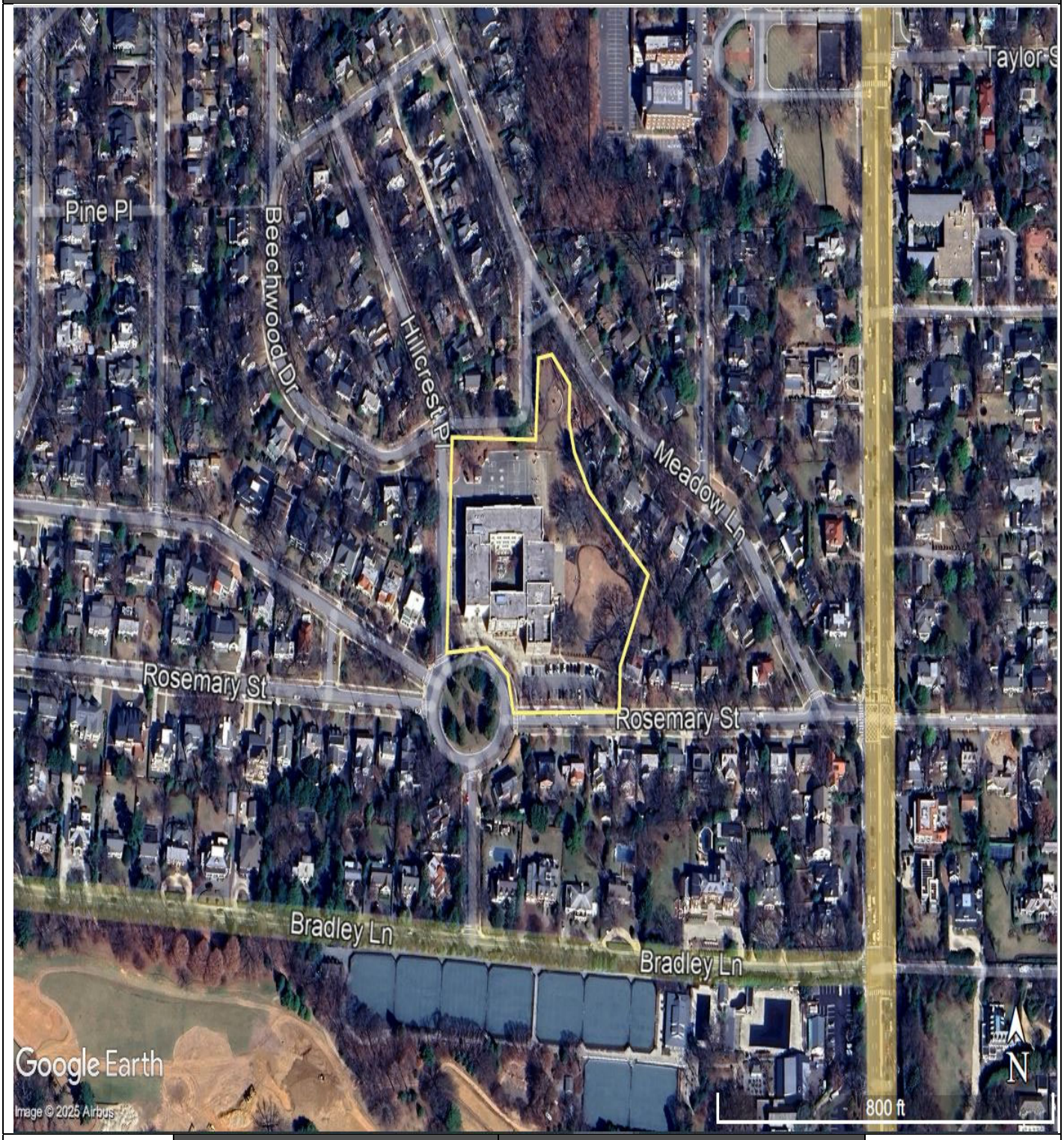
22 - GENERATOR

23 - WATER HEATER

24 - FIRE SUPPRESSION SYSTEM

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-025.354	Chevy Chase Elementary School
Source	**On-Site Date**
Google	July 17, 2025

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Chevy Chase Elementary School

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: July 14, 2025

Phone Number:

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: 1936	Renovated: 2000	
2	Building size in SF	70,976 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Chevy Chase Elementary School

BV Project Number: 172559.25R000-025.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

2ND PATHWAY

ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

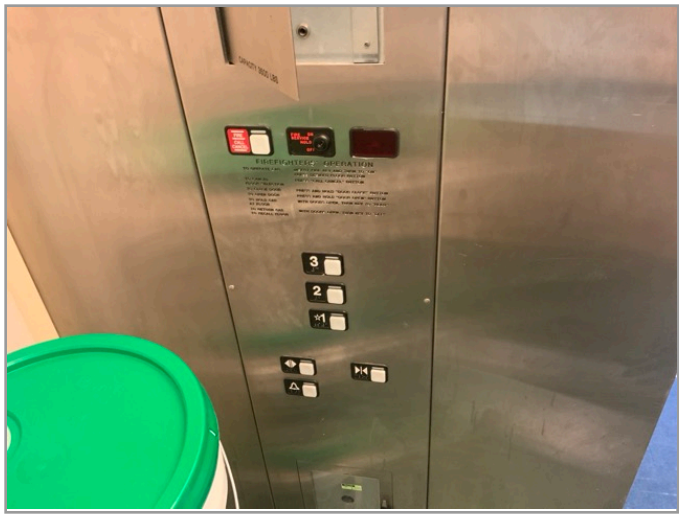
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

RESTROOM ACCESSORIES

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✕			
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 | Chevy Chase Elementary School / Chevy Chase Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 3-5 Story Building, 3-5 Story Building	70,976 SF	25	9566539
B1010	Superstructure	Fair	Structural Framing, Steel Columns & Beams, 3-5 Story Building, 3-5 Story Building	70,976 SF	25	9566540
B1080	Stairwells	Fair	Stairs, Metal or Pan-Filled, Interior	1,600 SF	24	9560969
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	17,320 SF	5	9560951
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	149	5	9560924
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	40	20	9560885
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	31,300 SF	2	9560999
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	120	20	9560879
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	65,000 SF	12	9560919
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	10	9560990
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	20	9560910
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	70,976 SF	5	9560952
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	3,708 SF	5	9560937
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	20	9560898
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	40,000 SF	8	9560883
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	3,708 SF	15	9560957
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,090 SF	5	9560878
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	2	9560956
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	8	9560975

Component Condition Report | Chevy Chase Elementary School / Chevy Chase Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	4	9560896
Plumbing						
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	14	9560886
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	19	15	9560962
D2010	Maintenance office	Fair	Shower, Ceramic Tile	1	15	9560998
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	24	15	9560881
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	9560882
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	21	15	9560968
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	8	9560890
D2010	Restrooms	Fair	Urinal, Standard	6	15	9560906
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	4	9560993
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	70,976 SF	14	9561000
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	4	9560958
HVAC						
D3020	Throughout Building	Fair	Radiator, Hydronic, Baseboard (per LF)	250 LF	4	9560986
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [B-1]	1	5	9560945
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	5	9560982
D3020	Trash compactor room	Fair	Unit Heater, Electric	1	10	9560897
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [B-2]	1	4	9560985
D3020	Boiler Room	Fair	Unit Heater, Hydronic, 251 to 400 MBH	1	3	9560926
D3020	111	Fair	Unit Heater, Hydronic	1	3	9560891
D3020	Boiler Room	Fair	Heat Exchanger, Shell & Tube, HVAC	1	4	9560921
D3030	Roof	Fair	Split System Ductless, Single Zone	1	8	9560946
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON	1	2	9560997
D3030	Roof	Fair	Split System Ductless, Single Zone	1	2	9560965

Component Condition Report | Chevy Chase Elementary School / Chevy Chase Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone	1	13	9560916
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9560989
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 11 to 12.5 TON	1	2	9560988
D3030	Throughout Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	1	8	9560902
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9560904
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 8 to 10 TON	1	2	9560967
D3030	Roof	Fair	Chiller, Air-Cooled	1	3	9560961
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-4]	1	2	9560894
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	70,976 SF	4	9560941
D3050	Roof	Fair	Air Handler, Exterior AHU	1	4	9560991
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	2	9560915
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-5]	1	2	9560936
D3050	Roof	Fair	Air Handler, Exterior AHU	1	4	9560927
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	2	9560973
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	70,976 SF	14	9560954
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9560943
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-6]	1	2	9560955
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-3]	1	2	9560893
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9560917
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	29	4	9560995
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	2	9560949
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	2	9560918
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-23]	2	2	9560983
D3060	Boiler Room	Fair	Exhaust Fan, Propeller, 10 HP Motor	1	8	9560972
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	6	2	9560970

Component Condition Report | Chevy Chase Elementary School / Chevy Chase Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	70,976 SF	2	9560892
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression	1	4	9560974
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	9560914
Electrical						
D5010	Building Exterior	Fair	Generator, Diesel	1	2	9560934
D5010	Throughout Building	Fair	Automatic Transfer Switch, ATS	1	2	9560932
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	4	9560938
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	14	9560928
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	14	9560984
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	9560966
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	14	9560905
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	4	9560903
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	70,976 SF	14	9560977
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	70,976 SF	10	9560971
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	70,976 SF	10	9560920
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	70,976 SF	10	9560987
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	70,976 SF	8	9560900
D7050	Maintenance office	Fair	Fire Alarm Panel, Fully Addressable	1	4	9560948
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	8	9560940
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	70,976 SF	4	9560931
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	70,976 SF	4	9560939
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	9560963

Component Condition Report | Chevy Chase Elementary School / Chevy Chase Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	9560933
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	2	9560950
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	9560884
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	2	9560888
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	9560911
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	9560944
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	9560909
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	9560907
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9560901
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	3	9560976
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9560979
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	9560929
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	15	9560947
E1090	Trash compactor room	Fair	Waste Handling Equipment, Trash Compactor, 12 CY or 50,000 LB	1	8	9560942
E2010	Throughout Building	Fair	Casework, Cabinetry, High-End or Laboratory	100 LF	10	9560996
Sitework						
G2060	Building Exterior	Fair	Retaining Wall, Brick/Stone	700 SF	20	9560899
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	12	15	9560959

Component Condition Report | Chevy Chase Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	1,200 SF	25	9560960
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	15	9560877

Component Condition Report | Chevy Chase Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,100 SF	15	9560912
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,100 SF	3	9560923
G2030	Site	Fair	Sidewalk, Asphalt	6,500 SF	12	9560964
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,000 SF	20	9560978
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	9560992
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	14,800 SF	12	9560908
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	9560980
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	9560994
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	300 SF	3	9560981
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,800 SF	2	9560876
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	400 SF	8	9560925
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	9560889
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	9560935
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	7	10	9561001
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	6	12	9560887
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	5	10	9560895
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	20	9560953
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	10	9560913
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	10	9560880
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	10	9560930

Appendix F:
Replacement Reserves

Replacement Reserves Report

8/11/2025

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
Chevy Chase Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Chevy Chase Elementary School / Chevy Chase Elementary School	$0	$0	$870,515	$286,819	$1,615,058	$454,214	$0	$0	$495,512	$0	$810,404	$0	$324,361	$19,208	$2,628,252	$608,706	$0	$123,633	$42,731	$773,044	$663,565	**$9,716,022**
Chevy Chase Elementary School / Site	$0	$0	$7,066	$4,803	$0	$0	$0	$8,191	$18,235	$0	$220,268	$0	$236,691	$6,454	$0	$53,516	$0	$11,008	$7,482	$0	$206,439	**$780,152**
Grand Total	**$0**	**$0**	**$877,581**	**$291,622**	**$1,615,058**	**$454,214**	**$0**	**$8,191**	**$513,747**	**$0**	**$1,030,672**	**$0**	**$561,051**	**$25,663**	**$2,628,252**	**$662,222**	**$0**	**$134,641**	**$50,213**	**$773,044**	**$870,004**	**$10,496,173**

Chevy Chase Elementary School

Chevy Chase Elementary School / Chevy Chase Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9560951	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	17320	SF	$3.00	$51,960						$51,960										$51,960						**$103,920**
B2020	Building Exterior	9560924	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	25	5	149	EA	$900.00	$134,100						$134,100																**$134,100**
B2050	Building Exterior	9560885	Exterior Door, Steel, Commercial, Replace	40	20	20	40	EA	$4,060.00	$162,400																					$162,400	**$162,400**
B3010	Roof	9560999	Roofing, Built-Up, Replace	25	23	2	31300	SF	$14.00	$438,200			$438,200																			**$438,200**
C1030	Throughout Building	9560879	Interior Door, Wood, Solid-Core, Replace	40	20	20	120	EA	$700.00	$84,000																					$84,000	**$84,000**
C1070	Throughout Building	9560919	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	65000	SF	$3.50	$227,500												$227,500										**$227,500**
C1090	Restrooms	9560990	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	11	EA	$750.00	$8,250											$8,250											**$8,250**
C2010	Restrooms	9560910	Wall Finishes, Ceramic Tile, Replace	40	20	20	600	SF	$18.00	$10,800																					$10,800	**$10,800**
C2010	Throughout Building	9560952	Wall Finishes, any surface, Prep & Paint	10	5	5	70976	SF	$1.50	$106,464						$106,464										$106,464						**$212,928**
C2030	Restrooms	9560898	Flooring, Ceramic Tile, Replace	40	20	20	600	SF	$18.00	$10,800																					$10,800	**$10,800**
C2030	Throughout Building	9560883	Flooring, Vinyl Tile (VCT), Replace	15	7	8	40000	SF	$5.00	$200,000									$200,000													**$200,000**
C2030	Throughout Building	9560878	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2090	SF	$7.50	$15,675						$15,675										$15,675						**$31,350**
C2030	Gymnasium	9560937	Flooring, Maple Sports Floor, Refinish	10	5	5	3708	SF	$5.00	$18,540						$18,540										$18,540						**$37,080**
C2030	Gymnasium	9560957	Flooring, Maple Sports Floor, Replace	30	15	15	3708	SF	$17.00	$63,036																$63,036						**$63,036**
D1010	Elevator Shafts/Utility	9560956	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	$5,000.00	$5,000			$5,000																			**$5,000**
D1010	Elevator Shafts/Utility	9560896	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	26	4	1	EA	$60,000.00	$60,000					$60,000																	**$60,000**
D1010	Elevator Shafts/Utility	9560975	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$9,000.00	$9,000									$9,000													**$9,000**
D2010	Boiler Room	9560993	Storage Tank, Domestic Water, Replace	30	26	4	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
D2010	Boiler Room	9560886	Water Heater, Gas, Commercial (200 MBH), Replace	20	6	14	1	EA	$16,600.00	$16,600															$16,600							**$16,600**
D2010	Throughout Building	9561000	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	70976	SF	$11.00	$780,736															$780,736							**$780,736**
D2010	Throughout Building	9560890	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	4	EA	$1,200.00	$4,800									$4,800													**$4,800**
D2010	Restrooms	9560962	Toilet, Commercial Water Closet, Replace	30	15	15	19	EA	$1,300.00	$24,700																$24,700						**$24,700**
D2010	Maintenance office	9560998	Shower, Ceramic Tile, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
D2010	Throughout Building	9560881	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	24	EA	$1,200.00	$28,800																$28,800						**$28,800**
D2010	Restrooms	9560968	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	21	EA	$1,700.00	$35,700																$35,700						**$35,700**
D2010	Restrooms	9560906	Urinal, Standard, Replace	30	15	15	6	EA	$1,100.00	$6,600																$6,600						**$6,600**
D2010	Janitor closet	9560882	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D2060	Boiler Room	9560958	Air Compressor, Tank-Style, Replace	20	16	4	1	EA	$15,900.00	$15,900					$15,900																	**$15,900**
D3020	Boiler Room	9560985	Boiler, Gas, HVAC, Replace	30	26	4	1	EA	$60,400.00	$60,400					$60,400																	**$60,400**
D3020	Boiler Room	9560921	Heat Exchanger, Shell & Tube, HVAC, Replace	35	31	4	1	EA	$42,000.00	$42,000					$42,000																	**$42,000**
D3020	Boiler Room	9560945	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$60,400.00	$60,400						$60,400																**$60,400**
D3020	Boiler Room	9560926	Unit Heater, Hydronic, 251 to 400 MBH, Replace	20	17	3	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D3020	111	9560891	Unit Heater, Hydronic, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3020	Throughout Building	9560986	Radiator, Hydronic, Baseboard (per LF), Replace	30	26	4	250	LF	$150.00	$37,500					$37,500																	**$37,500**
D3020	Trash compactor room	9560897	Unit Heater, Electric, Replace	20	10	10	1	EA	$1,800.00	$1,800											$1,800											**$1,800**
D3020	Boiler Room	9560982	Boiler Supplemental Components, Shot Feed Tank, Replace	30	25	5	1	EA	$1,520.00	$1,520						$1,520																**$1,520**
D3030	Roof	9560961	Chiller, Air-Cooled, Replace	25	22	3	1	EA	$180,000.00	$180,000				$180,000																		**$180,000**
D3030	Roof	9560997	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800																$12,800			**$25,600**
D3030	Roof	9560965	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500																$3,500			**$7,000**
D3030	Roof	9560989	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300																$2,300			**$4,600**
D3030	Roof	9560988	Split System, Condensing Unit/Heat Pump, 11 to 12.5 TON, Replace	15	13	2	1	EA	$21,200.00	$21,200			$21,200																$21,200			**$42,400**

Replacement Reserves Report

8/11/2025

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	Roof	9560904	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$5,200.00	$5,200			$5,200															$5,200				**$10,400**
D3030	Roof	9560967	Split System, Condensing Unit/Heat Pump, 8 to 10 TON, Replace	15	13	2	1	EA	$17,200.00	$17,200			$17,200															$17,200				**$34,400**
D3030	Roof	9560946	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	$4,800.00	$4,800									$4,800													**$4,800**
D3030	Throughout Building	9560902	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	7	8	1	EA	$4,830.00	$4,830									$4,830													**$4,830**
D3030	Roof	9560916	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$4,800.00	$4,800														$4,800								**$4,800**
D3050	Boiler Room	9560894	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Boiler Room	9560915	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$7,600.00	$7,600			$7,600																			**$7,600**
D3050	Boiler Room	9560936	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Boiler Room	9560973	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$7,600.00	$7,600			$7,600																			**$7,600**
D3050	Boiler Room	9560955	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Boiler Room	9560893	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,500.00	$6,500			$6,500																			**$6,500**
D3050	Boiler Room	9560949	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$7,600.00	$7,600			$7,600																			**$7,600**
D3050	Throughout Building	9560954	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	26	14	70976	SF	$8.00	$567,808															$567,808							**$567,808**
D3050	Roof	9560943	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$45,000.00	$45,000			$45,000																			**$45,000**
D3050	Roof	9560917	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$45,000.00	$45,000			$45,000																			**$45,000**
D3050	Throughout Building	9560941	HVAC System, Ductwork, Medium Density, Replace	30	26	4	70976	SF	$4.00	$283,904					$283,904																	**$283,904**
D3050	Roof	9560991	Air Handler, Exterior AHU, Replace	20	16	4	1	EA	$84,000.00	$84,000					$84,000																	**$84,000**
D3050	Roof	9560927	Air Handler, Exterior AHU, Replace	20	16	4	1	EA	$84,000.00	$84,000					$84,000																	**$84,000**
D3050	Throughout Building	9560995	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	29	EA	$2,530.00	$73,370					$73,370																	**$73,370**
D3060	Roof	9560918	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	2	EA	$1,200.00	$2,400			$2,400																			**$2,400**
D3060	Roof	9560983	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	18	2	2	EA	$3,000.00	$6,000			$6,000																			**$6,000**
D3060	Roof	9560970	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	6	EA	$2,400.00	$14,400			$14,400																			**$14,400**
D3060	Boiler Room	9560972	Exhaust Fan, Propeller, 10 HP Motor, Replace	20	12	8	1	EA	$4,200.00	$4,200									$4,200													**$4,200**
D4010	Throughout Building	9560892	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	70976	SF	$1.07	$75,944			$75,944															$75,944				**$75,944**
D4010	Boiler Room	9560974	Backflow Preventer, Fire Suppression, Replace	30	26	4	1	EA	$10,500.00	$10,500					$10,500																	**$10,500**
D4030	Throughout Building	9560914	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	$150.00	$150						$150										$150						**$300**
D5010	Building Exterior	9560934	Generator, Diesel, Replace	25	23	2	1	EA	$40,000.00	$40,000			$40,000																			**$40,000**
D5010	Throughout Building	9560932	Automatic Transfer Switch, ATS, Replace	25	23	2	1	EA	$25,000.00	$25,000			$25,000																			**$25,000**
D5020	Electrical Room	9560966	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$7,600.00	$7,600					$7,600																	**$7,600**
D5020	Electrical Room	9560928	Switchboard, 277/480 V, Replace	40	26	14	1	EA	$65,000.00	$65,000															$65,000							**$65,000**
D5020	Electrical Room	9560984	Switchboard, 277/480 V, Replace	40	26	14	1	EA	$65,000.00	$65,000															$65,000							**$65,000**
D5020	Electrical Room	9560905	Switchboard, 277/480 V, Replace	40	26	14	1	EA	$65,000.00	$65,000															$65,000							**$65,000**
D5020	Electrical Room	9560938	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Electrical Room	9560903	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5030	Throughout Building	9560977	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	70976	SF	$2.50	$177,440															$177,440							**$177,440**
D5040	Throughout Building	9560971	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	70976	SF	$4.50	$319,392										$319,392												**$319,392**
D6020	Throughout Building	9560920	Low Voltage System, Phone & Data Lines, Replace	20	10	10	70976	SF	$1.50	$106,464										$106,464												**$106,464**
D6060	Throughout Building	9560987	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	70976	SF	$1.65	$117,110										$117,110												**$117,110**
D7030	Throughout Building	9560900	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	70976	SF	$2.00	$141,952									$141,952													**$141,952**
D7050	Maintenance office	9560948	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000															$15,000		**$30,000**
D7050	Throughout Building	9560931	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	70976	SF	$3.00	$212,928					$212,928																	**$212,928**
D7050	Vestibule	9560940	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	$1,580.00	$1,580									$1,580													**$1,580**
D8010	Throughout Building	9560939	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	70976	SF	$6.00	$425,856					$425,856															$425,856		**$851,712**
E1030	Roof	9560950	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				**$12,600**
E1030	Roof	9560888	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				**$12,600**
E1030	Kitchen	9560963	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
E1030	Kitchen	9560933	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	9560884	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	9560911	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
E1030	Kitchen	9560944	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	$5,700.00	$5,700				$5,700															$5,700			**$11,400**
E1030	Kitchen	9560909	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	$5,700.00	$5,700				$5,700															$5,700			**$11,400**

Replacement Reserves Report

8/11/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	9560907	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	9560976	Foodservice Equipment, Freezer, Chest, Replace	15	12	3	1	EA	$1,800.00	$1,800				$1,800															$1,800			**$3,600**
E1030	Kitchen	9560979	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$2,700				$2,700															$2,700			**$5,400**
E1030	Kitchen	9560901	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
E1040	Throughout Building	9560929	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	$1,500.00	$3,000						$3,000										$3,000						**$6,000**
E1070	Gymnasium	9560947	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	15	15	6	EA	$3,580.00	$21,480																$21,480						**$21,480**
E1090	Trash compactor room	9560942	Waste Handling Equipment, Trash Compactor, 12 CY or 50,000 LB, Replace	15	7	8	1	EA	$20,000.00	$20,000									$20,000													**$20,000**
E2010	Throughout Building	9560996	Casework, Cabinetry, High-End or Laboratory, Replace	20	10	10	100	LF	$500.00	$50,000											$50,000											**$50,000**
G2060	Building Exterior	9560899	Retaining Wall, Brick/Stone, Replace	40	20	20	700	SF	$140.00	$98,000																					$98,000	**$98,000**
G4050	Building Exterior	9560959	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	5	15	12	EA	$800.00	$9,600																$9,600						**$9,600**
Totals, Unescalated											**$0**	**$0**	**$820,544**	**$262,480**	**$1,434,958**	**$391,809**	**$0**	**$0**	**$391,162**	**$0**	**$603,016**	**$0**	**$227,500**	**$13,080**	**$1,737,584**	**$390,705**	**$0**	**$74,800**	**$25,100**	**$440,856**	**$367,400**	**$7,180,995**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$870,515**	**$286,819**	**$1,615,058**	**$454,214**	**$0**	**$0**	**$495,512**	**$0**	**$810,404**	**$0**	**$324,361**	**$19,208**	**$2,628,252**	**$608,706**	**$0**	**$123,633**	**$42,731**	**$773,044**	**$663,565**	**$9,716,022**

Chevy Chase 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
F1020	Site	9560877	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	100	SF	$25.00	$2,500																$2,500						**$2,500**
G2020	Site	9560923	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	9100	SF	$0.45	$4,095				$4,095					$4,095					$4,095				$4,095				**$16,380**
G2020	Site	9560912	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	9100	SF	$3.50	$31,850															$31,850							**$31,850**
G2030	Site	9560964	Sidewalk, Asphalt, Replace	25	13	12	6500	SF	$5.50	$35,750													$35,750									**$35,750**
G2030	Site	9560978	Sidewalk, Concrete, Large Areas, Replace	50	30	20	12000	SF	$9.00	$108,000																				$108,000		**$108,000**
G2050	Site	9560876	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	14800	SF	$0.45	$6,660			$6,660					$6,660					$6,660					$6,660				**$26,640**
G2050	Site	9560908	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	13	12	14800	SF	$6.50	$96,200													$96,200									**$96,200**
G2050	Site	9560889	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	4	EA	$4,750.00	$19,000													$19,000									**$19,000**
G2050	Site	9560981	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	300	SF	$1.00	$300				$300					$300					$300				$300				**$1,200**
G2050	Site	9560925	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	7	8	400	SF	$25.00	$10,000									$10,000													**$10,000**
G2050	Site	9560992	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site	9560980	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site	9560994	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2060	Site	9561001	Picnic Table, Metal Powder-Coated, Replace	20	10	10	7	EA	$700.00	$4,900											$4,900											**$4,900**
G2060	Site	9560895	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	5	EA	$600.00	$3,000											$3,000											**$3,000**
G2060	Site	9560913	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	3	EA	$600.00	$1,800											$1,800											**$1,800**
G2060	Site	9560880	Park Bench, Metal Powder-Coated, Replace	20	10	10	6	EA	$700.00	$4,200											$4,200											**$4,200**
G2060	Site	9560887	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	13	12	6	EA	$1,400.00	$8,400													$8,400									**$8,400**
G2060	Site	9560953	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	300	LF	$21.00	$6,300																				$6,300		**$6,300**
G2060	Site	9560935	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
G4050	Site	9560930	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	10	EA	$4,200.00	$42,000											$42,000											**$42,000**
Totals, Unescalated											**$0**	**$0**	**$6,660**	**$4,395**	**$0**	**$0**	**$0**	**$6,660**	**$14,395**	**$0**	**$163,900**	**$0**	**$166,010**	**$4,395**	**$0**	**$34,350**	**$0**	**$6,660**	**$4,395**	**$0**	**$114,300**	**$526,120**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$7,066**	**$4,803**	**$0**	**$0**	**$0**	**$8,191**	**$18,235**	**$0**	**$220,268**	**$0**	**$236,691**	**$6,454**	**$0**	**$53,516**	**$0**	**$11,008**	**$7,482**	**$0**	**$206,439**	**$780,152**

* 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	9560956	D1010	**Elevator Controls**	Automatic, 1 Car		Chevy Chase Elementary School / Chevy Chase Elementary School	Elevator Shafts/Utility	Schindler Elevator Corporation					
2	9560896	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	3500 LB	Chevy Chase Elementary School / Chevy Chase Elementary School	Elevator Shafts/Utility	Schindler Elevator Corporation	Illegible	Illegible	1999		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9560993	D2010	**Storage Tank**	Domestic Water	500 GAL	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	No dataplate	No dataplate	No dataplate	1999		
2	9560886	D2010	**Water Heater**	Gas, Commercial (200 MBH)	193 GAL	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	State Industries, Inc.	SBD-81-199NE 118	1934116054173	2019		
3	9560958	D2060	**Air Compressor**	Tank-Style	10 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Curtis					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9560945	D3020	**Boiler** [B-1]	Gas, HVAC	2009 MBH	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Burnham	4FW-240-50-G-GP	26110	2000		
2	9560985	D3020	**Boiler** [B-2]	Gas, HVAC	2009 MBH	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Burnham	4FW-240-50-G-GP	26111	2000		
3	9560921	D3020	**Heat Exchanger**	Shell & Tube, HVAC	400 GPM	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room						
4	9560986	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Chevy Chase Elementary School / Chevy Chase Elementary School	Throughout Building				1999		250
5	9560897	D3020	**Unit Heater**	Electric	3 kW	Chevy Chase Elementary School / Chevy Chase Elementary School	Trash compactor room	Trane	Inaccessible	Inaccessible			
6	9560891	D3020	**Unit Heater**	Hydronic	86 MBH	Chevy Chase Elementary School / Chevy Chase Elementary School	111	Trane	Inaccessible	Inaccessible			
7	9560926	D3020	**Unit Heater**	Hydronic, 251 to 400 MBH	300 MBH	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Trane	UHSA23	C99M5589OM	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9560961	D3030	**Chiller**	Air-Cooled	125 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	RTAA1254XL01A3D1ABFGUR	U99M03752	2000		
9	9560989	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TTB012C100A2	P495WX53F	2000		
10	9560904	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TTA048D400A1	P503UFF2F	2000		
11	9560988	D3030	**Split System**	Condensing Unit/Heat Pump, 11 to 12.5 TON	12.5 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TYA 150B400CA	No dataplate			
12	9560997	D3030	**Split System**	Condensing Unit/Heat Pump, 6 to 7.5 TON	7.5 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TTA090A400CC	Illegible	2000		
13	9560967	D3030	**Split System**	Condensing Unit/Heat Pump, 8 to 10 TON	7.5 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TTA09	12/99			
14	9560946	D3030	**Split System Ductless**	Single Zone	1.5 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Daikin Industries	R2QI8RVJU8	A002843	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9560965	D3030	**Split System Ductless**	Single Zone	1 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Daikin Industries	AX12NMVJU	G044	1998		
16	9560916	D3030	**Split System Ductless**	Single Zone	1.5 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Mitsubishi Electric	PUY-A18NKA7	23U24924B			
17	9560973	D3050	**Pump** [P-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	No dataplate	No dataplate			
18	9560915	D3050	**Pump** [P-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	No dataplate	No dataplate			
19	9560949	D3050	**Pump** [P-3]	Distribution, HVAC Chilled or Condenser Water	15 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	No dataplate	No dataplate			
20	9560893	D3050	**Pump** [P-3]	Distribution, HVAC Heating Water	7.5 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	Illegible	Illegible			
21	9560894	D3050	**Pump** [P-4]	Distribution, HVAC Heating Water	7.5 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	9560936	D3050	**Pump** [P-5]	Distribution, HVAC Heating Water	7.5 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	Illegible	Illegible			
23	9560955	D3050	**Pump** [P-6]	Distribution, HVAC Heating Water	7.5 HP	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Taco	Illegible	Illegible			
24	9560991	D3050	**Air Handler**	Exterior AHU	12000 CFM	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Heatex	No dataplate	No dataplate			
25	9560927	D3050	**Air Handler**	Exterior AHU	20000 CFM	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Heatex	No dataplate	No dataplate			
26	9560995	D3050	**Fan Coil Unit**	Hydronic Terminal		Chevy Chase Elementary School / Chevy Chase Elementary School	Throughout Building						29
27	9560943	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TTA240B400CA	P505S3JAH	2000		
28	9560917	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Trane	TTA2408400CA	P505J1AAh			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	9560970	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1600 CFM	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Greenheck	CUBE-1C0HP-4-X	Illegible			6
30	9560972	D3060	**Exhaust Fan**	Propeller, 10 HP Motor	50000 CFM	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Greenheck	Inaccessible	Inaccessible			
31	9560918	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	300 CFM	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Greenheck	No dataplate	No dataplate			2
32	9560983	D3060	**Exhaust Fan** [EF-23]	Roof or Wall-Mounted, 24" Damper	3500 CFM	Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Greenheck	GB-330-3-X	99K09773			2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9560974	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Chevy Chase Elementary School / Chevy Chase Elementary School	Boiler Room	Watts	709	253649	1999		
2	9560914	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Chevy Chase Elementary School / Chevy Chase Elementary School	Throughout Building						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9560934	D5010	**Generator**	Diesel	35 KW	Chevy Chase Elementary School / Chevy Chase Elementary School	Building Exterior	Generac	20A 01090S	NA	2000		
2	9560932	D5010	**Automatic Transfer Switch**	ATS	600 AMP	Chevy Chase Elementary School / Chevy Chase Elementary School	Throughout Building	Generac			1999		
3	9560966	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Chevy Chase Elementary School / Chevy Chase Elementary School	Electrical Room	Square D			1999		
4	9560928	D5020	**Switchboard**	277/480 V	1200 AMP	Chevy Chase Elementary School / Chevy Chase Elementary School	Electrical Room	Square D			1999		
5	9560984	D5020	**Switchboard**	277/480 V	1200 AMP	Chevy Chase Elementary School / Chevy Chase Elementary School	Electrical Room	Square D			1999		
6	9560905	D5020	**Switchboard**	277/480 V	1200 AMP	Chevy Chase Elementary School / Chevy Chase Elementary School	Electrical Room	Square D			1999		
7	9560938	D5020	**Distribution Panel**	277/480 V	800 AMP	Chevy Chase Elementary School / Chevy Chase Elementary School	Electrical Room	Square D			1999		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9560903	D5020	**Distribution Panel**	277/480 V	600 AMP	Chevy Chase Elementary School / Chevy Chase Elementary School	Electrical Room	Square D			1999		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9560948	D7050	**Fire Alarm Panel**	Fully Addressable		Chevy Chase Elementary School / Chevy Chase Elementary School	Maintenance office						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9560901	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen						
2	9560884	E1030	**Foodservice Equipment**	Convection Oven, Double		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Blodgett	No dataplate	No dataplate			
3	9560944	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Colorpoint	K60-CFT	D00c6430			
4	9560909	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Colorpoint	KCH2M-	A01B00292C			
5	9560976	E1030	**Foodservice Equipment**	Freezer, Chest		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate			
6	9560979	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen						
7	9560950	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Bally	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9560888	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Chevy Chase Elementary School / Chevy Chase Elementary School	Roof	Bally	No dataplate	No dataplate			
9	9560933	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Bally	Inaccessible	Inaccessible			
10	9560907	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Bally	Inaccessible	Inaccessible			
11	9560963	E1030	**Foodservice Equipment**	Walk-In, Freezer		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Bally	3675.5 - 4- L	DX9007499 - 01			
12	9560911	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Chevy Chase Elementary School / Chevy Chase Elementary School	Kitchen	Bally	3675.5 - 4- L	Inaccessible			
13	9560929	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Chevy Chase Elementary School / Chevy Chase Elementary School	Throughout Building						2
14	9560942	E1090	**Waste Handling Equipment**	Trash Compactor, 12 CY or 50,000 LB		Chevy Chase Elementary School / Chevy Chase Elementary School	Trash compactor room						