FACILITY CONDITION ASSESSMENT

prepared for

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

Clearspring Elementary School
9930 Moyer Road
Damascus, MD 20872

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ON SITE DATE:
April 28, 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	9930 Moyer Road, Damascus, MD 20872
Site Developed	1988
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 28, 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	Diego Mora
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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

The facility was originally built in 1988. The property has been used as an elementary school since construction.

Architectural

The roof appears to be in overall fair condition. The exterior walls also appear to be adequately maintained with little to no areas of brick veneer cracking observed. No major structural deficiencies were reported or observed during the on-site visit. The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling system consists of a central boiler and chiller system, and individual rooftop packaged units. The boilers were replaced in 2017, and the chiller was replaced in 2014. The electrical system is controlled by a main switchboard in the electrical room. The switchboard is original and is recommended for replacement during the reserve term. Domestic hot water is supplied by a gas tank water heater that was replaced in 2020. Typical commercial plumbing fixtures are utilized throughout the building. The entire building is protected by a fire alarm and sprinkler system. No major MEPF expenditure is anticipated in the immediate reserve term.

Site

The asphalt pavement was observed to have little to no areas of cracking. Site lighting appears to be adequate for the facility’s needs.

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.

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 0.499669.

Immediate Needs

There are no immediate needs to report.

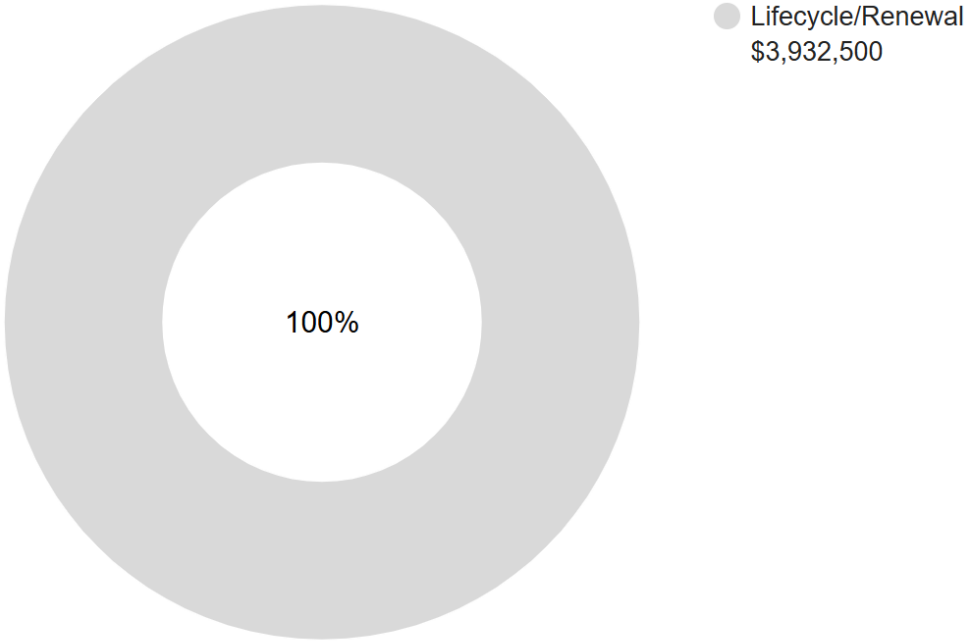
Key Findings

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 order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: $3,932,500

2. Elementary School Building

Elementary School Building: Systems Summary		
Address	9930 Moyer Road; Damascus, MD 20872	
GPS Coordinates	39°15'57.41"N, 77°12'25.18"W	
Constructed/Renovated	1988	
Building Area	77,535 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board & CMU, ceramic tile Floors: Carpet, VCT, quarry tile, ceramic tile, maple wood flooring Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, chiller, and air handlers feeding fan coil units and hydronic terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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	-	-	-	$76,700	$397,500	$474,300
Roofing	-	-	$76,500	-	$1,272,800	$1,349,300
Interiors	-	-	$424,300	$393,800	$1,391,100	$2,209,200
Conveying	-	-	$10,400	$76,000	$16,300	$102,700
Plumbing	-	-	$1,600	-	$1,717,500	$1,719,100
HVAC	-	-	$62,100	$394,400	$2,009,400	$2,466,000
Fire Protection	-	-	-	$111,500	$10,300	$121,800
Electrical	-	-	$161,200	$504,400	$2,724,600	$3,390,200
Fire Alarm & Electronic Systems	-	-	$16,400	$312,600	$25,500	$354,500
Equipment & Furnishings	-	-	$19,100	$623,200	$52,800	$695,100
Site Development	-	-	-	$38,300	-	$38,300
TOTALS (3% inflation)	**-**	**-**	**$771,600**	**$2,530,800**	**$9,617,900**	**$12,920,300**

Totals have been rounded to the nearest $100.** ***The darker the shading, the higher the cost.

3. Site Summary

Site Information		
Site Area	8.69 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, stairs, and ramps	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and asphalt play surfaces	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Moderate site slopes from north to south	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Portable classroom building	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	-	-	-	$456,900	-	$456,900
Site Development	-	-	$12,000	$54,200	$260,200	$326,400
Site Pavement	-	-	$19,700	$22,800	$262,700	$305,100
Site Utilities	-	-	-	$64,500	-	$64,500
TOTALS (3% inflation)	**-**	**-**	**$31,600**	**$598,400**	**$522,900**	**$1,152,900**

Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.

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	1988	No	No
Clearspring Elementary School	1988	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 Clearspring Elementary School, 9930 Moyer Road, Damascus, MD 20872, 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

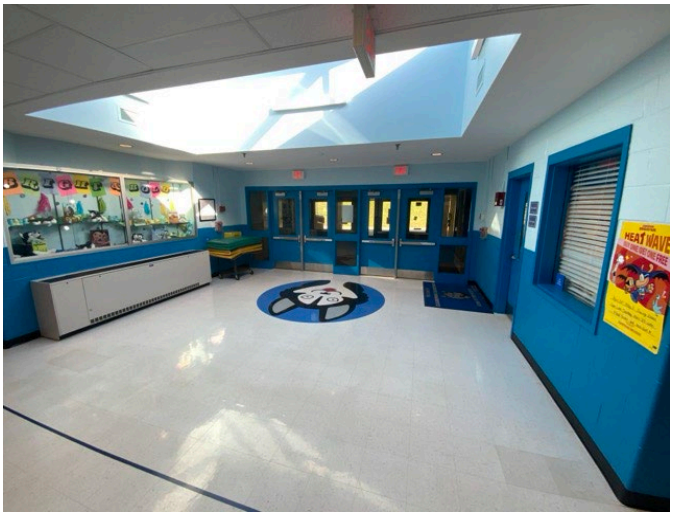
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

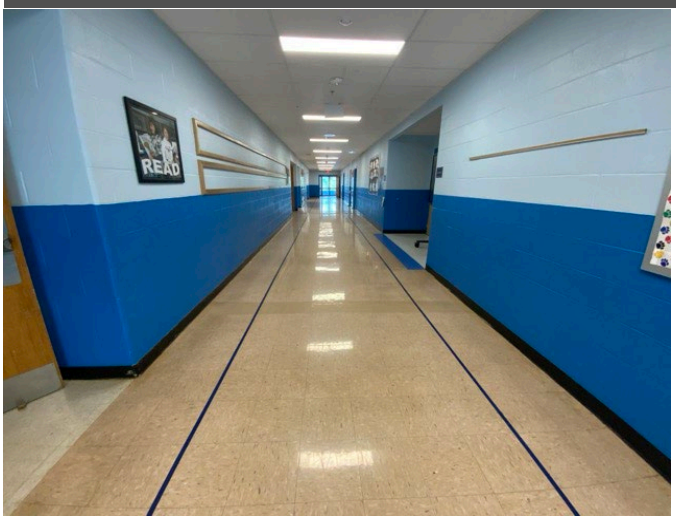
4 - RIGHT ELEVATION

5 - ROOFING



6 - LOBBY

Photographic Overview

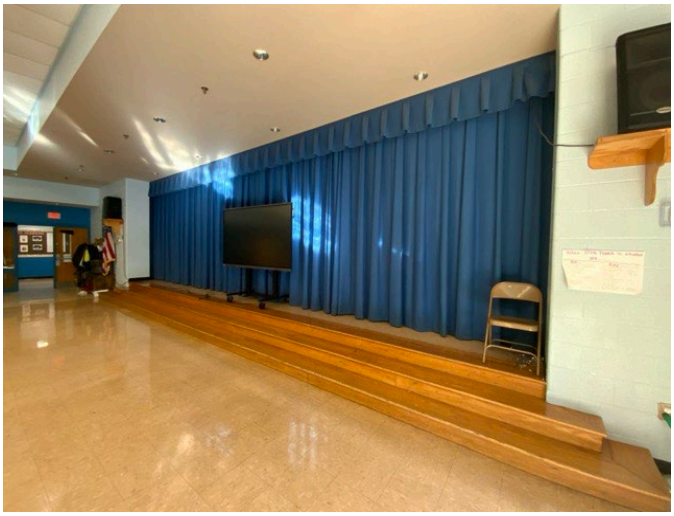


7 - HALLWAY

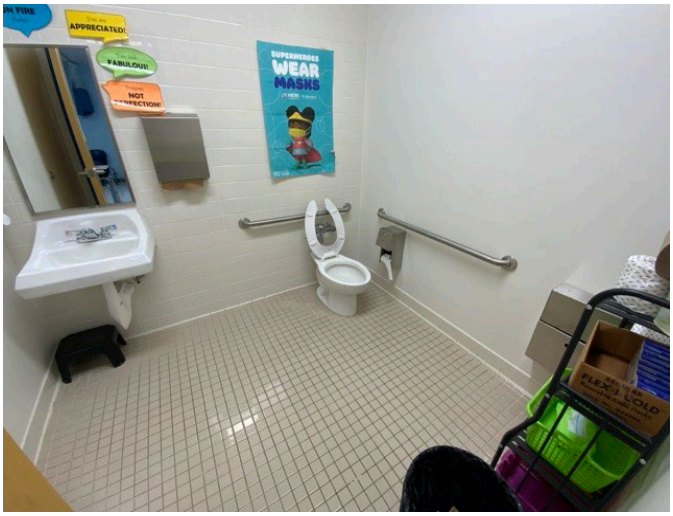
8 - CLASSROOM

9 - CLASSROOM

10 - KITCHEN

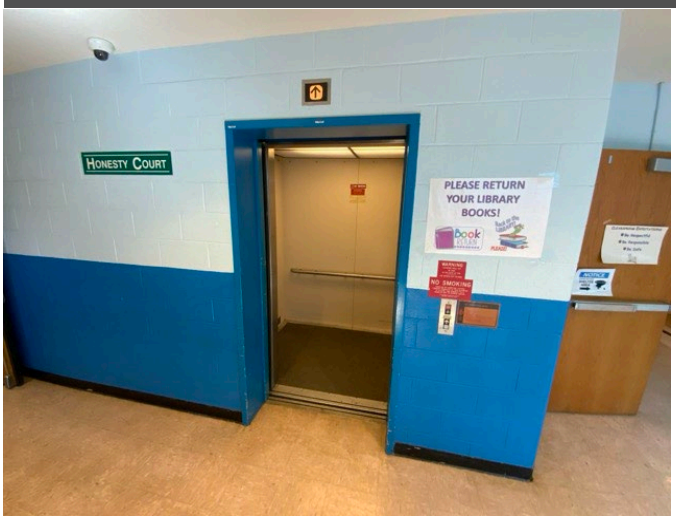


11 - STAGE

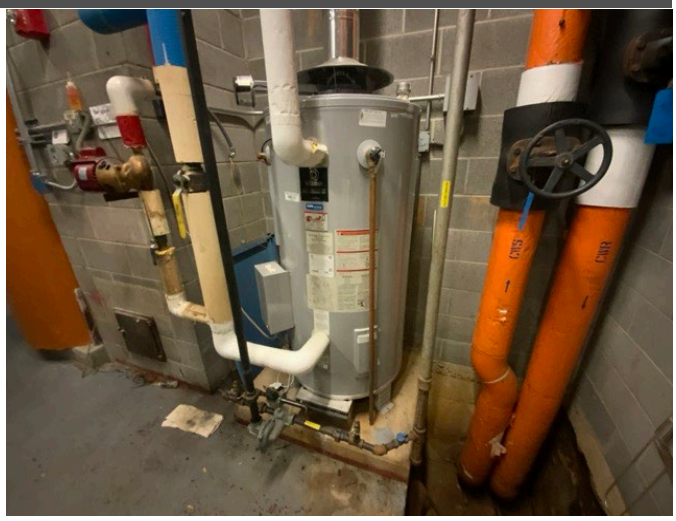


12 - RESTROOM

Photographic Overview



13 - ELEVATOR

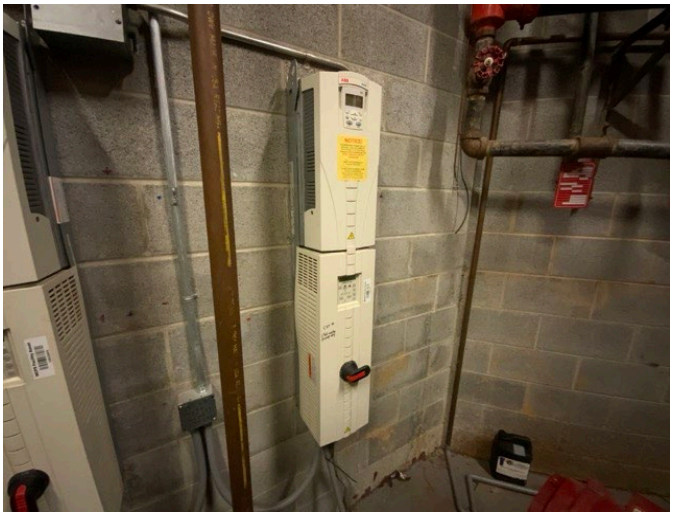


14 - WATER HEATER

15 - BOILER

16 - PACKAGED UNIT

17 - SPLIT SYSTEM DUCTLESS

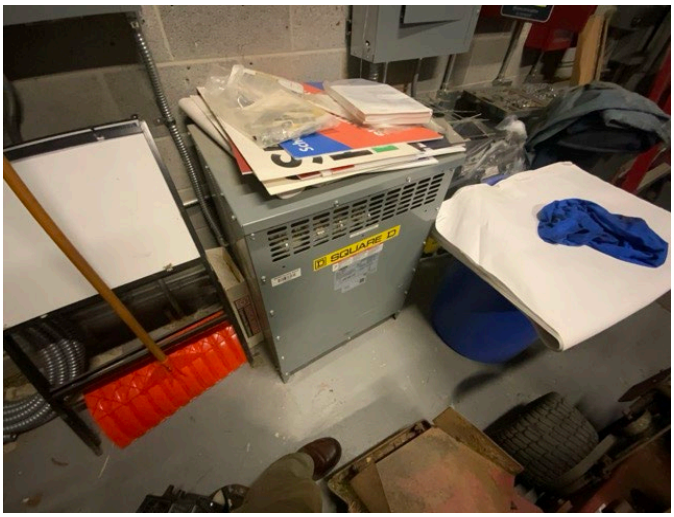


18 - VARIABLE FREQUENCY DRIVE

Photographic Overview

19 - EXHAUST FAN

20 - SWITCHBOARD



21 - SECONDARY TRANSFORMER

22 - FIRE ALARM PANEL

23 - PARKING LOT

24 - PLAYGROUND

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-027.354	Clearspring Elementary School
Source	**On-Site Date**
Google	April 28, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Clearspring Elementary School
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

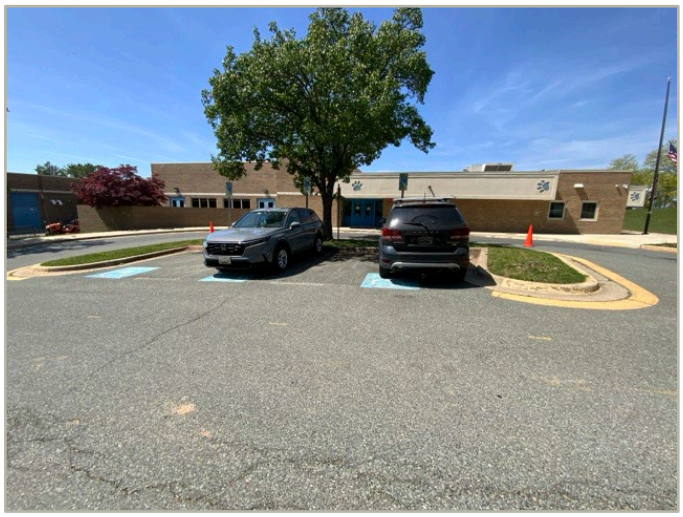
Property Name: Clearspring Elementary School

BV Project Number: 172559.25R000-027.354

Abbreviated Accessibility Checklist					
Facility History and Interview					
Question		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			X	
3	Has building ownership/management reported any ADA complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP OR PATH

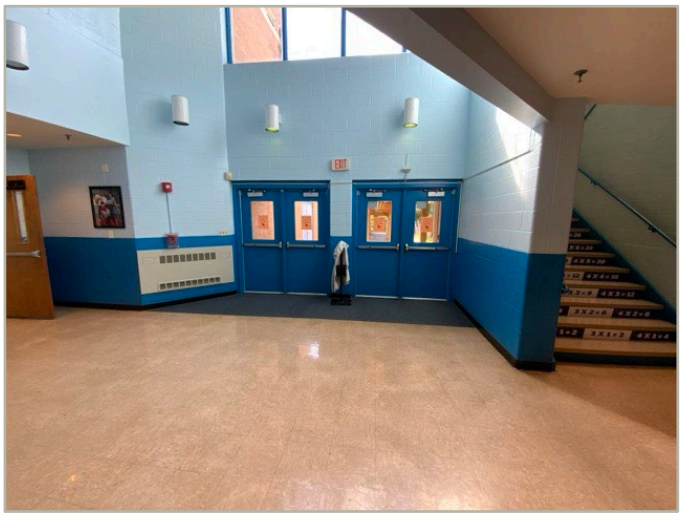
CURB CUT

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ACCESSIBLE ENTRANCE

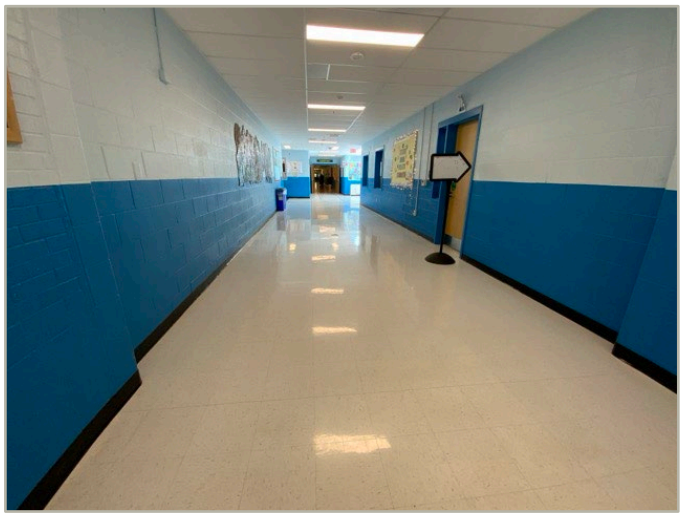


ADDITIONAL ENTRANCE

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH (RAMP/LIFT)

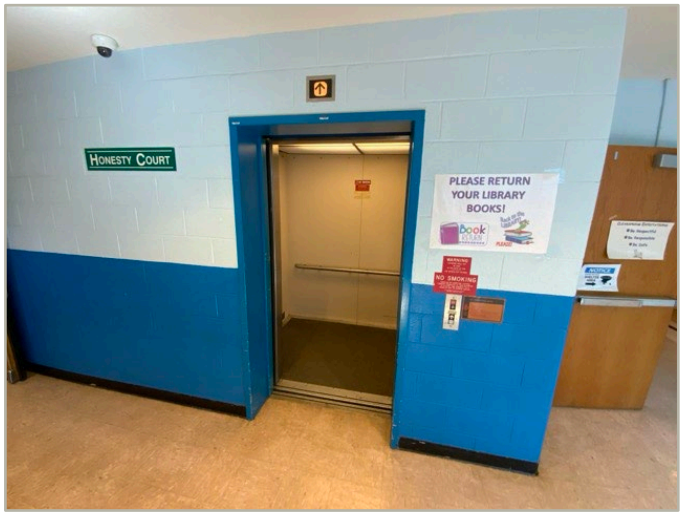
HARDWARE

	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			

Question		Yes	No	NA	Comments
13	Do doors on interior accessible routes appear to have a compliant clear opening width?	X			

Abbreviated Accessibility Checklist

Elevators



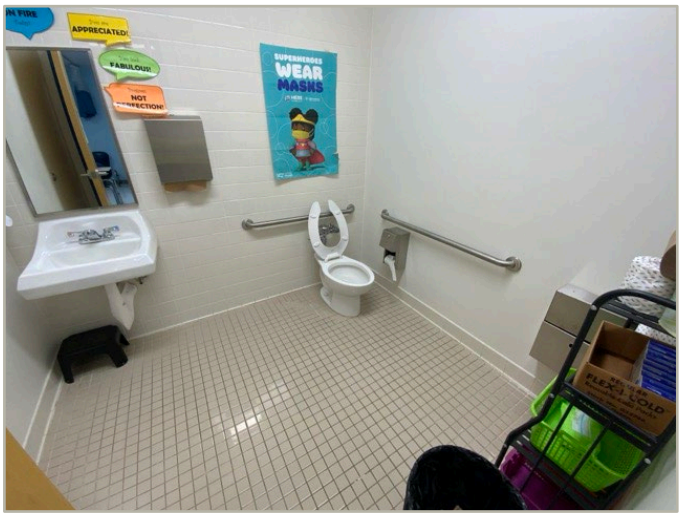
LOBBY VIEW OF CABS, WITH DOORS OPEN

IN-CAB CONTROLS/EMERGENCY CALL PANEL

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND/OR 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?	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, Playfields and Swimming Pools

ACCESS ROUTE TO PLAYGROUND/BLEACHER/POOL

PLAYGROUND/BLEACHER AREA/PRESSBOX/POOL

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play areas, outdoor spectator sports seating areas, and swimming pools?	X			
2	Does the area adjacent to the play structure have solid surfacing or an accessible route to a stable and level transfer platform?	X			
3	At small bleachers adjacent to sports fields, is there an adjacent flat and level area of solid surfacing for wheelchairs?			X	
4	At grandstands or stadium seating for an outdoor theater or sporting event, is there an adequate number of accessible seats?			X	
5	Are there companion seats within or immediately adjacent to each wheelchair accessible seating area?			X	
6	At grandstands or stadiums with larger pressboxes, are the pressboxes accessible?			X	
7	Are publicly accessible swimming pools equipped with a pool access lift?			X	

Appendix E:
Component Condition Report

Component Condition Report | Clearspring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	77,535 SF	38	9410286
B1010	Building structure	Fair	Structural Framing, Concrete Pre-Cast	77,535 SF	38	9410285
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Clean	30,700 SF	10	9410360
B2020	Builidng exterior	Fair	Glazing, any type by SF	2,500 SF	15	9410287
B2050	Building exterior	Fair	Exterior Door, Steel, Commercial	25	20	9410361
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	6,000 SF	5	9381963
B3010	Roof	Fair	Roofing, Built-Up	60,000 SF	13	9410359
B3060	Roof	Fair	Roof Skylight, per SF of glazing	550 SF	12	9410685
Interiors						
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	20	9381983
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Commercial	155	20	9410357
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	77,535 SF	13	9410358
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	116,303 SF	5	9381995
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	3,000 SF	20	9410375
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	20	9381931
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	1,000 SF	12	9410664
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	45,000 SF	10	9381965
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,000 SF	10	9410683
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	25,535 SF	5	9381957
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	8	9410654
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	8	9410660
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9410668
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	26	15	9410676
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	15	9382005
D2010	Restrooms	Fair	Urinal, Standard	6	15	9410681
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	9410678
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	9381988
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	77,535 SF	20	9410281
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	26	15	9410684
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	12	9381961
HVAC						
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	22	9381966
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	55	15	9381971
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	22	9381937

Component Condition Report | Clearspring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	9381924
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	9410674
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 8 TON	1	10	9381977
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	9381974
D3030	Portable classroom	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	14	9410665
D3030	Portable classroom	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	14	9410653
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	10	9410671
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	9381922
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	14	9381939
D3050	Throughout building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	77,535 SF	15	9410284
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [RTU-3]	1	12	9410655
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	9381934
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-2]	1	12	9410673
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	77,535 SF	20	9410283
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP	1	13	9381918
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU-4]	1	12	9410656
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [DOAS-4]	1	14	9410667
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [DOAS-3]	1	12	9410680
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	12	9381936
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted [RTU-5]	1	14	9410652
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	9410666
D3050	Throughout Building	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 100 to 400 CFM [FCU-74]	1	17	9381968
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP	1	13	9381920
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-19]	1	3	9381997
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-24]	1	3	9410663
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-3]	1	3	9381953
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-7]	1	3	9381954
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-16]	1	3	9381941
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-8]	1	3	9382007
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-21]	1	3	9381948
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-11]	1	3	9381981
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-5]	1	3	9381964
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-20]	1	3	9382011
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9381989
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-17]	1	3	9381962
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-4]	1	3	9381947
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-6]	1	3	9381979
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-13]	1	3	9381993
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-12]	1	12	9382002
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-22]	1	3	9410682

Component Condition Report | Clearspring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-23]	1	3	9410659
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-14]	1	3	9381984
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-15]	1	15	9381921
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-9]	1	3	9381999
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-26]	1	3	9410677
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper [EF-2]	1	3	9381935
Fire Protection						
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression	1	15	9381923
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	77,535 SF	10	9381926
Electrical						
D5010	Electrical Room	Fair	Generator, Gas or Gasoline	1	13	9410657
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	10	9381980
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	5	9381916
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	3	9381986
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	22	9382010
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9381933
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	21	9381978
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	77,535 SF	20	9410282
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	9382004
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	9381930
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	8	10	9410376
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	77,535 SF	10	9410280
D5040	Throughout building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	77,535 SF	5	9410356
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	77,535 SF	10	9381960
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	3	9381914
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	9381956
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	9382003
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9381938
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	13	9381975
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	9381952
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	9381970
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9381991
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	9381945
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	20	9381942
E1070	Kitchen	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	10	9381949
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	1,500 LF	10	9381973
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	9410675

Component Condition Report | Clearspring Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,700 SF	10	9410662
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	13	9410291
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	40,000 SF	3	9410292
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,000 SF	25	9410372
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth	7,000 SF	3	9410669
G2050	Site	Fair	Play Structure, Multipurpose, Small	3	10	9410290
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,800 SF	13	9410288
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	13	9410378
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,800 SF	3	9410289
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,350 LF	20	9410645
G2060	Site	Fair	Retaining Wall, Brick/Stone	400 SF	20	9410646
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	12	10	9410294

Appendix F:
Replacement Reserves

Replacement Reserves Report

6/10/2025

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
Clearspring Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Clearspring Elementary School / Main Building	$0	$0	$0	$164,346	$0	$607,280	$0	$2,091	$81,833	$6,263	$2,440,656	$6,367	$397,074	$1,783,200	$145,209	$1,862,324	$0	$5,950	$25,536	$0	$5,392,308	**$12,920,437**
Clearspring Elementary School / Site	$0	$0	$0	$31,645	$0	$0	$0	$0	$36,686	$0	$561,757	$0	$0	$321,256	$0	$0	$0	$0	$49,302	$0	$152,345	**$1,152,992**
Grand Total	**$0**	**$0**	**$0**	**$195,992**	**$0**	**$607,280**	**$0**	**$2,091**	**$118,519**	**$6,263**	**$3,002,413**	**$6,367**	**$397,074**	**$2,104,457**	**$145,209**	**$1,862,324**	**$0**	**$5,950**	**$74,839**	**$0**	**$5,544,653**	**$14,073,430**

Clearspring Elementary School

Clearspring Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building exterior	9410360	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Clean	20	10	10	30700	SF	$1.86	$57,102											$57,102											**$57,102**
B2020	Builidng exterior	9410287	Glazing, any type by SF, Replace	30	15	15	2500	SF	$55.00	$137,500																$137,500						**$137,500**
B2050	Building exterior	9410361	Exterior Door, Steel, Commercial, Replace	40	20	20	25	EA	$4,060.00	$101,500																					$101,500	**$101,500**
B3010	Roof	9381963	Roofing, Single-Ply Membrane, EPDM, Replace	20	15	5	6000	SF	$11.00	$66,000						$66,000																**$66,000**
B3010	Roof	9410359	Roofing, Built-Up, Replace	25	12	13	60000	SF	$14.00	$840,000														$840,000								**$840,000**
B3060	Roof	9410685	Roof Skylight, per SF of glazing, Replace	30	18	12	550	SF	$50.00	$27,500													$27,500									**$27,500**
C1030	Throughout Building	9381983	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	20	20	4	EA	$1,300.00	$5,200																					$5,200	**$5,200**
C1030	Throughout building	9410357	Interior Door, Wood, Solid-Core Commercial, Replace	40	20	20	155	EA	$700.00	$108,500																					$108,500	**$108,500**
C1070	Throughout building	9410358	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	77535	SF	$3.50	$271,373														$271,373								**$271,373**
C2010	Kitchen	9410375	Wall Finishes, Ceramic Tile, Replace	40	20	20	3000	SF	$18.00	$54,000																					$54,000	**$54,000**
C2010	Throughout Building	9381995	Wall Finishes, any surface, Prep & Paint	10	5	5	116303	SF	$1.50	$174,455						$174,455										$174,455						**$348,909**
C2030	Throughout Building	9410664	Flooring, Ceramic Tile, Replace	40	28	12	1000	SF	$18.00	$18,000													$18,000									**$18,000**
C2030	Commercial Kitchen	9381931	Flooring, Quarry Tile, Replace	50	30	20	2000	SF	$26.00	$52,000																					$52,000	**$52,000**
C2030	Throughout Building	9381965	Flooring, Vinyl Tile (VCT), Replace	15	5	10	45000	SF	$5.00	$225,000											$225,000											**$225,000**
C2030	Throughout Building	9381957	Flooring, Carpet, Commercial Standard, Replace	10	5	5	25535	SF	$7.50	$191,513						$191,513										$191,513						**$383,025**
C2030	Gymnasium	9410683	Flooring, Maple Sports Floor, Replace	30	20	10	4000	SF	$17.00	$68,000											$68,000											**$68,000**
D1010	Elevator Shafts/Utility	9410668	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	9410654	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	22	8	1	EA	$55,000.00	$55,000									$55,000													**$55,000**
D1010	Elevator Shafts/Utility	9410660	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	$5,000.00	$5,000									$5,000													**$5,000**
D2010	Boiler Room	9382005	Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	$16,600.00	$16,600																$16,600						**$16,600**
D2010	Throughout building	9410281	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	77535	SF	$11.00	$852,885																					$852,885	**$852,885**
D2010	Throughout Building	9410678	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D2010	Restrooms	9410676	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	26	EA	$1,700.00	$44,200																$44,200						**$44,200**
D2010	Restrooms	9410681	Urinal, Standard, Replace	30	15	15	6	EA	$1,100.00	$6,600																$6,600						**$6,600**
D2010	Restrooms	9410684	Toilet, Commercial Water Closet, Replace	30	15	15	26	EA	$1,300.00	$33,800																$33,800						**$33,800**
D2010	Kitchen	9381988	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	2	EA	$1,200.00	$2,400																					$2,400	**$2,400**
D2060	Boiler Room	9381961	Air Compressor, Tank-Style, Replace	20	8	12	1	EA	$10,600.00	$10,600													$10,600									**$10,600**
D3020	Throughout Building	9381971	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	15	15	55	EA	$800.00	$44,000																$44,000						**$44,000**
D3030	Building Exterior	9410671	Chiller, Air-Cooled, Replace	25	15	10	1	EA	$240,000.00	$240,000											$240,000											**$240,000**
D3030	Roof	9410674	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$6,100.00	$6,100						$6,100															$6,100	**$12,200**
D3030	Roof	9381924	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$4,800.00	$4,800										$4,800												**$4,800**
D3030	Roof	9381977	Heat Pump, Variable Refrigerant Volume (VRV), 8 TON, Replace	15	5	10	1	EA	$44,000.00	$44,000											$44,000											**$44,000**
D3030	Roof	9381974	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$4,800.00	$4,800											$4,800											**$4,800**
D3030	Portable classroom	9410665	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	6	14	1	EA	$5,500.00	$5,500															$5,500							**$5,500**
D3030	Portable classroom	9410653	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	6	14	1	EA	$5,500.00	$5,500															$5,500							**$5,500**
D3050	Boiler Room	9381918	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	12	13	1	EA	$13,600.00	$13,600														$13,600								**$13,600**
D3050	Boiler Room	9381920	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	12	13	1	EA	$13,600.00	$13,600														$13,600								**$13,600**
D3050	Throughout building	9410283	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	77535	SF	$5.00	$387,675																					$387,675	**$387,675**
D3050	Roof	9410655	Packaged Unit, RTU, Roof-Mounted, Replace	20	8	12	1	EA	$40,000.00	$40,000													$40,000									**$40,000**
D3050	Roof	9410673	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D3050	Roof	9410656	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	8	12	1	EA	$40,000.00	$40,000													$40,000									**$40,000**
D3050	Roof	9410680	Packaged Unit, RTU, Roof-Mounted, Replace	20	8	12	1	EA	$40,000.00	$40,000													$40,000									**$40,000**
D3050	Roof	9381936	Packaged Unit, RTU, Roof-Mounted, Replace	20	8	12	1	EA	$40,000.00	$40,000													$40,000									**$40,000**
D3050	Roof	9410666	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D3050	Roof	9381922	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
D3050	Roof	9381939	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$15,000.00	$15,000															$15,000							**$15,000**
D3050	Roof	9410667	Packaged Unit, RTU, Roof-Mounted, Replace	20	6	14	1	EA	$30,000.00	$30,000															$30,000							**$30,000**
D3050	Roof	9410652	Packaged Unit, RTU, Roof-Mounted, Replace	20	6	14	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
D3050	Throughout building	9410284	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	77535	SF	$6.00	$465,210																$465,210						**$465,210**

Replacement Reserves Report

6/10/2025

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
D3050	Roof	9381934	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Throughout Building	9381968	Air Handler, Interior AHU, Easy/Moderate Access, 100 to 400 CFM, Replace	25	8	17	1	EA	$3,600.00	$3,600																		$3,600					**$3,600**
D3060	Roof	9381997	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9410663	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381953	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381954	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381941	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9382007	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381948	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381981	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381964	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9382011	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381989	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381962	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381947	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381979	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381993	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9410682	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9410659	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381984	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381999	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9410677	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9381935	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																			**$2,400**
D3060	Roof	9382002	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	8	12	1	EA	$2,400.00	$2,400													$2,400										**$2,400**
D3060	Roof	9381921	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	$1,200.00	$1,200																$1,200							**$1,200**
D4010	Throughout Building	9381926	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	77535	SF	$1.07	$82,962											$82,962												**$82,962**
D4010	Boiler Room	9381923	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	$6,600.00	$6,600																$6,600							**$6,600**
D5010	Electrical Room	9410657	Generator, Gas or Gasoline, Replace	25	12	13	1	EA	$66,000.00	$66,000														$66,000									**$66,000**
D5010	Electrical Room	9381916	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$8,500.00	$8,500						$8,500																	**$8,500**
D5010	Electrical Room	9381980	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$20,000.00	$20,000											$20,000												**$20,000**
D5020	Electrical Room	9381986	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$75,000.00	$75,000				$75,000																			**$75,000**
D5020	Electrical Room	9381933	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$10,000.00	$10,000				$10,000																			**$10,000**
D5020	Throughout building	9410282	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	77535	SF	$18.00	$1,395,630																						$1,395,630	**$1,395,630**
D5030	Boiler Room	9382004	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$10,000.00	$10,000													$10,000										**$10,000**
D5030	Boiler Room	9381930	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$10,000.00	$10,000													$10,000										**$10,000**
D5040	Throughout building	9410356	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	77535	SF	$0.65	$50,398						$50,398										$50,398							**$100,796**
D5040	Building exterior	9410376	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	10	10	8	EA	$800.00	$6,400											$6,400												**$6,400**
D5040	Throughout building	9410280	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	77535	SF	$4.50	$348,908											$348,908												**$348,908**
D7050	Office Areas	9381914	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$15,000				$15,000															$15,000				**$30,000**
D7050	Throughout Building	9381960	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	77535	SF	$3.00	$232,605											$232,605												**$232,605**
E1030	Kitchen	9381938	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600																$3,600	**$7,200**
E1030	Kitchen	9381952	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600																$4,600	**$9,200**
E1030	Kitchen	9381991	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280							**$16,560**
E1030	Kitchen	9381945	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700															**$1,700**
E1030	Kitchen	9381956	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600														**$4,600**
E1030	Kitchen	9382003	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600											**$4,600**
E1030	Kitchen	9381975	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100									**$5,100**
E1030	Kitchen	9381970	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600									**$4,600**
E1030	Kitchen	9381942	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,500.00	$2,500																						$2,500	**$2,500**
E1070	Kitchen	9381949	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	600	SF	$13.00	$7,800											$7,800												**$7,800**
E2010	Classrooms General	9381973	Casework, Cabinetry, Standard, Replace	20	10	10	1500	LF	$300.00	$450,000											$450,000												**$450,000**
G2050	Site	9410675	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	$4,750.00	$28,500											$28,500												**$28,500**
Totals, Unescalated											**$0**	**$0**	**$0**	**$150,400**	**$0**	**$523,845**	**$0**	**$1,700**	**$64,600**	**$4,800**	**$1,816,077**	**$4,600**	**$278,500**	**$1,214,273**	**$96,000**	**$1,195,355**	**$0**	**$3,600**	**$15,000**	**$0**	**$2,985,590**	**$8,354,339**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$164,346**	**$0**	**$607,280**	**$0**	**$2,091**	**$81,833**	**$6,263**	**$2,440,656**	**$6,367**	**$397,074**	**$1,783,200**	**$145,209**	**$1,862,324**	**$0**	**$5,950**	**$25,536**	**$0**	**$5,392,308**	**$12,920,437**

Clearspring 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	9410662	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	25	10	1700	SF	$200.00	$340,000											$340,000												**$340,000**
G2020	Parking lot	9410292	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	40000	SF	$0.45	$18,000				$18,000						$18,000				$18,000						$18,000			**$72,000**

Replacement Reserves Report

6/10/2025

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
G2020	Parking lot	9410291	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	40000	SF	$3.50	$140,000														$140,000								**$140,000**
G2050	Site	9410289	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	8800	SF	$0.45	$3,960				$3,960					$3,960					$3,960					$3,960			**$15,840**
G2050	Site	9410288	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	8800	SF	$3.50	$30,800														$30,800								**$30,800**
G2050	Site	9410378	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	12	13	4	EA	$4,750.00	$19,000														$19,000								**$19,000**
G2050	Site	9410669	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, Replace	5	2	3	7000	SF	$1.00	$7,000				$7,000					$7,000					$7,000					$7,000			**$28,000**
G2050	Site	9410290	Play Structure, Multipurpose, Small, Replace	20	10	10	3	EA	$10,000.00	$30,000											$30,000											**$30,000**
G2060	Site	9410645	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1350	LF	$21.00	$28,350																					$28,350	**$28,350**
G2060	Site	9410646	Retaining Wall, Brick/Stone, Replace	40	20	20	400	SF	$140.00	$56,000																					$56,000	**$56,000**
G4050	Site	9410294	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	10	10	12	EA	$4,000.00	$48,000											$48,000											**$48,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$28,960**	**$0**	**$0**	**$0**	**$0**	**$28,960**	**$0**	**$418,000**	**$0**	**$0**	**$218,760**	**$0**	**$0**	**$0**	**$0**	**$28,960**	**$0**	**$84,350**	**$807,990**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$31,645**	**$0**	**$0**	**$0**	**$0**	**$36,686**	**$0**	**$561,757**	**$0**	**$0**	**$321,256**	**$0**	**$0**	**$0**	**$0**	**$49,302**	**$0**	**$152,345**	**$1,152,992**

* 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	9410660	D1010	**Elevator Controls**	Automatic, 1 Car		Clearspring Elementary School / Main Building	Elevator Shafts/Utility	Dover	NA	T-16187	1988		
2	9410654	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Clearspring Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	EP-70-20	E-95056	1988		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9382005	D2010	**Water Heater**	Gas, Commercial (200 MBH)	193 GAL	Clearspring Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD-81-199NE 118	2004117930687	2020		
2	9381961	D2060	**Air Compressor**	Tank-Style	5 HP	Clearspring Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9381966	D3020	**Boiler**	Gas, HVAC	3000 MBH	Clearspring Elementary School / Main Building	Boiler Room	Fulton	EDR+3000	0004	2017		
2	9381937	D3020	**Boiler**	Gas, HVAC	3000 MBH	Clearspring Elementary School / Main Building	Boiler Room	Fulton	EDR+3000	122890	2017		
3	9381971	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)	1250 CFM	Clearspring Elementary School / Main Building	Throughout Building						55
4	9410671	D3030	**Chiller**	Air-Cooled	170 TON	Clearspring Elementary School / Main Building	Building Exterior	Daikin Industries	AWS170BDSEVNN-ER10	SINU130600201			
5	9410665	D3030	**Heat Pump**	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Clearspring Elementary School / Main Building	Portable classroom	Bard Manufacturing Company	14251DA10RXXXXE	391M193706339-02	2019		
6	9410653	D3030	**Heat Pump**	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Clearspring Elementary School / Main Building	Portable classroom	Bard Manufacturing Company	14251DA10RXXXXE	391M193706337-02	2019		
7	9381977	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 8 TON	8 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	REYQ96XAYDA	2001135052	2020		
8	9381924	D3030	**Split System Ductless**	Single Zone	1.5 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	RK18NMVJU	G009566	2019		
9	9410674	D3030	**Split System Ductless**	Single Zone	3 TON	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
10	9381974	D3030	**Split System Ductless**	Single Zone	1.5 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	RZQ18TAVJUA	E000303	2020		
11	9381918	D3050	**Pump**	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Clearspring Elementary School / Main Building	Boiler Room	Bell & Gossett	1510 BF 10.75	C169383-02F31			
12	9381920	D3050	**Pump**	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Clearspring Elementary School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
13	9381968	D3050	**Air Handler** [FCU-74]	Interior AHU, Easy/Moderate Access, 100 to 400 CFM	218 CFM	Clearspring Elementary School / Main Building	Throughout Building	Daikin Industries	LAH002ADV	E029752500800	2017		
14	9381922	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	9 TON	Clearspring Elementary School / Main Building	Roof	AAON, Inc.	RN-009-3-0-0000-36B	201908-ANGQ78014	2019		
15	9381934	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Clearspring Elementary School / Main Building	Roof	AAON, Inc.	RN-006-3-0-E609-12A	202010-ANEF21388	2020		
16	9410666	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 TON	Clearspring Elementary School / Main Building	Roof	Valent	VPRE-110-8J-HW-C-1DE	15057624	2017		
17	9381936	D3050	**Packaged Unit**	RTU, Roof-Mounted	16 TON	Clearspring Elementary School / Main Building	Roof	Valent	VPRE-210-16C-HW-C-1DE	15057625	2017		
18	9410680	D3050	**Packaged Unit** [DOAS-3]	RTU, Roof-Mounted	17.5 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	DPS018AHMW4DW-4	FB0U190501396	2017		
19	9410667	D3050	**Packaged Unit** [DOAS-4]	RTU, Roof-Mounted	15 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	DPS015AHHW4DW-6	FB0U190501284	2019		
20	9381939	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	7 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	DPS007AHHW4DW-3	FB0U190501394	2019		
21	9410673	D3050	**Packaged Unit** [RTU-2]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	Clearspring Elementary School / Main Building	Roof	Valent	VPRX-110-81-HW-C-1DX	15060998	2017		
22	9410655	D3050	**Packaged Unit** [RTU-3]	RTU, Roof-Mounted	16 TON	Clearspring Elementary School / Main Building	Roof	Valent	VPRX-210-20E-351-C-1GX	15060999	2017		
23	9410656	D3050	**Packaged Unit** [RTU-4]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 Ton	Clearspring Elementary School / Main Building	Roof	Valent	VPRX-210-16B-HW-C-1DX	15061000	2017		
24	9410652	D3050	**Packaged Unit** [RTU-5]	RTU, Roof-Mounted	10 TON	Clearspring Elementary School / Main Building	Roof	Daikin Industries	DPS010AHHW4DW-4	FB0U190501395	2019		
25	9381989	D3060	**Exhaust Fan**	Roof-Mounted, 16" Damper	1000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
26	9381981	D3060	**Exhaust Fan** [EF-11]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
27	9382002	D3060	**Exhaust Fan** [EF-12]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Cook	90 ACEH 90C17DEC	1438 83242-00/0002201	2017		
28	9381993	D3060	**Exhaust Fan** [EF-13]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
29	9381984	D3060	**Exhaust Fan** [EF-14]	Roof-Mounted, 16" Damper	1000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
30	9381921	D3060	**Exhaust Fan** [EF-15]	Roof or Wall-Mounted, 10" Damper	500 CFM	Clearspring Elementary School / Main Building	Roof	Lauren Cook Company	190 ACEH 90C17DEC	438 183242-00/0000701	2020		
31	9381941	D3060	**Exhaust Fan** [EF-16]	Roof-Mounted, 16" Damper	1000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
32	9381962	D3060	**Exhaust Fan** [EF-17]	Roof-Mounted, 16" Damper	1000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
33	9381997	D3060	**Exhaust Fan** [EF-19]	Roof-Mounted, 16" Damper	1000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9381935	D3060	**Exhaust Fan** [EF-2]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
35	9382011	D3060	**Exhaust Fan** [EF-20]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
36	9381948	D3060	**Exhaust Fan** [EF-21]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
37	9410682	D3060	**Exhaust Fan** [EF-22]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
38	9410659	D3060	**Exhaust Fan** [EF-23]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
39	9410663	D3060	**Exhaust Fan** [EF-24]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
40	9410677	D3060	**Exhaust Fan** [EF-26]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
41	9381953	D3060	**Exhaust Fan** [EF-3]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
42	9381947	D3060	**Exhaust Fan** [EF-4]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
43	9381964	D3060	**Exhaust Fan** [EF-5]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
44	9381979	D3060	**Exhaust Fan** [EF-6]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
45	9381954	D3060	**Exhaust Fan** [EF-7]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
46	9382007	D3060	**Exhaust Fan** [EF-8]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
47	9381999	D3060	**Exhaust Fan** [EF-9]	Roof-Mounted, 16" Damper	2000 CFM	Clearspring Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9381923	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	Clearspring Elementary School / Main Building	Boiler Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9410657	D5010	**Generator**	Gas or Gasoline	100 KW	Clearspring Elementary School / Main Building	Electrical Room	Kohler	Inaccessible	Inaccessible			
2	9381980	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Clearspring Elementary School / Main Building	Electrical Room	Kohler	MPAC 1200	No dataplate			
3	9381916	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Clearspring Elementary School / Main Building	Electrical Room	Kohler	MPAC 1200	No dataplate			
4	9382010	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Clearspring Elementary School / Main Building	Electrical Room	Square D	EX30T3H	1052317243	2017		
5	9381933	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Clearspring Elementary School / Main Building	Electrical Room	ITE Imperial Corporation	3F3Y075	29-2/88-198295	1988		
6	9381978	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Clearspring Elementary School / Main Building	Electrical Room	Square D	EX45T3H	1103116252	2016		
7	9381986	D5020	**Switchboard**	277/480 V	1600 AMP	Clearspring Elementary School / Main Building	Electrical Room	Siemens	I-T-E Switchboard	18 98298	1988		
8	9382004	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	Clearspring Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4+F267	2132403848	2017		
9	9381930	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	Clearspring Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4+F267	2132403812	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9381914	D7050	**Fire Alarm Panel**	Fully Addressable		Clearspring Elementary School / Main Building	Office Areas						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9381942	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Clearspring Elementary School / Main Building	Kitchen						
2	9381991	E1030	**Foodservice Equipment**	Convection Oven, Double		Clearspring Elementary School / Main Building	Kitchen	Blodgett	Inaccessible	092013ZA011T			
3	9381938	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Clearspring Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF58-S	10212157			
4	9381945	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Clearspring Elementary School / Main Building	Kitchen	Vulcan	VHFA18	WM0011993	2017		
5	9381975	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Clearspring Elementary School / Main Building	Kitchen	Traulsen	DEL GHT 2-32 WUT	231992 6K	2023		
6	9381956	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Clearspring Elementary School / Main Building	Kitchen	Traulsen	G31010	T28841G18	2018		
7	9382003	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Clearspring Elementary School / Main Building	Kitchen	Traulsen	GHT 2-32WUTK	219199 6H	2021		
8	9381952	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Clearspring Elementary School / Main Building	Kitchen	True Manufacturing Co	TS-49F	8680025			
9	9381970	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Clearspring Elementary School / Main Building	Kitchen	Traulsen	G22010	23L01188	2023		