

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Clopper Mill Elementary School  
18501 Cinnamon Drive  
Germantown, MD 20874

## **PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

## **BV CONTACT:**

*Bill Champion*  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

## **BV PROJECT #:**

*172559.25R000-028.354*

## **DATE OF REPORT:**

*August 13, 2025*

## **ON SITE DATE:**

*April 23 and 24, 2025*

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.bvna.com](http://www.bvna.com) | p 800.733.0660

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1 School Building 6 Manufactured Portable Classrooms
Main Address	18501 Cinnamon Drive, Germantown, MD 20874
Site Developed	School Building: 1986 Phase I Portable Classrooms: 2018
Outside Occupants / Leased Spaces	Gym, APR room, some classrooms, and the play fields are rented/leased by outside parties at times
Date(s) of Visit	April 23 and 24, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
On-site Point of Contact (POC)	Karen Hyson, Building Service Manager, 240.740.2180
Assessment & Report Prepared By	Mark Chamberlain
Reviewed By	Daniel White, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 <a href="mailto:Bill.Champion@bureauveritas.com">Bill.Champion@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The school building was originally constructed in 1986, with six prefabricated portable classrooms constructed in 2018. The property is used as an elementary school. The property's main entrance drive is off Cinnamon Drive located to the west of the school.

### Architectural

The facility shows isolated evidence of deflection and movement reported and observed, as the interior concrete floors were observed with some cracked in VCT floors in the common area hallways at various locations. Cracks at these locations span across the hallway between the CMU walls; however, no cracking of CMU walls noted. Additional details and follow-up study included below under the building systems summary. The exterior envelope systems and components were observed to be performing adequately; however, there are isolated areas of blistering of the roof membrane around some of the rooftop HVAC equipment, with reported active leaks into the boiler room below. A budgetary cost is included in the cost tables for repairs. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the buildings were first occupied. The property underwent major plant upgrades in 2011 including replacement of chiller, boilers, and pumps. The rooftop packaged units range in age from 2006 to 2024. The hydronic fan coil units appear to be mostly original to 1986. The heating and cooling of the school lobby area is inadequate, as it reportedly stays too cold during winter or too hot during warmer months. Additional details and follow-up study included below under the building systems summary.

In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed. The electrical systems and components were reported to provide generally adequate service, with no significant deficiencies reported or observed.

The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate; however, the fire suppression system has two gate valves that exhibit significant corrosion and are leaking, and there was no backflow preventer observed. Budgetary costs are included in the cost tables. In addition, regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

### Site

The parking lots and drive aisles consist of asphalt pavement with limited areas of concrete pavement in front of the loading dock. The pedestrian walkways are concrete, and portions of the paved edges have concrete curbing; asphalt paved walkways provide access to the play areas. Concrete stairs lead down a severe site slope to sports courts and fields on the south side of the school. The site is illuminated by pole lights in the parking lots and walkways, with exterior building wall lights. The school property has two ball fields with a center soccer field, basketball courts, hard surface play courts, and playground areas.



A few site deficiencies were observed, including significant alligator cracking and potholes along the drive aisles and secondary parking area (north); isolated areas of cracked and spalled concrete sidewalks on the north, west, and south sides of the building; portions of deteriorated asphalt walkways by the portable classrooms; isolated areas of cracked and spalled concrete in-front of and on the loading dock (north side of building); damaged brick masonry wall fence on the front (west) side of the building; significant areas of worn, cracking, and vertically-displaced asphalt pavement due to mature tree root growth at the front play court (west); and overgrown trees overhanging the roof surfaces on the south side of the building and in the courtyard. Repairs of the site deficiencies will be required in the short term.

There are six prefabricated portable classrooms located on the northeast side of the school. There are covered walkways, stairs and ramps that provide access to these classrooms.

There is a road to the north side of the school property that leads to Gunners Branch Local Park. No costs are included for this road or park play areas.

## 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 0.556906.

## Immediate Needs

Facility/Building	Total Items	Total Cost
Clopper Mill Elementary School / Main Building	18	\$88,900
Clopper Mill Elementary School / Site	7	\$22,900
<b>Total</b>	<b>25</b>	<b>\$111,800</b>

## Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9273734	Loading Dock	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	\$1,400
9273837	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
9273796	Hallways & Common Areas	C2030	Flooring, Concrete, Repair	Poor	Performance/Integrity	\$9,000
9273888	Roof	D3050	HVAC System, Ductwork, Low Density, Replace	Poor	Performance/Integrity	\$2,400
9273887	Boiler Room	D4010	Piping & Valves, Gate Valve, Fire Suppression, Replace	Poor	Performance/Integrity	\$7,100
9273752	Commercial Kitchen	E1030	Foodservice Equipment, Refrigerator, Chest, Replace	Failed	Performance/Integrity	\$1,800
9273735	Lobby	P2030	Engineering Study, Mechanical, General Design, Design	Poor	Performance/Integrity	\$7,000
9309528	Hallways & Common Areas	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	\$10,000
9273749	ADA Parking	Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	\$1,000

9273849	ADA Door Lever Handles	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$9,000
9273864	ADA - Boys restroom	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$100
9273773	ADA Restrooms	Y1050	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	NA	Accessibility	\$9,000
9273845	ADA Restrooms	Y1050	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	NA	Accessibility	\$4,800
9273843	ADA - Health room restroom	Y1050	ADA Restrooms, Mirror, Height/Location, Modify	NA	Accessibility	\$100
9273801	ADA - Health room restroom	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$100
9273770	ADA - Health room restroom	Y1050	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	NA	Accessibility	\$1,500
9280069	ADA - Staff lounge	Y1060	ADA Kitchen Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
9301764	ADA Study	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
<b>Total (18 items)</b>						<b>\$88,900</b>

## Site

<u>ID</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9273674	Site Parking Areas	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$11,000
9273704	Front of loading dock	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Performance/Integrity	\$1,000
9273701	Site General	G2030	Site Ramp, Asphalt (per LF of nosing), Replace	Poor	Accessibility	\$1,700
9273715	Site General	G2030	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$3,000
9273679	Site Sports Court	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	\$400
9273678	Site General	G2060	Masonry Wall Fencing, Brick, Repair	Poor	Performance/Integrity	\$1,000
9273712	Site General	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	\$4,900
<b>Total (7 items)</b>						<b>\$22,900</b>

## Key Findings



### Structural Flooring/Decking in Poor Condition.

Concrete  
Main Building Clopper Mill Elementary School  
Loading Dock

Uniformat Code: B1010  
Recommendation: **Repair in 2025**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,400

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Isolated areas of cracked and spalled concrete loading dock (north side of building). - AssetCALC ID: 9273734



### Roofing in Poor Condition.

Any type, Repairs per Man-Day  
Main Building Clopper Mill Elementary School  
Roof

Uniformat Code: B3010  
Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

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Isolated areas of blistering of the roof membrane around some of the rooftop HVAC equipment, with reported active leaks into the boiler room below. - AssetCALC ID: 9273837



### Piping & Valves in Poor Condition.

Gate Valve, Fire Suppression  
Main Building Clopper Mill Elementary School  
Boiler Room

Uniformat Code: D4010  
Recommendation: **Replace in 2025**

Priority Score: **87.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,100

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Fire suppression system has two gate valves that exhibit significant corrosion and leaks. - AssetCALC ID: 9273887





### Sidewalk in Poor Condition.

Priority Score: **85.9**

any pavement type, Sectional Repairs per Man-Day  
Site Clopper Mill Elementary School Site  
General

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

Uniformat Code: G2030  
Recommendation: **Repair in 2025**

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There are isolated areas of cracking and spalling concrete sidewalks on the north, west, and south sides of the building, with portions of deteriorated asphalt walkways by the portable classrooms. - AssetCALC ID: 9273715



### Parking Lots in Poor Condition.

Priority Score: **84.9**

Pavement, Concrete  
Site Clopper Mill Elementary School Front of  
loading dock

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

Uniformat Code: G2020  
Recommendation: **Repair in 2025**

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There are isolated areas of cracking and spalling concrete in-front of the loading dock (north side of building). - AssetCALC ID: 9273704



### Parking Lots in Poor Condition.

Priority Score: **84.9**

Pavement, Asphalt  
Site Clopper Mill Elementary School Site  
Parking Areas

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,000

Uniformat Code: G2020  
Recommendation: **Cut & Patch in 2025**

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There are significant areas of alligator cracking and potholes along the drive aisles and secondary parking area on the north side of the property. - AssetCALC ID: 9273674



### Athletic Surfaces & Courts in Poor Condition.

Priority Score: **82.9**

Basketball/General, Asphalt Pavement  
Site Clopper Mill Elementary School Site Sports  
Court

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

Uniformat Code: G2050  
Recommendation: **Mill & Overlay in 2025**

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There are significant areas of worn, cracking, and vertically displaced asphalt pavement due to mature tree root growth at the front play court (west side of building). - AssetCALC ID: 9273679



## Food Service Equipment in Failed Condition.

Refrigerator, Chest  
Main Building Clopper Mill Elementary School  
Commercial Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

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The chest refrigerator used for milk storage was reportedly non-functional; according to kitchen staff, the milk is stored in the walk-in and they must load and unload the milk for each lunch period. - AssetCALC ID: 9273752



## Recommended Follow-up Study: Structural Superstructure

Structural Superstructure  
Main Building Clopper Mill Elementary School  
Hallways & Common Areas

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,000

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The concrete slab floor has portions in poor condition. The interior floors were observed with some cracked VCT floors, including the common area hallways along the main large hallway, and also cracked VCT floors at the service hallway, and other various common hallways in the building. The cracking at these locations' spans across the hallway between the CMU walls, however, no cracking of CMU walls noted. Additionally, the tractor garage concrete floor exhibits areas of spalling and the trash room has an area of deteriorated concrete with dip in the floor. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the floors is also included. - AssetCALC ID: 9309528



## Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design  
Main Building Clopper Mill Elementary School  
Lobby

Uniformat Code: P2030  
Recommendation: **Design in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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The heating lamp; cooling of the school lobby area is inadequate, as it reportedly stays too cold during winter or too hot during warmer months. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing HVAC system equipment. - AssetCALC ID: 9273735



### Masonry Wall Fencing in Poor Condition.

Brick  
Site Clopper Mill Elementary School Site  
General

Uniformat Code: G2060  
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

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There are damaged portions of the brick masonry wall fence on the front (west) side of the building. -  
AssetCALC ID: 9273678



### Landscaping in Poor Condition.

Mature Trees, Removal/Trimming  
Site Clopper Mill Elementary School Site  
General

Uniformat Code: G2080  
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,900

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There are overgrown trees overhanging the roof surfaces on the south side of the building and in the courtyard areas. - AssetCALC ID: 9273712



### Flooring in Poor Condition.

Concrete  
Main Building Clopper Mill Elementary School  
Hallways & Common Areas

Uniformat Code: C2030  
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

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The concrete slab floor has portions in poor condition. The interior floors were observed with some cracked VCT floors, including the common area hallways along the main large hallway, and also cracked VCT floors at the service hallway, and other various common hallways in the building. The cracking at these locations' spans across the hallway between the CMU walls, however, no cracking of CMU walls noted. Additionally, the tractor garage concrete floor exhibits areas of spalling and the trash room has an area of deteriorated concrete with dip in the floor. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the floors are also included. -

AssetCALC ID: 9273796





### HVAC System in Poor Condition.

Ductwork, Low Density  
Main Building Clopper Mill Elementary School  
Roof

Uniformat Code: D3050  
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

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The rubber membrane covering the rooftop ducts is worn and has open seams at MAU-1. - AssetCALC ID: 9273888



### Site Ramp in Poor Condition.

Asphalt (per LF of nosing)  
Site Clopper Mill Elementary School Site  
General

Uniformat Code: G2030  
Recommendation: **Replace in 2025**

Priority Score: **67.9**

Plan Type: Accessibility

Cost Estimate: \$1,700

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Cracking and sloping asphalt ramp with missing and bent metal guardrail - southwest side of sports field - AssetCALC ID: 9273701



### Site Ramp in Poor Condition.

Handrails, Metal  
Clopper Mill Elementary School Site General

Uniformat Code: G2030  
Recommendation: **Install in 2025**

Priority Score: **67.9**

Plan Type: Accessibility

Cost Estimate: \$5,500

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Cracking and sloping asphalt ramp with missing and bent metal guardrail - southwest side of sports field - AssetCALC ID: 9304811



### ADA Restrooms

Grab Bars & Blocking, Height/Location  
Main Building Clopper Mill Elementary School  
ADA - Health room restroom

Uniformat Code: Y1050  
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,500

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ADA Restroom - AssetCALC ID: 9273770



## ADA Restrooms

Lavatory, Pipe Wraps/Insulation  
Main Building Clopper Mill Elementary School  
ADA - Health room restroom

Unifomat Code: Y1050  
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

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ADA Restroom - AssetCALC ID: 9273801



## ADA Restrooms

Mirror, Height/Location  
Main Building Clopper Mill Elementary School  
ADA - Health room restroom

Unifomat Code: Y1050  
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

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ADA Restroom - AssetCALC ID: 9273843



## ADA Restrooms

Grab Bars & Blocking, Height/Location  
Main Building Clopper Mill Elementary School  
ADA Restrooms

Unifomat Code: Y1050  
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,000

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ADA Restrooms - AssetCALC ID: 9273773



## ADA Kitchen Areas

Sink/Counter/Maneuverability, Full  
Reconfiguration  
Main Building Clopper Mill Elementary School  
ADA - Staff lounge

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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ADA - Staff lounge; sink/counter/maneuverability - AssetCALC ID: 9280069



## ADA Parking

Designated Stall, Pavement Markings & Signage  
Main Building Clopper Mill Elementary School  
ADA Parking

Uniformat Code: Y1010  
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,000

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ADA Parking; add additional designated stall - AssetCALC ID: 9273749



## ADA Entrances & Doors

Hardware, Lever Handle  
Main Building Clopper Mill Elementary School  
ADA Door Lever Handles

Uniformat Code: Y1030  
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,000

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ADA door lever handles needed - AssetCALC ID: 9273849



## ADA Restrooms

Lavatory, Pipe Wraps/Insulation  
Main Building Clopper Mill Elementary School  
ADA - Boys restroom

Uniformat Code: Y1050  
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

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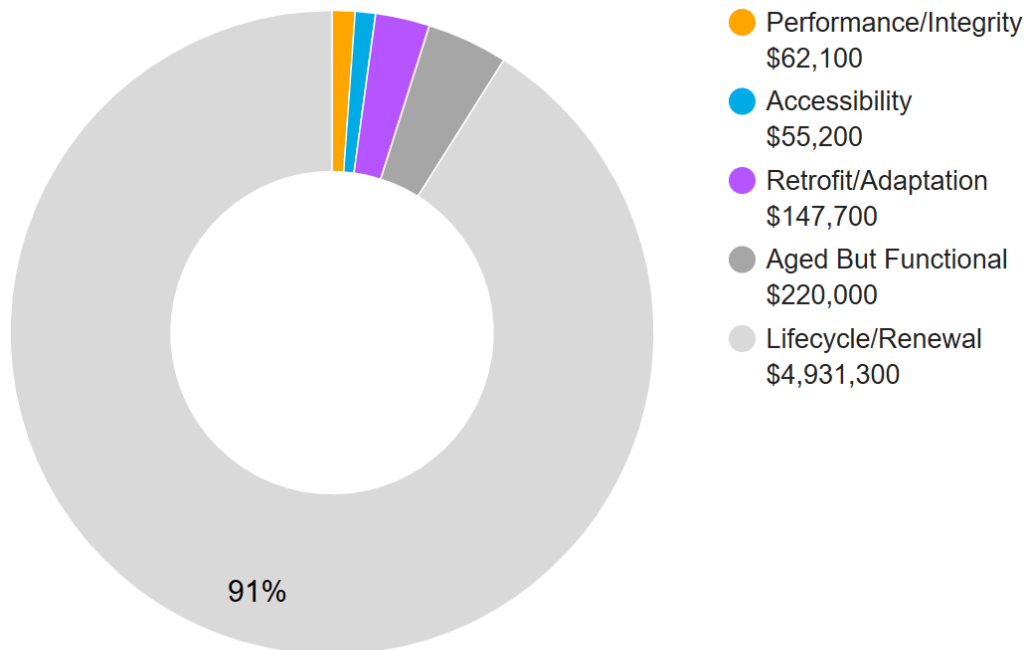
ADA - missing lavatory pipe wrap at one of the boys restroom - AssetCALC ID: 9273864

## 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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	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: \$5,416,300**



## 2. Elementary School Building



### Elementary School Building: Systems Summary

<b>Address</b>	18501 Cinnamon Drive, Germantown, MD 20874	
<b>GPS Coordinates</b>	39.1595394, -77.2611784	
<b>Constructed/Renovated</b>	1986	
<b>Building Area</b>	64,851 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Shed construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU, ceramic tile, glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood sports, coated concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
<b>Elevators</b>	None	--

## Elementary School Building: Systems Summary

<b>Plumbing</b>	Distribution: Copper supply and cast-iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chiller, and air handler/ERU feeding hydronic fan coil and cabinet terminal units Non-Central System: Packaged units, split-system heat pump/condensing units Supplemental components: Make-up air unit, suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, metal halide Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Poor
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

## Elementary School Building: Systems Summary

<b>Additional Studies</b>	<p>The concrete slab floor has portions in poor condition. The interior floors were observed with some cracked VCT floors, including the common area hallways along the main large hallway, and also cracked VCT floors at the service hallway, and other various common hallways in the building. The cracking at these locations spans across the hallway between the CMU walls; however, no cracking of CMU walls noted. Additionally, the tractor garage concrete floor exhibits areas of spalling and the trash room has an area of deteriorated concrete with dip in the floor. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the floors is also included.</p> <p>The heating and cooling of the school lobby area is inadequate, as it reportedly stays too cold during winter or too hot during warmer months. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing HVAC system equipment.</p>
<b>Areas Observed</b>	<p>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.</p>
<b>Key Spaces Not Observed</b>	<p>All key areas of the facility were accessible and observed.</p>

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$1,400	-	-	-	-	\$1,400
<b>Facade</b>	-	-	\$3,600	\$205,800	\$469,800	\$679,300
<b>Roofing</b>	\$2,200	-	-	\$1,107,100	\$27,800	\$1,137,200
<b>Interiors</b>	\$9,000	-	\$19,900	\$892,700	\$730,100	\$1,651,800
<b>Plumbing</b>	-	-	\$5,200	\$7,900	\$1,281,000	\$1,294,100
<b>HVAC</b>	\$2,400	\$209,500	\$130,800	\$17,700	\$1,421,300	\$1,781,700
<b>Fire Protection</b>	\$7,100	\$6,400	\$23,200	\$1,400	\$101,900	\$140,000
<b>Electrical</b>	-	-	\$93,600	\$726,100	\$264,300	\$1,083,900
<b>Fire Alarm &amp; Electronic Systems</b>	-	\$17,600	-	\$606,200	\$206,900	\$830,800
<b>Equipment &amp; Furnishings</b>	\$1,800	-	\$55,400	\$376,600	\$324,900	\$758,600
<b>Follow-up Studies</b>	\$17,000	-	-	-	-	\$17,000
<b>Accessibility</b>	\$48,000	-	-	-	-	\$48,000
<b>TOTALS (3% inflation)</b>	<b>\$88,900</b>	<b>\$233,500</b>	<b>\$331,700</b>	<b>\$3,941,600</b>	<b>\$4,828,100</b>	<b>\$9,423,800</b>

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



### 3. Site Summary



Site Information		
<b>Site Area</b>	9 acres (estimated)	
<b>Parking Spaces</b>	93 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	<p>Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks and curbs; asphalt sidewalks adjacent to the portable classrooms</p> <p>Concrete stairs lead to play areas and sports fields</p> <p>Wood-framed covered walkways, stairs, and ramps provide access to the portable classrooms</p> <p>Asphalt ramp across the sports field</p>	Poor
<b>Site Development</b>	<p>Property entrance signage; chain link and brick masonry wall fencing</p> <p>Playgrounds and sports fields and courts</p> <p>Limited picnic tables and trash receptacles</p> <p>Brick/CMU enclosure at chiller and transformer</p>	Poor
<b>Landscaping &amp; Topography</b>	<p>Significant landscaping features including lawns, trees, bushes, and planters</p> <p>Irrigation not present</p> <p>CMU and timber retaining walls</p> <p>Low to moderate site slopes throughout, with a severe site slope on the south side of the school building</p>	Fair
<b>Utilities</b>	<p>Municipal water and sewer</p> <p>Local utility-provided electric and natural gas</p>	Fair

Site Information		
<b>Site Lighting</b>	Pole-mounted: LED, HPS Pedestrian walkway and landscape accent lighting	Fair
<b>Ancillary Structures</b>	Storage shed and Prefabricated Portable Classrooms	Fair
<b>Site Accessibility</b>	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
<b>Site Additional Studies</b>	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.	
<b>Site Areas Observed</b>	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
<b>Site Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>Exterior Wooded Portion of Property (East Elevation); the east side of the property past the chain link fencing in the wooded areas was not accessed due to safety concerns and lack of access, plus areas of overgrown trees and vegetation.</li> </ul>	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$18,600	\$92,400	\$110,900
Facade	-	-	\$18,800	-	\$25,300	\$44,100
Roofing	-	-	-	-	\$149,900	\$149,900
HVAC	-	-	-	-	\$49,900	\$49,900
Electrical	-	-	-	-	\$12,900	\$12,900
Site Pavement	\$16,700	\$19,600	-	\$218,800	\$188,700	\$443,700
Site Utilities	-	-	-	\$169,400	\$7,500	\$176,900
Site Development	\$6,200	\$4,600	\$159,600	\$183,000	\$81,900	\$435,300
<b>TOTALS (3% inflation)</b>	<b>\$22,900</b>	<b>\$24,200</b>	<b>\$178,400</b>	<b>\$589,700</b>	<b>\$608,500</b>	<b>\$1,423,700</b>

\*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			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1986	No	Yes
Building	1986	No	Yes
Prefabricated Portable Classrooms	2018	No	No

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 Clopper Mill Elementary School, 18501 Cinnamon Drive, Germantown, MD 20874, 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.

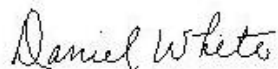
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

**Prepared by:** Mark Chamberlain  
Project Assessor

**Reviewed by:**



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Daniel White  
Technical Report Reviewer  
*for*  
Bill Champion  
Program Manager  
443.622.5067  
[bill.champion@bureauveritas.com](mailto:bill.champion@bureauveritas.com)

## 8. Appendices

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- 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

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## Photographic Overview



1 - FRONT ELEVATION



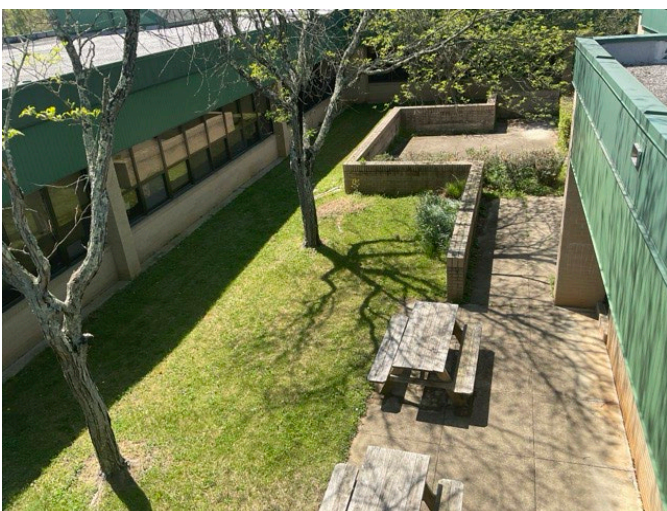
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - COURTYARD



6 - OVERVIEW OF ROOF



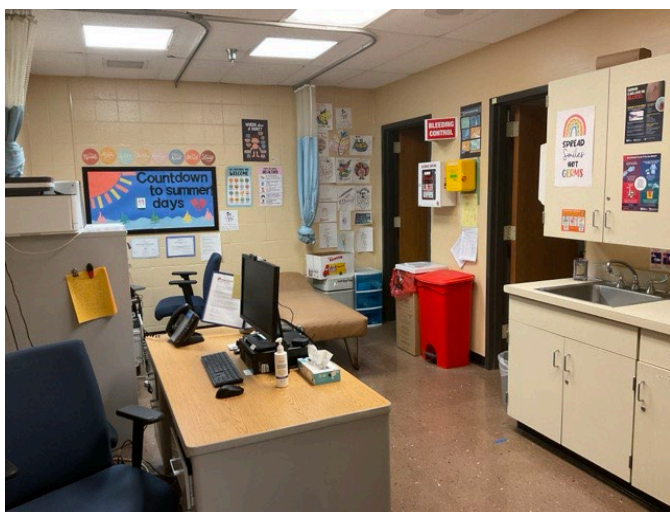
## Photographic Overview



7 - LOBBY



8 - MAIN OFFICE AREA



9 - HEALTH ROOM



10 - GYMNASIUM



11 - ALL PURPOSE ROOM (APR)



12 - MEDIA CENTER



## Photographic Overview



13 - ART CLASSROOM



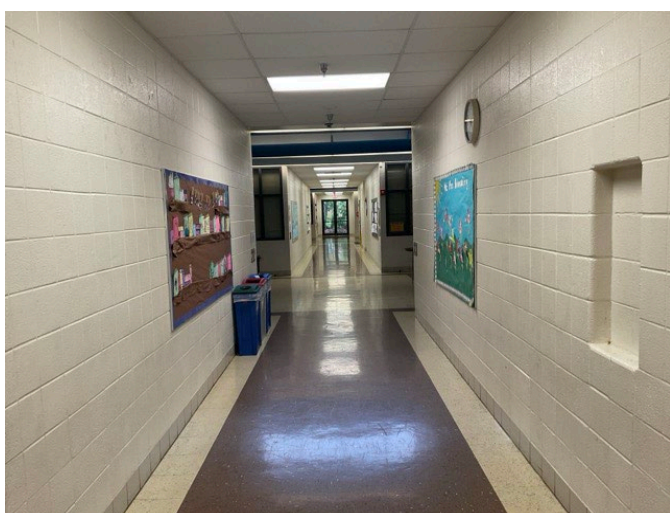
14 - MUSIC CLASSROOM



15 - TYPICAL CLASSROOM



16 - KINDERGARTEN CLASSROOM



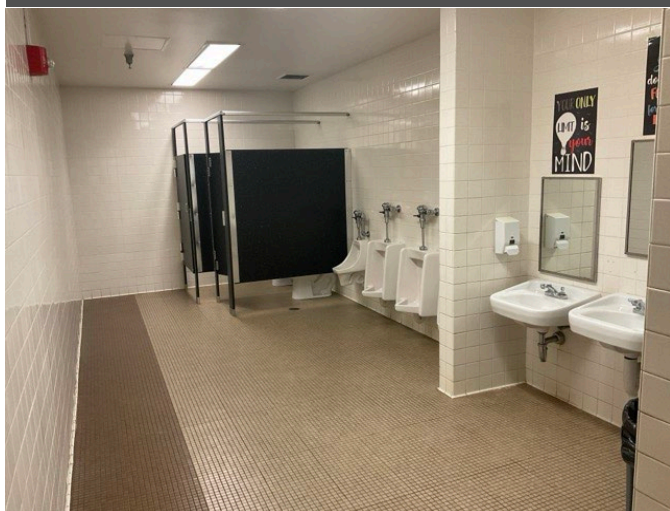
17 - HALLWAY



18 - COMMERCIAL KITCHEN



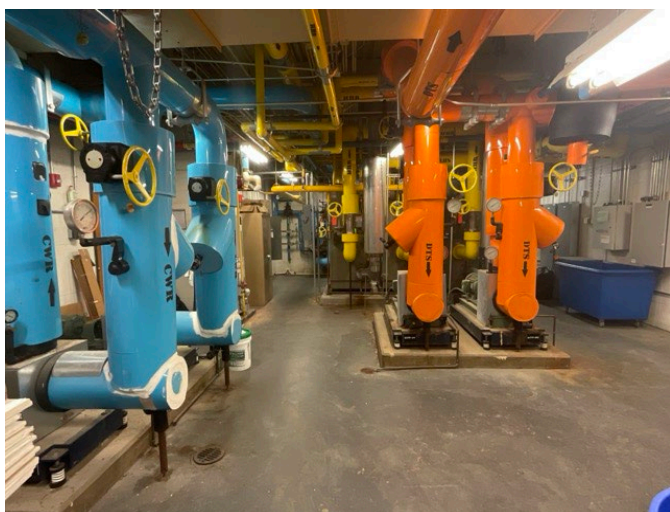
## Photographic Overview



19 - RESTROOM



20 - WATER HEATER



21 - BOILER ROOM



22 - CHILLER



23 - HEATING BOILERS



24 - OVERVIEW OF ROOFTOP HVAC UNITS



## Photographic Overview



25 - FIRE SPRINKLER SYSTEM



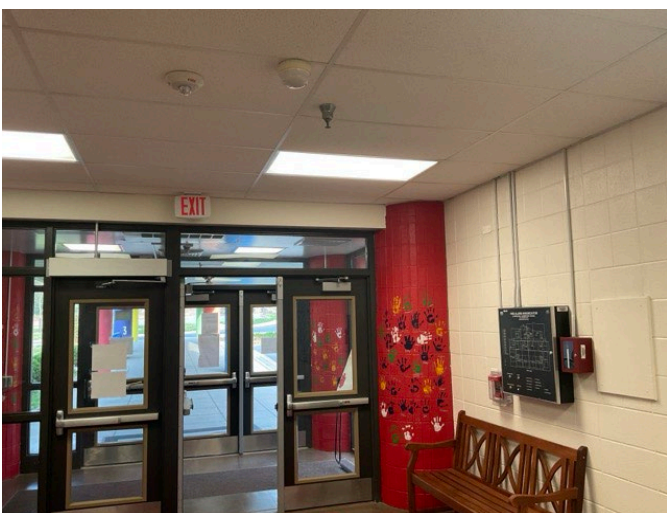
26 - ELECTRICAL ROOM



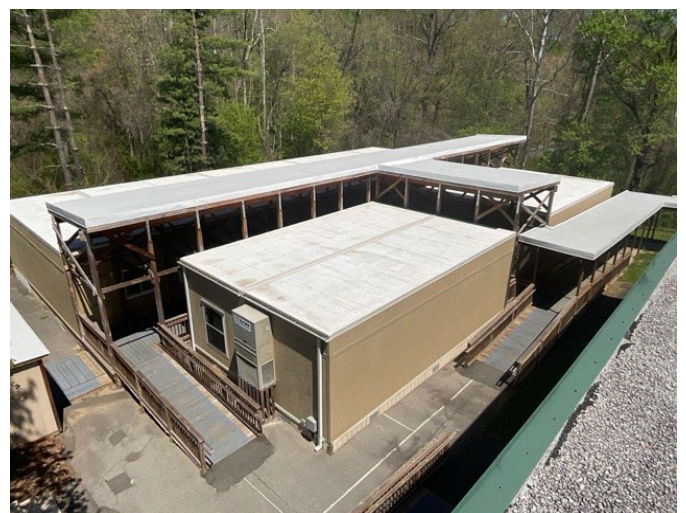
27 - GENERATOR



28 - FIRE ALARM PANEL



29 - FIRE ALARM SYSTEM



30 - OVERVIEW OF SIX PORTABLE CLASSROOMS



## Photographic Overview



31 - COVERED WALK



32 - OVERVIEW OF MAIN PARKING AREA



33 - OVERVIEW OF SECONDARY PARKING AREA



34 - SOCCER FIELD



35 - BASKETBALL COURTS



36 - PLAYGROUND





## Appendix B:

### Site Plan(s)

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## Site Plan



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	172559.25R000-028.354	Clopper Mill Elementary School	
	Source	On-Site Date	
	Google Earth	April 23 and 24, 2025	

## **Appendix C:**

### **Pre-Survey Questionnaire(s)**

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Clopper Mill Elementary School

**Name of person completing form:** Karen Hyson

**Title / Association w/ property:** Building Service Manager

**Length of time associated w/ property:** 16 years

**Date Completed:** 4/23/2025

**Phone Number:** 240.740.2180

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1986	Renovated	There are also six portable classrooms
2	Building size in SF	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?	✗				Some cracked VCT floors in common hallways
8	Are there any wall, window, basement or roof leaks?	✗				Roof leaks above boiler room
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Lobby area stays cold during winter months
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?	✗				No copy of ADA study available
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				The Gym, APR room, some classrooms, and the play fields are rented/leased from different organizations



Signature of Assessor



Signature of POC

## **Appendix D:** **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Clopper Mill Elementary School

BV Project Number: 172559.25R000-028.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

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

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

## 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 ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?			✗	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

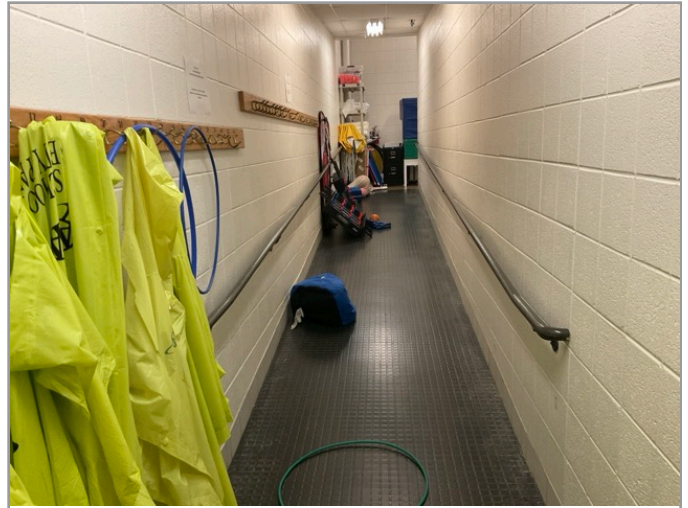
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR RAMP

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



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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		Health room restroom mirror not at compliant height

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

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Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	64,851 SF	36	9273916
B1010	Loading Dock	Poor	Structural Flooring/Decking, Concrete, Repair	45 SF	0	9273734
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	64,851 SF	36	9273821
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	7,650 SF	10	9273759
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry, Clean & Seal, Maintain	9,570 SF	9	9273782
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Aluminum-Framed (by SF)	350 SF	10	9273753
B2020	Building Exterior	Fair	Glazing, any type by SF	5,280 SF	12	9273892
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	4	9273900
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	13	9273834
B2050	Building Exterior	Fair	Exterior Door, Steel, w/ Glazing, Commercial	4	8	9273808
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	8	9273867
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	15	9273858
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	3,375 SF	11	9273882
B3010	Roof	Fair	Roofing, Built-Up	61,476 SF	6	9273842
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	9273837
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	320 LF	10	9273826
B3060	Roof	Fair	Roof Hatch, Metal	1	17	9273923
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,125 SF	10	9273890
Interiors						
C1010	Throughout Building	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	900 SF	10	9273911
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	3,480 SF	15	9273855

Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Lobby	Good	Interior Glazing, any type by SF	240 SF	32	9273905
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	8	8	9273898
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	70	10	9273758
C1030	Lobby and vestibule	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	5	32	9273848
C1030	Office Areas	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	6	20	9273732
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	2	9	9273881
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	56,751 SF	7	9273751
C1090	Commercial Kitchen restroom	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3 LF	7	9273756
C1090	Service manager restroom	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3 LF	7	9273912
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	18	15	9273767
C2010	Lobby	Good	Wall Finishes, Ceramic Tile	240 SF	30	9273831
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	3,200 SF	24	9273866
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	97,200 SF	7	9273733
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	576 SF	8	9273844
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,311 SF	25	9273726
C2030	Gymnasium	Fair	Flooring, Wood, Sports	3,700 SF	15	9273846
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	1,100 SF	4	9273823
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	26,970 SF	7	9273794
C2030	Boiler Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,500 SF	3	9273878
C2030	Hallways & Common Areas	Poor	Flooring, Concrete, Repair	300 SF	0	9273796
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	12	9273901
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	26,970 SF	8	9309531
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	3,700 SF	9	9309530
C2030	Media center	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	3	9273883
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,400 SF	7	9273818

Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
Plumbing							
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	3	9273877	
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	29	20	9273820	
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	19	9273775	
D2010	Service manager restroom	Fair	Shower, Ceramic Tile	1	15	9273841	
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	18	9273754	
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	10	9273865	
D2010	Restrooms	Good	Urinal, Standard	10	20	9273836	
D2010	Restrooms	Good	Toilet, Commercial Water Closet	31	20	9273789	
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	30	15	9273797	
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	64,851	SF	11	9273719
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	4	11	9273810	
D2010	Gym office restroom	Fair	Shower, Ceramic Tile	1	15	9273920	
D2010	Health room and office areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	9273772	
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	9273851	
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	7	9273899	
HVAC							
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	2	2	9276221	
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [HWB-1]	1	16	9273731	
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	9273817	
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [HWB-3]	1	16	9273785	
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [HWB-2]	1	16	9273860	
D3020	Tractor garage	Fair	Unit Heater, Hydronic	1	7	9273779	
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-2]	1	3	9273795	
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-1]	1	3	9273760	

Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Fair	Chiller, Air-Cooled [CH-1]	1	11	9273897
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-3]	1	3	9273792
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal	8	5	9273791
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	3	9273802
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CHWP-2]	1	11	9273786
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating & Chilled Water [DTP-2]	1	11	9273852
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating & Chilled Water [DTP-1]	1	11	9273819
D3050	Classrooms General	Fair	Fan Coil Unit, Hydronic Terminal	59	2	9273739
D3050	Roof	Poor	HVAC System, Ductwork, Low Density	1,200 SF	0	9273888
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	19	9273738
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	3	9273745
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWP-1]	1	2	9273727
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	30,000 SF	15	9273894
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	16	9273862
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	64,851 SF	15	9273838
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CHWP-1]	1	11	9273879
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWP-2]	1	2	9273917
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	5	9273893
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	3	9273850
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-1]	1	3	9273799
D3050	Roof	Fair	HVAC System, Ductwork, Low Density	2,750 SF	6	9273744
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	6	9273829
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	6	9273814
D3060	Commercial Kitchen (walk-in freezer)	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	9273763
D3060	Commercial Kitchen (walk-in refrigerator)	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	9273895

Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-4]	1	11	9273787
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU]	1	2	9273728
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-3]	1	6	9273736
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	64,851 SF	13	9273764
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet [Riser 1]	1	5	9273761
D4010	Boiler Room	Fair	Piping & Valves, Check Valve, Fire Suppression	1	2	9273825
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet [Riser 2]	1	5	9273804
D4010	Boiler Room	Fair	Piping & Valves, Check Valve, Fire Suppression	1	2	9273774
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	8	9273816
D4010	Boiler Room	Poor	Piping & Valves, Gate Valve, Fire Suppression	2	0	9273887
Electrical						
D5010	Boiler Room	Good	Automatic Transfer Switch, ATS	1	18	9273776
D5010	Boiler Room	Good	Automatic Transfer Switch, ATS	1	18	9273828
D5010	Building Exterior	Good	Generator, Gas or Gasoline	1	18	9273857
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [LA-R]	1	16	9273806
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	16	9273777
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V [MP-L]	1	16	9273742
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [LA-L]	1	16	9273870
D5020	Electrical Room	Fair	Switchboard, 277/480 V [MP]	1	6	9273730
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [MDP]	1	16	9273822
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V [MP-R]	1	16	9273755
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	16	9273922
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	9273746
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VDF for DTP-1]	1	16	9273913



Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	64,851	SF	10	9273780
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD for DTP-2]	1		16	9273886
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	7		4	9273910
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	64,851	SF	6	9273891
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	20		8	9273921
D5040	APR	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	28		5	9273800
D5040	Electrical Room	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	1		8	9273868
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	24		5	9273909
Fire Alarm & Electronic Systems							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	64,851	SF	10	9273793
D6060	Main office area	Fair	Intercom/Public Address Component, Master Station	1		7	9273915
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	64,851	SF	11	9273859
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1		2	9273723
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1		2	9273907
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	64,851	SF	7	9273889
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	64,851	SF	8	9273830
D8010	Building Service Office	Fair	BAS/HVAC Controls, DDC Control Panel	1		8	9273724
D8010	Boiler Room	Fair	BAS/HVAC Controls, DDC Control Panel	1		8	9273809
Equipment & Furnishings							
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1		6	9273827
E1030	Commercial Kitchen (walk-in refrigerator)	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		5	9273856
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		5	9273747
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		5	9273832
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1		7	9273853
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		5	9273790

## Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	9273906
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Refrigerator, Chest	1	0	9273752
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	3	9273721
E1030	Commercial Kitchen (walk-in freezer)	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	9273839
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	9273778
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	9273904
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	9273815
E1030	Trash Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	7	9273908
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	9273872
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	5	9273885
E1060	Staff lounge	Fair	Residential Appliances, Microwave	1	4	9273871
E1060	Health room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	9273914
E1060	Staff lounge	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	9273722
E1060	Commercial Kitchen	Fair	Residential Appliances, Microwave	1	4	9273880
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	10	9273896
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	40 LF	11	9273876
E2010	Staff lounge	Fair	Casework, Cabinetry, Standard	20 LF	6	9273784
E2010	Media center	Fair	Casework, Cabinetry, Standard	80 LF	8	9273768
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	29	7	9273902
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	400 LF	10	9273884
E2010	Health room	Fair	Casework, Cabinetry, Standard	10 LF	12	9273861
Follow-up Studies						
P2030	Lobby	Poor	Engineering Study, Mechanical, General Design, Design	1	0	9273735
P2030	Hallways & Common Areas	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	9309528
Accessibility						

Component Condition Report | Clopper Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1010	ADA Parking	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	1	0	9273749
Y1030	ADA Door Lever Handles	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	30	0	9273849
Y1050	ADA - Boys restroom	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	9273864
Y1050	ADA Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	6	0	9273773
Y1050	ADA Restrooms	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	6	0	9273845
Y1050	ADA - Health room restroom	NA	ADA Restrooms, Mirror, Height/Location, Modify	1	0	9273843
Y1050	ADA - Health room restroom	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	9273801
Y1050	ADA - Health room restroom	NA	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	1	0	9273770
Y1060	ADA - Staff lounge	NA	ADA Kitchen Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	9280069
Y1090	ADA Study	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9301764

Component Condition Report | Clopper Mill Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Ramps for access to Portable Classrooms	Fair	Exterior Ramp, Wood	1,150 SF	8	9273765
B1080	Stairs for access to Portable Classrooms	Fair	Stairs, Wood, Exterior	50 SF	8	9273769
B1080	Site General	Fair	Stairs, Concrete, Exterior	420 SF	20	9273688
B1080	Site General	Fair	Stairs, Concrete, Exterior	510 SF	20	9273707
Facade						
B2010	Portable Classroom ML 1231	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	3	9302276
B2010	Portable Classroom ML 1230	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	3	9302148
B2010	Portable Classroom ML 1227	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	3	9302146
B2010	Portable Classroom ML 1226	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	3	9302277
B2010	Site Brick/CMU enclosure	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	4	9305114
B2010	Portable Classroom ML 1229	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	3	9302279

Component Condition Report | Clopper Mill Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Portable Classroom ML 1228	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	3	9302278
Roofing						
B3010	Canopy cover at Portable Classrooms	Good	Roofing, Modified Bitumen	1,560 SF	13	9273919
B3010	Portable Classroom ML 1229	Good	Roofing, Single-Ply Membrane, TPO/PVC	750 SF	13	9302144
B3010	Portable Classroom ML 1227	Good	Roofing, Single-Ply Membrane, TPO/PVC	750 SF	13	9302280
B3010	Portable Classroom ML 1228	Good	Roofing, Single-Ply Membrane, TPO/PVC	750 SF	13	9302143
B3010	Portable Classroom ML 1231	Good	Roofing, Single-Ply Membrane, TPO/PVC	750 SF	13	9302147
B3010	Portable Classroom ML 1226	Good	Roofing, Single-Ply Membrane, TPO/PVC	750 SF	13	9302145
B3010	Portable Classroom ML 1230	Good	Roofing, Single-Ply Membrane, TPO/PVC	750 SF	13	9302281
B3010	Canopy cover to Portable Classrooms	Good	Roofing, Modified Bitumen	1,000 SF	13	9273869
HVAC						
D3030	Portable Classroom ML 1231	Good	Heat Pump, Packaged & Wall-Mounted [ML 1231]	1	14	9273740
D3030	Portable Classroom ML 1228	Good	Heat Pump, Packaged & Wall-Mounted [ML 1228]	1	14	9273812
D3030	Portable Classroom ML 1230	Good	Heat Pump, Packaged & Wall-Mounted [ML 1230]	1	14	9273847
D3030	Portable Classroom ML 1227	Good	Heat Pump, Packaged & Wall-Mounted [ML 1227]	1	14	9273737
D3030	Portable Classroom ML 1226	Good	Heat Pump, Packaged & Wall-Mounted [ML 1226]	1	14	9273766
D3030	Portable Classroom ML 1229	Good	Heat Pump, Packaged & Wall-Mounted [ML 1229]	1	14	9273874
Electrical						
D5040	Covered Walk at Portable Classrooms	Good	Exterior Light, any type, w/ LED Replacement	11	13	9273805
Special Construction & Demo						
F1020	Portable Classroom ML 1230	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	28	9273813
F1020	Portable Classroom ML 1227	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	28	9273873
F1020	Portable Classroom ML 1231	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	28	9273875
F1020	Canopy cover to Portable Classrooms	Good	Shade Structure, Wood, Basic/Minimal	1,000 SF	23	9302140
F1020	Site Brick/CMU enclosure	Fair	Ancillary Building, Brick or CMU, Basic/Minimal	600 SF	25	9273698

Component Condition Report | Clopper Mill Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Canopy cover at Portable Classrooms	Good	Shade Structure, Wood, Basic/Minimal	1,560 SF	23	9302141
F1020	Portable Classroom ML 1226	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	28	9273803
F1020	Portable Classroom ML 1229	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	28	9273720
F1020	Site Storage Shed	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	75 SF	25	9273680
F1020	Portable Classroom ML 1228	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	28	9273811
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,050 SF	2	9273693
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	2,000 SF	0	9273674
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,050 SF	10	9273717
G2020	Front of loading dock	Poor	Parking Lots, Pavement, Concrete, Repair	50 SF	0	9273704
G2030	Site General	Fair	Sidewalk, Asphalt, Overlay	1,600 SF	7	9273691
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	8,110 SF	20	9273685
G2030	Site General	Poor	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	3	0	9273715
G2030	Site General	Poor	Site Ramp, Asphalt (per LF of nosing)	50 LF	0	9273701
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	10	9273681
G2050	Site Sports Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	8	9273696
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Poured-in-Place, Retrofit	5,200 SF	3	9273682
G2050	Site Playground Area	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	300 SF	8	9273675
G2050	Site Sports Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9273708
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	9273695
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	9273686
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,500 SF	6	9304849
G2050	Site Sports Field	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	8	9273692
G2050	Site Sports Court	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	100 SF	0	9273679



Component Condition Report | Clopper Mill Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	9273690
G2050	Site Sports Court	NA	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,100 SF	5	9304850
G2050	Site Sports Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9273687
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,500 SF	2	9273710
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	9273711
Sitework						
G2060	Site General	Fair	Trash Receptacle, Portable/Light-Duty	2	5	9273694
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	940 LF	20	9273703
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	18	9273699
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	10	9273706
G2060	Site Sports Courts	Fair	Retaining Wall, Treated Timber	330 SF	3	9273676
G2060	Site Courtyard	Fair	Picnic Table, Wood/Composite/Fiberglass	4	3	9273713
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	625 SF	31	9273677
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	180 LF	15	9273672
G2060	Site General	Fair	Flagpole, Metal	3	16	9273673
G2060	Site General	Poor	Masonry Wall Fencing, Brick, Repair	80 SF	0	9273678
G2060	Site General	Fair	Bike Rack, Portable 6-10 Bikes	1	2	9273697
G2060	Site General	Good	Trash/Recycle Receptacle, Heavy-Duty Fixed Concrete	1	17	9273709
G2080	Site General	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	4	0	9273712
G4050	Site Parking Areas	Good	Pole Light Fixture, LED Lamp only	4	15	9273689
G4050	Site General	Fair	Pole Light Fixture, LED Lamp only	1	8	9273716
G4050	Site Parking Areas	Fair	Pole Light Fixture, LED Lamp only	5	8	9273714
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	380 LF	10	9273702
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	380 LF	10	9273683

Component Condition Report | Clopper Mill Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Canopy cover at Portable Classrooms	Good	Shade Structure, Wood or Metal-Framed, Standard	1,560 SF	23	9289855
F1020	Canopy cover to Portable Classrooms	Good	Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,000 SF	23	9289856
Pedestrian Plazas & Walkways						
G2030	Site General	Poor	Site Ramp, Handrails, Metal, Install	100 LF	0	9304811

## **Appendix F:** Replacement Reserves

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Replacement Reserves Report



5/19/2025

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
Clopper Mill Elementary School	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500
Clopper Mill Elementary School / Main Building	\$88,930	\$0	\$233,493	\$125,500	\$16,264	\$189,959	\$1,542,087	\$988,486	\$509,386	\$49,843	\$851,830	\$1,607,408	\$528,815	\$163,919	\$12,781	\$1,127,848	\$390,393	\$438,299	\$186,927	\$89,253	\$282,476	\$9,423,896
Clopper Mill Elementary School / Site	\$22,874	\$0	\$24,186	\$172,323	\$4,052	\$2,023	\$35,523	\$30,375	\$63,022	\$0	\$460,781	\$0	\$31,791	\$182,686	\$55,361	\$13,998	\$12,035	\$41,152	\$8,512	\$0	\$263,015	\$1,423,708
Grand Total	\$117,304	\$0	\$257,679	\$297,823	\$20,315	\$191,982	\$1,577,610	\$1,018,861	\$572,408	\$49,843	\$1,312,611	\$1,607,408	\$560,606	\$346,604	\$68,142	\$1,141,847	\$402,428	\$479,451	\$195,439	\$89,253	\$545,491	\$10,853,104

Clopper Mill 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								
G2030	Site General	9304811	Site Ramp, Handrails, Metal, Install	0	0	0	100	LF	\$55.00	\$5,500	\$5,500																						\$5,500							
Totals, Unescalated											\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500		
Totals, Escalated (3.0% inflation, compounded annually)											\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500

Clopper Mill 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
B1010	Loading Dock	9273734	Structural Flooring/Decking, Concrete, Repair	0	0	0	45	SF	\$30.00	\$1,350	\$1,350																					\$1,350
B2010	Building Exterior	9273782	Exterior Walls, Brick/Masonry, Clean & Seal, Maintain	20	11	9	9570	SF	\$1.86	\$17,800																\$17,800						\$17,800
B2010	Building Exterior	9273759	Exterior Walls, Metal Siding, Replace	40	30	10	7650	SF	\$11.00	\$84,150																\$84,150						\$84,150
B2020	Building Exterior	9273753	Window, Ribbon/Banded Style, Aluminum-Framed (by SF), Replace	30	20	10	350	SF	\$55.00	\$19,250																\$19,250						\$19,250
B2020	Building Exterior	9273892	Glazing, any type by SF, Replace	30	18	12	5280	SF	\$55.00	\$290,400																			\$290,400			\$290,400
B2050	Building Exterior	9273867	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	14	EA	\$1,300.00	\$18,200											\$18,200											\$18,200
B2050	Building Exterior	9273808	Exterior Door, Steel, w/ Glazing, Commercial, Replace	40	32	8	4	EA	\$4,060.00	\$16,240															\$16,240							\$16,240
B2050	Building Exterior	9273834	Exterior Door, Steel, Commercial, Replace	40	27	13	8	EA	\$4,060.00	\$32,480																		\$32,480				\$32,480
B2050	Building Exterior	9273858	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	4	EA	\$1,300.00	\$5,200																			\$5,200			\$5,200
B2050	Building Exterior	9273900	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	26	4	1	EA	\$3,200.00	\$3,200											\$3,200											\$3,200
B3010	Roof	9273882	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	19	11	3375	SF	\$5.50	\$18,563																	\$18,563					\$18,563
B3010	Roof	9273837	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	\$1,100.00	\$2,200	\$2,200																					\$2,200
B3010	Roof	9273842	Roofing, Built-Up, Replace	25	19	6	61476	SF	\$14.00	\$860,664										\$860,664												\$860,664
B3020	Roof	9273826	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	320	LF	\$9.00	\$2,880																\$2,880						\$2,880
B3060	Roof	9273890	Roof Skylight, per SF of glazing, Replace	30	20	10	1125	SF	\$50.00	\$56,250																\$56,250						\$56,250
B3060	Roof	9273923	Roof Hatch, Metal, Replace	30	13	17	1	EA	\$1,300.00	\$1,300																			\$1,300			\$1,300
C1010	Throughout Building	9273911	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	15	10	900	SF	\$5.00	\$4,500																\$4,500						\$4,500
C1020	Throughout Building	9273855	Interior Glazing, any type by SF, Replace	40	25	15	3480	SF	\$41.60	\$144,768																		\$144,768				\$144,768
C1030	Hallways & Common Areas	9273898	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	32	8	8	EA	\$950.00	\$7,600															\$7,600							\$7,600
C1030	Hallways & Common Areas	9273881	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	31	9	2	EA	\$950.00	\$1,900															\$1,900							\$1,900
C1030	Throughout Building	9273758	Interior Door, Wood, Solid-Core, Replace	40	30	10	70	EA	\$700.00	\$49,000																\$49,000						\$49,000
C1030	Office Areas	9273732	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	20	20	6	EA	\$2,100.00	\$12,600																				\$12,600		\$12,600
C1070	Throughout Building	9273751	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	56751	SF	\$3.50	\$198,629															\$198,629							\$198,629
C1090	Restrooms	9273767	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	18	EA	\$750.00	\$13,500																		\$13,500				\$13,500
C1090	Service manager restroom	9273912	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	3	LF	\$500.00	\$1,500															\$1,500							\$1,500
C1090	Commercial Kitchen restroom	9273756	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	3	LF	\$500.00	\$1,500															\$1,500							\$1,500
C2010	Gymnasium	9273844	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	7	8	576	SF	\$16.80	\$9,677															\$9,677							\$9,677
C2010	Throughout Building	9273733	Wall Finishes, any surface, Prep & Paint	10	3	7	97200	SF	\$1.50	\$145,800																			\$145,800			\$291,600
C2030	Hallways & Common Areas	9273796	Flooring, Concrete, Repair	0	0	0	300	SF	\$30.00	\$9,000	\$9,000																					\$9,000
C2030	Boiler Room	9273878	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1500	SF	\$1.50	\$2,250																		\$2,250				\$4,500
C2030	Restrooms	9273901	Flooring, Ceramic Tile, Replace	40	28	12	2000	SF	\$18.00	\$36,000																	\$36,000					\$36,000
C2030	Throughout Building	9273794	Flooring, Vinyl Tile (VCT), Replace	15	8	7	26970	SF	\$5.00	\$134,850															\$134,850							\$134,850
C2030	Throughout Building	9309531	Flooring, Vinyl Tile (VCT), Replace	15	7	8	26970	SF	\$5.00	\$134,850															\$134,850							\$134,850
C2030	Media center	9273883	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1000	SF	\$7.50	\$7,500																		\$7,500				\$15,000
C2030	Office Areas	9273823	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1100	SF	\$7.50	\$8,250																			\$8,250			\$16,500
C2030	Gymnasium	9309530	Flooring, Wood, Sports, Refinish	10	1	9	3700	SF	\$5.00	\$18,500															\$18,500						\$18,500	\$37,000
C2030	Gymnasium	9273846	Flooring, Wood, Sports, Replace	30	15	15	3700	SF	\$17.00	\$62,900																			\$62,900			\$62,900
C2050	Throughout Building	9273818	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	3400	SF	\$2.00	\$6,800															\$6,800					\$6,800		\$13,600
D2010	Boiler Room	9273775	Water Heater, Gas, Commercial (125 MBH), Replace	20	1	19	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400





Replacement Reserves Report



5/19/2025


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
D4010	Boiler Room	9273774	Piping & Valves, Check Valve, Fire Suppression, Replace	30	28	2	1	EA	\$3,000.00	\$3,000			\$3,000																			\$3,000
D4010	Boiler Room	9273804	Supplemental Components, Fire Riser, Wet, Replace	40	35	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000
D4010	Boiler Room	9273761	Supplemental Components, Fire Riser, Wet, Replace	40	35	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000
D4010	Building Exterior	9273816	Supplemental Components, Fire Department Connection, Double, Replace	30	22	8	1	EA	\$1,140.00	\$1,140									\$1,140													\$1,140
D4010	Throughout Building	9273764	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	64851	SF	\$1.07	\$69,391														\$69,391								\$69,391
D5010	Building Exterior	9273857	Generator, Gas or Gasoline, Replace	25	7	18	1	EA	\$66,000.00	\$66,000																				\$66,000		\$66,000
D5010	Boiler Room	9273776	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	\$12,000.00	\$12,000																				\$12,000		\$12,000
D5010	Boiler Room	9273828	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	\$12,000.00	\$12,000																				\$12,000		\$12,000
D5020	Electrical Room	9273730	Switchboard, 277/480 V, Replace	40	34	6	1	EA	\$90,000.00	\$90,000							\$90,000															\$90,000
D5020	Electrical Room	9273746	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$25,000.00	\$25,000							\$25,000															\$25,000
D5020	Boiler Room	9273777	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$7,600.00	\$7,600																		\$7,600				\$7,600
D5020	Boiler Room	9273922	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$7,600.00	\$7,600																		\$7,600				\$7,600
D5020	Electrical Room	9273870	Distribution Panel, 120/208 V, Replace	30	14	16	1	EA	\$6,000.00	\$6,000																		\$6,000				\$6,000
D5020	Electrical Room	9273806	Distribution Panel, 120/208 V, Replace	30	14	16	1	EA	\$6,000.00	\$6,000																		\$6,000				\$6,000
D5020	Boiler Room	9273755	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	\$7,000.00	\$7,000																		\$7,000				\$7,000
D5020	Electrical Room	9273822	Distribution Panel, 120/208 V, Replace	30	14	16	1	EA	\$8,000.00	\$8,000																		\$8,000				\$8,000
D5020	Boiler Room	9273742	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	\$7,000.00	\$7,000																		\$7,000				\$7,000
D5030	Throughout Building	9273780	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	64851	SF	\$2.50	\$162,128											\$162,128											\$162,128
D5030	Boiler Room	9273913	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
D5030	Boiler Room	9273886	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
D5040	Electrical Room	9273868	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	7	8	1	EA	\$1,720.00	\$1,720									\$1,720													\$1,720
D5040	Building Exterior	9273910	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	7	EA	\$400.00	\$2,800					\$2,800																	\$2,800
D5040	APR	9273800	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	15	5	28	EA	\$1,500.00	\$42,000						\$42,000																\$42,000
D5040	Gymnasium	9273909	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	15	5	24	EA	\$1,500.00	\$36,000						\$36,000																\$36,000
D5040	Throughout Building	9273891	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	64851	SF	\$4.50	\$291,830							\$291,830															\$291,830
D5040	Building Exterior	9273921	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	20	EA	\$800.00	\$16,000									\$16,000													\$16,000
D6060	Main office area	9273915	Intercom/Public Address Component, Master Station, Replace	15	8	7	1	EA	\$4,200.00	\$4,200								\$4,200														\$4,200
D6060	Throughout Building	9273793	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	64851	SF	\$1.65	\$107,004											\$107,004											\$107,004
D7030	Throughout Building	9273859	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	64851	SF	\$2.00	\$129,702													\$129,702									\$129,702
D7050	Electrical Room	9273907	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$15,000.00	\$15,000			\$15,000																\$15,000			\$30,000
D7050	Lobby	9273723	Fire Alarm Panel, Annunciator, Replace	15	13	2	1	EA	\$1,580.00	\$1,580			\$1,580																\$1,580			\$3,160
D7050	Throughout Building	9273889	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	64851	SF	\$3.00	\$194,553								\$194,553														\$194,553
D8010	Building Service Office	9273724	BAS/HVAC Controls, DDC Control Panel, Replace	15	7	8	1	EA	\$4,980.00	\$4,980									\$4,980													\$4,980
D8010	Boiler Room	9273809	BAS/HVAC Controls, DDC Control Panel, Replace	15	7	8	1	EA	\$4,980.00	\$4,980									\$4,980													\$4,980
D8010	Throughout Building	9273830	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	64851	SF	\$2.50	\$162,128										\$162,128												\$162,128
E1030	Commercial Kitchen	9273752	Foodservice Equipment, Refrigerator, Chest, Replace	15	15	0	1	EA	\$1,800.00	\$1,800	\$1,800																\$1,800					\$3,600
E1030	Commercial Kitchen	9273721	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500
E1030	Commercial Kitchen	9273790	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	Commercial Kitchen	9273904	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1																									

## Replacement Reserves Report

5/19/2025

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							
E1060	Commercial Kitchen	9273880	Residential Appliances, Microwave, Replace	10	6	4	1	EA	\$100.00	\$100					\$100										\$100							\$200							
E1060	Health room	9273914	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$600.00	\$600					\$100				\$600						\$100							\$600							
E1060	Staff lounge	9273722	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	4	11	1	EA	\$600.00	\$600												\$600										\$600							
E1070	Gymnasium	9273896	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	20	10	6	EA	\$3,580.00	\$21,480											\$21,480											\$21,480							
E2010	Staff lounge	9273784	Casework, Cabinetry, Standard, Replace	20	14	6	20	LF	\$300.00	\$6,000							\$6,000															\$6,000							
E2010	Media center	9273768	Casework, Cabinetry, Standard, Replace	20	12	8	80	LF	\$300.00	\$24,000									\$24,000													\$24,000							
E2010	Throughout Building	9273884	Casework, Cabinetry, Standard, Replace	20	10	10	400	LF	\$300.00	\$120,000											\$120,000											\$120,000							
E2010	Office Areas	9273876	Casework, Cabinetry, Standard, Replace	20	9	11	40	LF	\$300.00	\$12,000												\$12,000										\$12,000							
E2010	Health room	9273861	Casework, Cabinetry, Standard, Replace	20	8	12	10	LF	\$300.00	\$3,000													\$3,000									\$3,000							
E2010	Classrooms General	9273902	Smart Board, Interactive Digital White Board, Replace	10	3	7	29	EA	\$3,162.00	\$91,698								\$91,698										\$91,698					\$183,396						
P2030	Hallways & Common Areas	9309528	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	\$10,000.00	\$10,000	\$10,000																						\$10,000						
P2030	Lobby	9273735	Engineering Study, Mechanical, General Design, Design	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																						\$7,000						
Y1010	ADA Parking	9273749	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	1	EA	\$1,000.00	\$1,000	\$1,000																						\$1,000						
Y1030	ADA Door Lever Handles	9273849	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	30	EA	\$300.00	\$9,000	\$9,000																						\$9,000						
Y1050	ADA - Health room restroom	9273843	ADA Restrooms, Mirror, Height/Location, Modify	0	0	0	1	EA	\$80.00	\$80	\$80																						\$80						
Y1050	ADA - Health room restroom	9273801	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	\$80.00	\$80	\$80																						\$80						
Y1050	ADA - Health room restroom	9273770	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	0	0	0	1	EA	\$1,500.00	\$1,500	\$1,500																						\$1,500						
Y1050	ADA - Boys restroom	9273864	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	\$80.00	\$80	\$80																						\$80						
Y1050	ADA Restrooms	9273845	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	0	0	0	6	EA	\$800.00	\$4,800	\$4,800																						\$4,800						
Y1050	ADA Restrooms	9273773	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	0	0	0	6	EA	\$1,500.00	\$9,000	\$9,000																						\$9,000						
Y1060	ADA - Staff lounge	9280069	ADA Kitchen Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																						\$15,000						
Y1090	ADA Study	9301764	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																						\$7,500						
Totals, Unescalated											\$88,930	\$0	\$220,090	\$114,850	\$14,450	\$163,860	\$1,291,474	\$803,730	\$402,114	\$38,200	\$633,842	\$1,161,226	\$370,900	\$111,621	\$8,450	\$723,923	\$243,280	\$265,178	\$109,800	\$50,900	\$156,400				\$6,973,216				
Totals, Escalated (3.0% inflation, compounded annually)											\$88,930	\$0	\$233,493	\$125,500	\$16,264	\$189,959	\$1,542,087	\$988,486	\$509,386	\$49,843	\$851,830	\$1,607,408	\$528,815	\$163,919	\$12,781	\$1,127,848	\$390,393	\$438,299	\$186,927	\$89,253	\$282,476								\$9,423,896

Copper Mill Elementary School / Site		ID		Cost Description		Lifespan (EUL)EAge		RUL	QuantityUnit	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	
B1010	Ramps for access to Portable Classrooms	9273765	Exterior Ramp, Wood, Replace	15	7	8	1150	SF	\$11.00	\$12,650									\$12,650														\$12,650	
B1080	Stairs for access to Portable Classrooms	9273769	Stairs, Wood, Exterior, Replace	15	7	8	50	SF	\$40.00	\$2,000									\$2,000														\$2,000	
B1080	Site General	9273688	Stairs, Concrete, Exterior, Replace	50	30	20	420	SF	\$55.00	\$23,100																					\$23,100		\$23,100	
B1080	Site General	9273707	Stairs, Concrete, Exterior, Replace	50	30	20	510	SF	\$55.00	\$28,050																					\$28,050		\$28,050	
B2010	Portable Classroom ML 1226	9302277	Exterior Walls, any painted surface, Prep & Paint	10	7	3	750	SF	\$3.00	\$2,250					\$2,250										\$2,250								\$4,500	
B2010	Portable Classroom ML 1227	9302146	Exterior Walls, any painted surface, Prep & Paint	10	7	3	750	SF	\$3.00	\$2,250					\$2,250										\$2,250								\$4,500	
B2010	Portable Classroom ML 1228	9302278	Exterior Walls, any painted surface, Prep & Paint	10	7	3	750	SF	\$3.00	\$2,250					\$2,250										\$2,250								\$4,500	
B2010	Portable Classroom ML 1229	9302279	Exterior Walls, any painted surface, Prep & Paint	10	7	3	750	SF	\$3.00	\$2,250					\$2,250										\$2,250								\$4,500	
B2010	Portable Classroom ML 1231	9302276	Exterior Walls, any painted surface, Prep & Paint	10	7	3	750	SF	\$3.00	\$2,250					\$2,250										\$2,250								\$4,500	
B2010	Portable Classroom ML 1230	9302148	Exterior Walls, any painted surface, Prep & Paint	10	7	3	750	SF	\$3.00	\$2,250					\$2,250										\$2,250								\$4,500	
B2010	Site Brick/CMU enclosure	9305114	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1200	SF	\$3.00	\$3,600						\$3,600										\$3,600								\$7,200
B3010	Portable Classroom ML 1227	9302280	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	750	SF	\$17.00	\$12,750															\$12,750								\$12,750	
B3010	Portable Classroom ML 1230	9302281	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	750	SF	\$17.00	\$12,750															\$12,750								\$12,750	
B3010	Canopy cover at Portable Classrooms	9273919	Roofing, Modified Bitumen, Replace	20	7	13	1560	SF	\$10.00	\$15,600															\$15,600								\$15,600	
B3010	Canopy cover to Portable Classrooms	9273869	Roofing, Modified Bitumen, Replace	20	7	13	1000	SF	\$10.00	\$10,000															\$10,000								\$10,000	
B3010	Portable Classroom ML 1231	9302147	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	750	SF	\$17.00	\$12,750															\$12,750								\$12,750	
B3010	Portable Classroom ML 1229	9302144	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	750	SF	\$17.00	\$12,750															\$12,750								\$12,750	
B3010	Portable Classroom ML 1228	9302143	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	750	SF	\$17.00	\$12,750															\$12,750								\$12,750	
B3010	Portable Classroom ML 1226	9302145	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	750	SF	\$17.00	\$12,750															\$12,750								\$12,750	
D3030	Portable Classroom ML 1229	9273874	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	Portable Classroom ML 1230	9273847	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	Portable Classroom ML 1226	9273766	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	Portable Classroom ML 1231	9273740	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	Portable Classroom ML 1228	9273812	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	Portable Classroom ML 1227	9273737	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D5040	Covered Walk at Portable Classrooms	9273805	Exterior Light, any type, w/ LED Replacement, Replace	20	7	13	11	EA	\$800.00	\$8,800															\$8,800								\$8,800	

Replacement Reserves Report																																					
5/19/2025																																					
Unif	mat	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
G2020			Site	Parking Areas	9273674		Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	2000	SF	\$5.50	\$11,000	\$11,000																					\$11,000	
G2020			Front of	loading dock	9273704		Parking Lots, Pavement, Concrete, Repair	0	0	0	50	SF	\$20.00	\$1,000	\$1,000																					\$1,000	
G2020			Site	Parking Areas	9273693		Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	41050	SF	\$0.45	\$18,473			\$18,473				\$18,473					\$18,473				\$18,473						\$73,890	
G2020			Site	Parking Areas	9273717		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	41050	SF	\$3.50	\$143,675										\$143,675												\$143,675	
G2030			Site	General	9273715		Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	0	0	0	3	EA	\$1,000.00	\$3,000	\$3,000																					\$3,000	
G2030			Site	General	9273691		Sidewalk, Asphalt, Overlay	25	18	7	1600	SF	\$1.50	\$2,400								\$2,400														\$2,400	
G2030			Site	General	9273685		Sidewalk, Concrete, Large Areas, Replace	50	30	20	8110	SF	\$9.00	\$72,990																				\$72,990		\$72,990	
G2030			Site	General	9273701		Site Ramp, Asphalt (per LF of nosing), Replace	50	50	0	50	LF	\$33.20	\$1,660	\$1,660																					\$1,660	
G2050			Site	Sports Court	9273679		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	25	0	100	SF	\$3.50	\$350	\$350																					\$350	
G2050			Site	Sports Courts	9273710		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	8500	SF	\$0.45	\$3,825			\$3,825					\$3,825					\$3,825				\$3,825					\$15,300	
G2050			Site	Sports Court	9304850		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	0	5	2100	SF	\$0.45	\$945						\$945				\$945						\$945					\$945	\$3,780	
G2050			Site	Sports Courts	9304849		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	19	6	8500	SF	\$3.50	\$29,750						\$29,750																\$29,750	
G2050			Site	Sports Field	9273692		Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	7	8	2	EA	\$700.00	\$1,400								\$1,400														\$1,400	
G2050			Site	Sports Courts	9273696		Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	17	8	4	EA	\$4,750.00	\$19,000								\$19,000														\$19,000	
G2050			Site	Sports Field	9273708		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000	
G2050			Site	Sports Field	9273687		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000	
G2050			Site	Playground Areas	9273682		Playfield Surfaces, Rubber, Poured-in-Place, Retrofit	20	17	3	5200	SF	\$26.00	\$135,200			\$135,200																			\$135,200	
G2050			Site	Playground Area	9273675		Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	7	8	300	SF	\$25.00	\$7,500								\$7,500														\$7,500	
G2050			Site	Playground Areas	9273711		Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000										\$20,000												\$20,000	
G2050			Site	Playground Areas	9273686		Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000										\$20,000												\$20,000	
G2050			Site	Playground Areas	9273695		Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000										\$10,000												\$10,000	
G2050			Site	Playground Areas	9273681		Play Structure, Multipurpose, Very Small, Replace	20	10	10	1	EA	\$6,000.00	\$6,000										\$6,000												\$6,000	
G2050			Site	Playground Areas	9273690		Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000										\$10,000												\$10,000	
G2060			Site	General	9273697		Bike Rack, Portable 6-10 Bikes, Replace	15	13	2	1	EA	\$500.00	\$500			\$500														\$500					\$1,000	
G2060			Site	Courtyard	9273713		Picnic Table, Wood/Composite/Fiberglass, Replace	20	17	3	4	EA	\$600.00	\$2,400				\$2,400																		\$2,400	
G2060			Site	General	9273694		Trash Receptacle, Portable/Light-Duty, Replace	15	10	5	2	EA	\$400.00	\$800						\$800														\$800		\$1,600	
G2060			Site	General	9273672		Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	180	LF	\$18.00	\$3,240																\$3,240						\$3,240	
G2060			Site	General	9273709		Trash/Recycle Receptacle, Heavy-Duty Fixed Concrete, Replace	25	8	17	1	EA	\$2,100.00	\$2,100																	\$2,100					\$2,100	
G2060			Site	General	9273699		Fences & Gates, Fence, Chain Link 8', Replace	40	22	18	200	LF	\$25.00	\$5,000																\$5,000						\$5,000	
G2060			Site	General	9273703		Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	940	LF	\$21.00	\$19,740																	\$19,740					\$19,740	
G2060			Site	General	9273706		Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,000.00	\$3,000										\$3,000												\$3,000	
G2060			Site	General	9273673		Flagpole, Metal, Replace	30	14	16	3	EA	\$2,500.00	\$7,500														\$7,500								\$7,500	
G2060			Site	General	9273678		Masonry Wall Fencing, Brick, Repair	0	0	0	80	SF	\$12.50	\$1,000	\$1,000																					\$1,000	
G2060			Site	Sports Courts	9273676		Retaining Wall, Treated Timber, Replace	25	22	3	330	SF	\$20.00	\$6,600			\$6,600																			\$6,600	
G2080			Site	General	9273712		Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	4	EA	\$1,216.00	\$4,864	\$4,864																					\$4,864	
G3010			Site	General	9273702		Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	30	10	380	LF	\$205.60	\$78,128										\$78,128												\$78,128	
G3020			Site	General	9273683		Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	40	30	10	380	LF	\$108.20	\$41,116										\$41,116												\$41,116	
G4050			Site	General	9273716		Pole Light Fixture, LED Lamp only, Replace	20	12	8	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
G4050			Site	Parking Areas	9273714		Pole Light Fixture, LED Lamp only, Replace	20	12	8	5	EA	\$1,200.00	\$6,000								\$6,000														\$6,000	
G4050			Site	Parking Areas	9273689		Pole Light Fixture, LED Lamp only, Replace	20	5	15	4	EA	\$1,200.00	\$4,800																\$4,800							\$4,800
Totals, Unescalated														\$22,874	\$0	\$22,798	\$157,700	\$3,600	\$1,745	\$29,750	\$24,698	\$49,750	\$0	\$342,864	\$0	\$22,298	\$124,400	\$36,600	\$8,985	\$7,500	\$24,898	\$5,000	\$0	\$145,625	\$1,031,083		
Totals, Escalated (3.0% inflation, compounded annually)														\$22,874	\$0	\$24,186	\$172,323	\$4,052	\$2,023	\$35,523	\$30,375	\$63,022	\$0	\$460,781	\$0	\$31,791	\$182,686	\$55,361	\$13,998	\$12,035	\$41,152	\$8,512	\$0	\$263,015	\$1,423,708		

\* Markup has been included in unit costs.



## **Appendix G:**

### Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9273775	D2010	Water Heater	Gas, Commercial (125 MBH)	98 GAL	Clopper Mill Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBS-100-76-NE 400	2438140745324	2024		
2	9273754	D2010	Backflow Preventer	Domestic Water	1.5 IN	Clopper Mill Elementary School / Main Building	Boiler Room	Wilkins Zurn	975XL	No dataplate			
3	9273899	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Schier	PATG-30-LO	2012-4190	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9273731	D3020	Boiler [HWB-1]	Gas, HVAC	2000 MBH	Clopper Mill Elementary School / Main Building	Boiler Room	Fulton Pulse	PHW-2000	111730	2011		
2	9273860	D3020	Boiler [HWB-2]	Gas, HVAC	2000 MBH	Clopper Mill Elementary School / Main Building	Boiler Room	Fulton Pulse	PHW-2000	111766	2011		
3	9273785	D3020	Boiler [HWB-3]	Gas, HVAC	2000 MBH	Clopper Mill Elementary School / Main Building	Boiler Room	Fulton Pulse	PHW-2000	111734	2011		
4	9273779	D3020	Unit Heater	Hydronic	25 MBH	Clopper Mill Elementary School / Main Building	Tractor garage	No dataplate	No dataplate	No dataplate			
5	9273817	D3020	Boiler Supplemental Components	Expansion Tank	125 GAL	Clopper Mill Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
6	9273897	D3030	Chiller [CH-1]	Air-Cooled	175 TON	Clopper Mill Elementary School / Main Building	Building Exterior	Daikin McQuay	AWS175ADSEWNN-ER10	STNU110100177	2011		
7	9273766	D3030	Heat Pump [ML 1226]	Packaged & Wall-Mounted	3.5 TON	Clopper Mill Elementary School / Site	Portable Classroom ML 1226	Bard Manufacturing Company	T42S1DA10VMXXXE	391F193651249-02	2019		
8	9273737	D3030	Heat Pump [ML 1227]	Packaged & Wall-Mounted	3.5 TON	Clopper Mill Elementary School / Site	Portable Classroom ML 1227	Bard Manufacturing Company	T42S1DA10VMXXXE	391F193651241-02	2019		
9	9273812	D3030	Heat Pump [ML 1228]	Packaged & Wall-Mounted	3.5 TON	Clopper Mill Elementary School / Site	Portable Classroom ML 1228	Bard Manufacturing Company	T42S1DA10VMXXXE	391F193651247-02	2019		
10	9273874	D3030	Heat Pump [ML 1229]	Packaged & Wall-Mounted	3.5 TON	Clopper Mill Elementary School / Site	Portable Classroom ML 1229	Bard Manufacturing Company	T42S1DA10VMXXXE	391F193651253-02	2019		
11	9273847	D3030	Heat Pump [ML 1230]	Packaged & Wall-Mounted	3.5 TON	Clopper Mill Elementary School / Site	Portable Classroom ML 1230	Bard Manufacturing Company	T42S1DA10VMXXXE	391F193651237-02	2019		
12	9273740	D3030	Heat Pump [ML 1231]	Packaged & Wall-Mounted	3.5 TON	Clopper Mill Elementary School / Site	Portable Classroom ML 1231	Bard Manufacturing Company	T42S1DA10VMXXXE	391F193651243-02	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
13	9273760	D3030	<b>Split System</b> [CU-1]	Condensing Unit/Heat Pump	2.5 TON	Clopper Mill Elementary School / Main Building	Roof	United Refrigeration	TZPA-318-2A757	8487W301326434	2013		
14	9273795	D3030	<b>Split System</b> [CU-2]	Condensing Unit/Heat Pump	3 TON	Clopper Mill Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
15	9273792	D3030	<b>Split System</b> [CU-3]	Condensing Unit/Heat Pump	3 TON	Clopper Mill Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
16	9273879	D3050	<b>Pump</b> [CHWP-1]	Distribution, HVAC Chilled or Condenser Water	10 HP	Clopper Mill Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2011		
17	9273786	D3050	<b>Pump</b> [CHWP-2]	Distribution, HVAC Chilled or Condenser Water	10 HP	Clopper Mill Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2011		
18	9273819	D3050	<b>Pump</b> [DTP-1]	Distribution, HVAC Heating & Chilled Water	20 HP	Clopper Mill Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2011		
19	9273852	D3050	<b>Pump</b> [DTP-2]	Distribution, HVAC Heating & Chilled Water	20 HP	Clopper Mill Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2011		
20	9273727	D3050	<b>Pump</b> [HWP-1]	Distribution, HVAC Heating Water	5 HP	Clopper Mill Elementary School / Main Building	Boiler Room	Mueller Pump	2.5G	23802-1 (1-86)	1986		
21	9273917	D3050	<b>Pump</b> [HWP-2]	Distribution, HVAC Heating Water	5 HP	Clopper Mill Elementary School / Main Building	Boiler Room	Mueller Pump	2.5G	23802-2 (1-86)	1986		
22	9273791	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	400 CFM	Clopper Mill Elementary School / Main Building	Hallways & Common Areas						8
23	9273739	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	1200 CFM	Clopper Mill Elementary School / Main Building	Classrooms General	Carrier			1986		59



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
24	9273799	D3050	<b>Make-Up Air Unit</b> [MAU-1]	MUA or MAU	6000 CFM	Clopper Mill Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
25	9273862	D3050	<b>Packaged Unit</b> [RTU-1]	RTU, Pad or Roof-Mounted	5 TON	Clopper Mill Elementary School / Main Building	Roof	Daikin Industries	DBG0604BL00001SAA	2104171428	2021		
26	9273850	D3050	<b>Packaged Unit</b> [RTU-2]	RTU, Pad or Roof-Mounted	10 TON	Clopper Mill Elementary School / Main Building	Roof	Carrier	48HJE012--671	Illegible	2006		
27	9273802	D3050	<b>Packaged Unit</b> [RTU-3]	RTU, Pad or Roof-Mounted	10 TON	Clopper Mill Elementary School / Main Building	Roof	Carrier	50HJ--012--661HQ	2406G40814	2006		
28	9273738	D3050	<b>Packaged Unit</b> [RTU-4]	RTU, Pad or Roof-Mounted	10 TON	Clopper Mill Elementary School / Main Building	Roof	Daikin Industries	DFH1204D000001SAA	2408661180	2024		
29	9273745	D3050	<b>Packaged Unit</b> [RTU-5]	RTU, Pad or Roof-Mounted	5 TON	Clopper Mill Elementary School / Main Building	Roof	Carrier	50HJ--006--631	1606G10287	2006		
30	9273829	D3060	<b>Exhaust Fan</b> [EF-1]	Centrifugal, 12" Damper	800 CFM	Clopper Mill Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
31	9273814	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 12" Damper	800 CFM	Clopper Mill Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
32	9273736	D3060	<b>Exhaust Fan</b> [EF-3]	Centrifugal, 12" Damper	800 CFM	Clopper Mill Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
33	9273787	D3060	<b>Exhaust Fan</b> [EF-4]	Centrifugal, 12" Damper	800 CFM	Clopper Mill Elementary School / Main Building	Roof	Greenheck	GB-101-4-X	12334573 1101	2011		
34	9273763	D3060	<b>Supplemental Components</b>	Air Curtain, 5' Wide Non-Heated		Clopper Mill Elementary School / Main Building	Commercial Kitchen (walk-in freezer)	Mars Air Systems	LPN36-1UA-F-PW	410609			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
35	9273895	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Clopper Mill Elementary School / Main Building	Commercial Kitchen (walk-in refrigerator)	Mars Air Systems	LPN36-1UA-F-PW	410608			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9273857	D5010	Generator	Gas or Gasoline	100 KW	Clopper Mill Elementary School / Main Building	Building Exterior	MTU Onsite Energy	MTU 10V0068 GS100	94070500408	2018		
2	9273776	D5010	Automatic Transfer Switch	ATS	150 AMP	Clopper Mill Elementary School / Main Building	Boiler Room	ASCO	D03ATSA30150NG0C	1739747-006 RE	2018		
3	9273828	D5010	Automatic Transfer Switch	ATS	150 AMP	Clopper Mill Elementary School / Main Building	Boiler Room	ASCO	D03ATSA30150NG0C	1739747-005 RE	2018		
4	9273777	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Clopper Mill Elementary School / Main Building	Boiler Room	Square D	EX45T3H	1060418037	2011		
5	9273922	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Clopper Mill Elementary School / Main Building	Boiler Room	Square D	EX45T3H	1060718271	2011		
6	9273746	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Clopper Mill Elementary School / Main Building	Electrical Room	Square D	225T3H	183200-16			
7	9273730	D5020	Switchboard [MP]	277/480 V	2000 AMP	Clopper Mill Elementary School / Main Building	Electrical Room	Square D	44-96873-1	A914/85	1986		
8	9273870	D5020	Distribution Panel [LA-L]	120/208 V	400 AMP	Clopper Mill Elementary School / Main Building	Electrical Room	Square D	N00B	N00B-96873-202	2011		
9	9273806	D5020	Distribution Panel [LA-R]	120/208 V	400 AMP	Clopper Mill Elementary School / Main Building	Electrical Room	Square D	N00B	N00B-96873-209	2011		
10	9273822	D5020	Distribution Panel [MDP]	120/208 V	800 AMP	Clopper Mill Elementary School / Main Building	Electrical Room	Square D	I-LINE	96873-195	2011		
11	9273742	D5020	Distribution Panel [MP-L]	277/480 V	600 AMP	Clopper Mill Elementary School / Main Building	Boiler Room	Square D	I-LINE	96873-185	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9273755	D5020	Distribution Panel [MP-R]	277/480 V	600 AMP	Clopper Mill Elementary School / Main Building	Boiler Room	Square D	I-LINE	96873-190	2011		
13	9273913	D5030	Variable Frequency Drive [VDF for DTP-1]	VFD, by HP of Motor	20 HP	Clopper Mill Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4	2105101701	2021		
14	9273886	D5030	Variable Frequency Drive [VFD for DTP-2]	VFD, by HP of Motor	20 HP	Clopper Mill Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4	2105101708	2021		
15	9273800	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	250 WATT	Clopper Mill Elementary School / Main Building	APR						28
16	9273909	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	250 WATT	Clopper Mill Elementary School / Main Building	Gymnasium						24



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D60 Communications													
1	9273915	D6060	Intercom/Public Address Component	Master Station		Clopper Mill Elementary School / Main Building	Main office area	Rauland					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9273907	D7050	Fire Alarm Panel	Fully Addressable		Clopper Mill Elementary School / Main Building	Electrical Room	Fire-Lite Alarms, Inc.	MS-9600UDLS	No dataplate	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	9273724	D8010	BAS/HVAC Controls	DDC Control Panel		Clopper Mill Elementary School / Main Building	Building Service Office				2018		
2	9273809	D8010	BAS/HVAC Controls	DDC Control Panel		Clopper Mill Elementary School / Main Building	Boiler Room				2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9273721	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Clopper Mill Elementary School / Main Building	Commercial Kitchen						
2	9273827	E1030	Foodservice Equipment	Convection Oven, Double		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	091912ZA060T			
3	9273904	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Continental Freezer	2F-22	14999221			
4	9273853	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Delfield Manitowoc	KCSC-60-B	1207150001102			
5	9273790	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Continental Refrigerator	2R-SS	14999231			
6	9273752	E1030	Foodservice Equipment	Refrigerator, Chest		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	STF58-1-S	9707728			
7	9273906	E1030	Foodservice Equipment	Steamer, Freestanding		Clopper Mill Elementary School / Main Building	Commercial Kitchen	Delfield Manitowoc	TG-1826H	1207150001101			
8	9273908	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Clopper Mill Elementary School / Main Building	Trash Room	Harmony	450SS	450SS-0845			
9	9273747	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Clopper Mill Elementary School / Main Building	Roof	Heatcraft Refrigeration Products, LLC	MOS010M63S	T12F08223			
10	9273832	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Clopper Mill Elementary School / Main Building	Roof	Heatcraft Refrigeration Products, LLC	MOS030L63S	T12F08221			
11	9273856	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Clopper Mill Elementary School / Main Building	Commercial Kitchen (walk-in refrigerator)	Larkin Heatcraft	Inaccessible	Inaccessible			



