

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Cloverly Elementary School  
800 Briggs Chaney Road  
Silver Spring, MD 20905

## **PREPARED BY:**

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## **BV PROJECT #:**

*172559.25R000-029.354*

## **DATE OF REPORT:**

*August 13, 2025*

## **ON SITE DATE:**

*April 14, 2025*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	800 Briggs Chaney Road, Silver Spring, MD 20905
Site Developed	1961, Renovated 1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 14, 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)	Montgomery County Public Schools Ms. Maria Romero Building Service Manager, Office of Facilities Management Direct 301.741.6373 <a href="mailto:mariacromero@mcpsmd.org">mariacromero@mcpsmd.org</a>
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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

Cloverly Elementary School is a public elementary school in Silver Spring, Maryland, serving students from pre-kindergarten to 5th grade. Cloverly Elementary consists of a single-story building with no basement, originally built in 1961 and later closed in 1983 due to a significant reduction in student enrollment. Cloverly was later renovated and reopened in 1989, with additional classrooms and storage and office spaces. The gymnasium was built in 2008. The school's interior spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical, utility spaces, and reception desks for public visitors. The building was reported to be consistently occupied.

### Architectural

The Cloverly Elementary building is designed embracing a wide range of styles and materials with focus on innovation and sustainability, often incorporating natural light and open spaces. The building's superstructures are concealed and appear to be load-bearing, with masonry exterior walls and load-bearing interior walls. The walls and floors are plumb, level, and stable, with no observed settlement or structural deficiencies. The construction features a brick facade with aluminum windows, metal exterior doors, and roofs that are flat with built-up membrane, along with a section of asphalt shingles at the media center section. The interior finishes, typical of a school, include vinyl tile and ceramic floors, carpet, gypsum board walls, and acoustic ceiling tiles, though they are dated and appeared original to the building's construction. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

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

The building's central heating system is supplied by two hot water boilers, feeding hydronic radiators in common areas and unit ventilators in classrooms and supporting spaces. Central cooling is provided by one air-cooled chiller, which feeds air handlers throughout the building. Auxiliary systems include packaged units and rooftop exhaust fans. The electrical service is supplied by a switchboard and step-down transformers located throughout the building. The facility's electrical infrastructure has been updated on an as-needed basis. The lighting system consists mostly of linear fluorescent fixtures and LED bulbs. The plumbing system has not had reports of supply or sewer issues. Domestic hot water is provided to the restrooms and break room areas by electric water heater located in the mechanical room. Plumbing fixtures, including toilets and restroom sinks, are nearing the end of their estimated useful life. Fire protection systems include a fire alarm system, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. The sprinkler system protecting the entire building is serviced from the main mechanical room. Most of the MEPF components will require replacement during the reserve term, with typical lifecycle replacements and ongoing maintenance budgeted and anticipated.

### Site

The parking areas and drive aisles are paved with asphalt, while the sidewalks throughout the property are constructed of concrete. Exterior lighting consists of building-mounted LED fixtures and LED pole lights throughout the parking areas. The property slopes down from the northwest side to the southeast. A section of chain-link fencing is located along the property line at the rear of the building. Stormwater from the roofs, landscaped areas, and paved areas flows into on-site inlets and catch basins, with underground piping connected to the municipal stormwater management system. The landscaping consists of trees, shrubs, and grass. In general, the site has been well maintained, and continued routine maintenance is recommended.



## 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 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 0.633622.

## Immediate Needs

There are no immediate needs to report.

## Key Findings

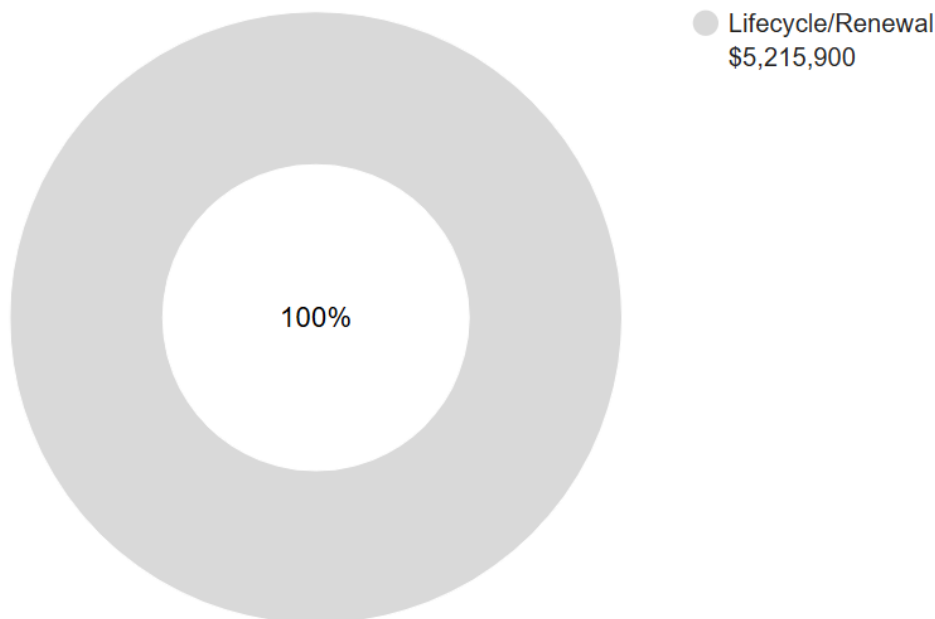
There are no key findings to report.

## Plan Types

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

### Plan Type Descriptions & Distribution

<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: \$5,215,900**

## 2. Elementary School Building



### Elementary School Building: Elementary Systems Summary

<b>Address</b>	800 Briggs Chaney Road, Silver Spring, MD 20905	
<b>GPS Coordinates</b>	39.1084568, -76.9940307	
<b>Constructed/Renovated</b>	1961/1990	
<b>Building Area</b>	61,991 SF	
<b>Number of Stories</b>	1 above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by wood joists & open-web steel joists over concrete slab and footing foundation	Fair
<b>Façade</b>	Primary Wall Finish: Brick Veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingle	Fair
<b>Interiors</b>	Walls: Painted gypsum board & glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT & unfinished/exposed	Fair
<b>Elevators</b>	None	--

Elementary School Building: Elementary Systems Summary		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas-fired water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chiller, air handlers, feeding fan coil, hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	



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

<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>Facade</b>	-	-	\$266,600	\$35,700	\$210,900	\$513,200
<b>Roofing</b>	-	-	-	\$1,092,400	-	\$1,092,400
<b>Interiors</b>	-	-	\$575,300	\$385,600	\$1,120,600	\$2,081,500
<b>Plumbing</b>	-	-	\$13,400	\$37,200	\$830,100	\$880,600
<b>HVAC</b>	-	-	\$739,900	\$53,700	\$1,645,400	\$2,439,100
<b>Fire Protection</b>	-	-	\$58,000	\$25,000	\$121,400	\$204,300
<b>Electrical</b>	-	-	\$180,800	\$559,800	\$336,900	\$1,077,500
<b>Fire Alarm &amp; Electronic Systems</b>	-	-	\$17,400	\$249,900	\$27,100	\$294,400
<b>Equipment &amp; Furnishings</b>	-	-	\$77,300	\$486,800	\$20,300	\$584,400
<b>TOTALS (3% inflation)</b>	-	-	<b>\$1,928,500</b>	<b>\$2,926,200</b>	<b>\$4,312,800</b>	<b>\$9,167,500</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>	9.6 acres (estimated)	
<b>Parking Spaces</b>	51 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing. Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and fuel oil tanks	Fair
<b>Site Lighting</b>	Pole-mounted: LED Landscape accent lighting	Fair
<b>Ancillary Structures</b>	None	--
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.
<b>Site Areas Observed</b>	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>	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	\$2,200	-	\$249,300	\$251,400
Site Development	-	-	\$28,100	\$98,300	\$142,200	\$268,600
Site Pavement	-	-	\$17,000	\$172,600	\$195,500	\$385,100
Site Utilities	-	-	-	\$43,000	-	\$43,000
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$47,200</b>	<b>\$313,900</b>	<b>\$587,000</b>	<b>\$948,100</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	1961 / 1990	No	No
Building	1961 / 1990	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
<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 Cloverly Elementary School, 800 Briggs Chaney Road, Silver Spring, MD 20905, 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:** Diego F. Mora  
Project Assessor

**Reviewed by:**



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## 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



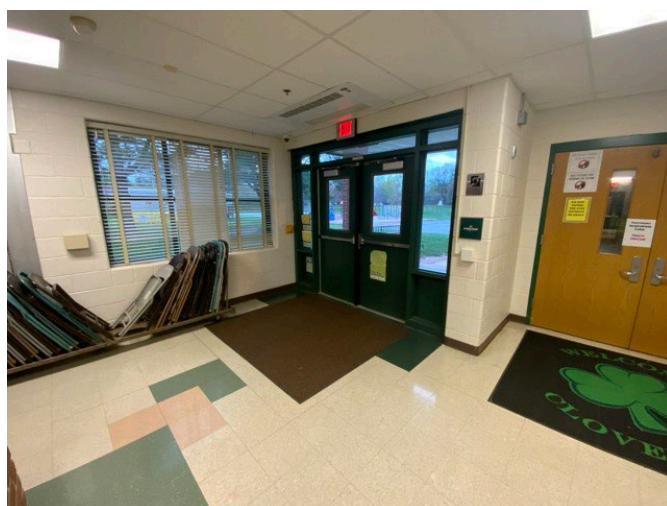
3 - REAR ELEVATION



4 - RIGHT ELEVATION



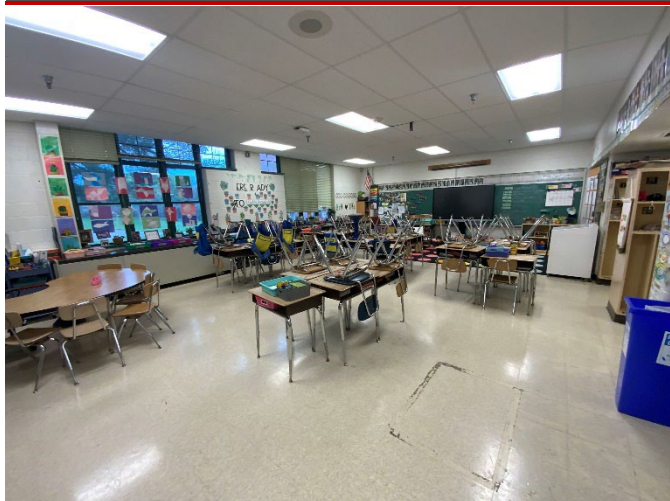
5 - MAIN ENTRANCE



6 - MAIN ENTRANCE/LOBBY



## Photographic Overview



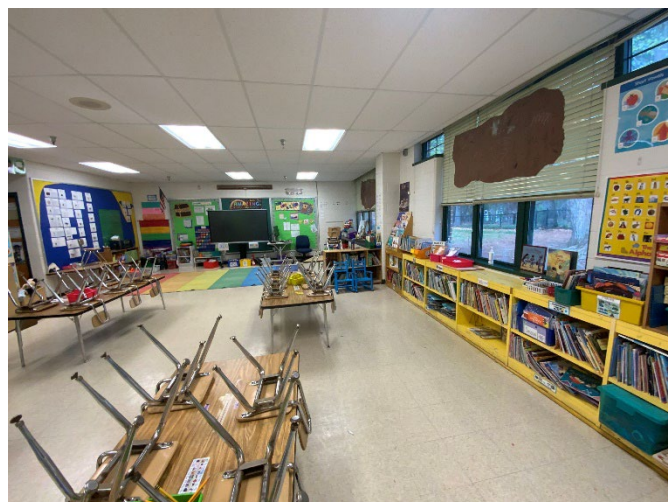
7 – CLASSROOM INTERIOR



8 – CLASSROOM INTERIOR



9 – CLASSROOM OVERVIEW



10 – CLASSROOM OVERVIEW



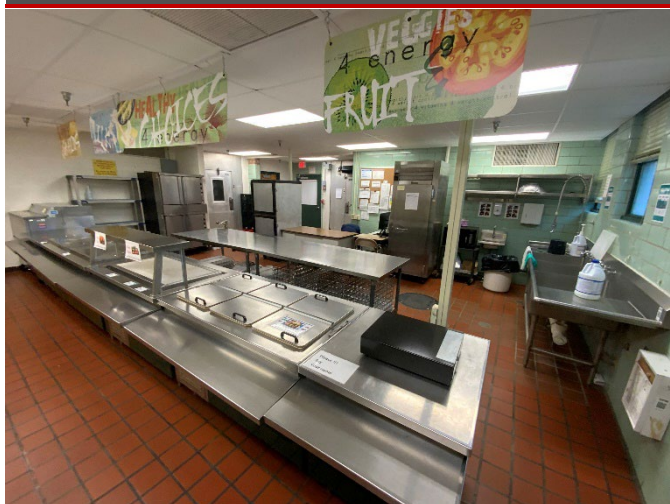
11 – WORK ROOM



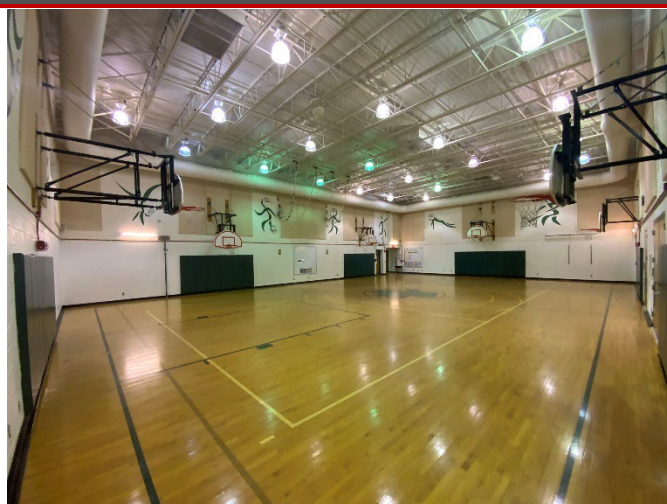
12 – NURSE ROOM



## Photographic Overview



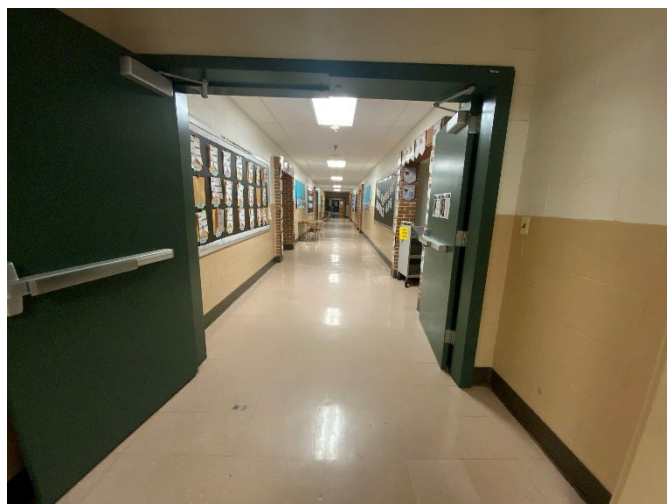
13 – KITCHEN



14 – GYMNASIUM



15 – LIBRARY



16 – HALLWAY



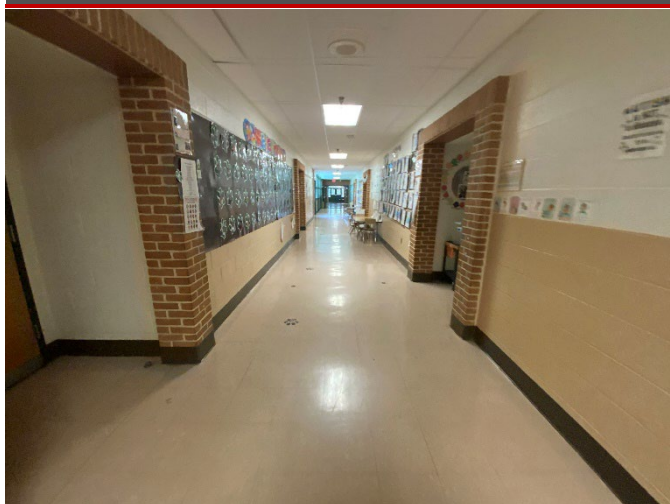
17 – BATHROOM



18 – CAFETORIUM



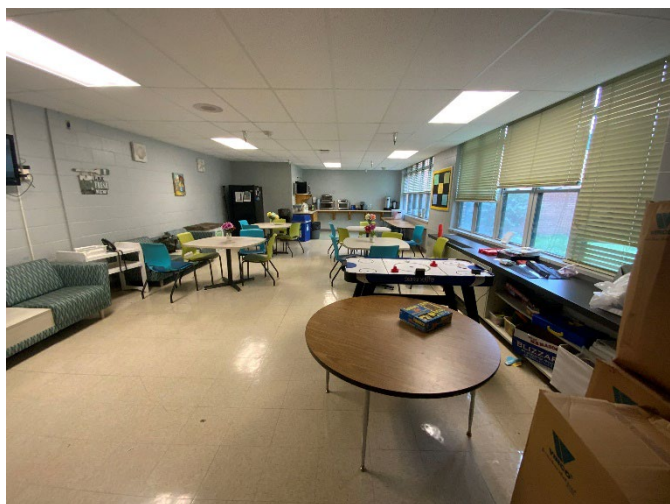
## Photographic Overview



19 – HALLWAY



20 – HALLWAY



21 – TEACHERS LOUNGE



22 – RECEPTION



23 – MECHANICAL ROOM



24 – GAS-FIRED BOILERS



## Photographic Overview



25 – ELECTRICAL ROOM



26 – GENERATOR



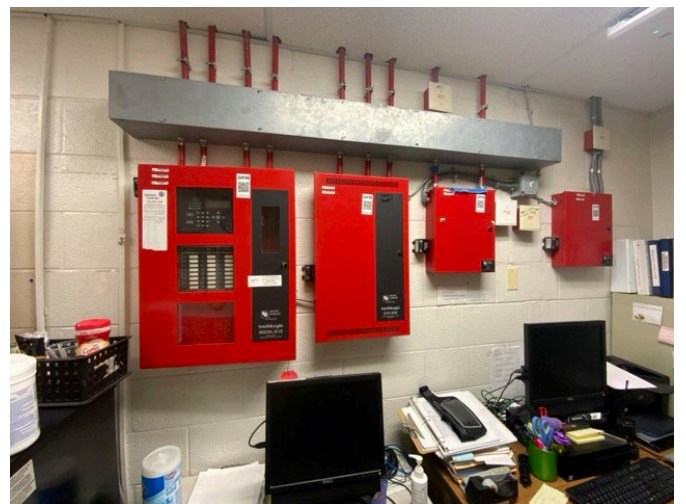
27 – AIR-COOLED CHILLER



28 – PACKAGED UNIT AT ROOF LEVEL



29 – FIRE PUMP



30 – FIRE ALARM PANEL



## Photographic Overview



31 – BUILT-UP ROOF MEMBRANE



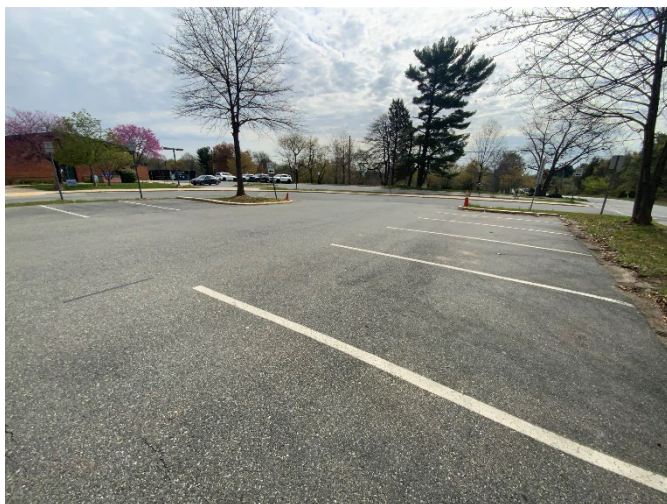
32 – BUILT-UP ROOF MEMBRANE



33 – ASPHALT SHINGLE ROOF



34 – MAIN PARKING AREA



35 – ASPHALT PAVEMENT



36 – ASPHALT PAVEMENT



## Photographic Overview



37 – PLAYGROUND'S ASPHALT SURFACE



38 – PLAYGROUND'S ASPHALT SURFACE



39 – CONCRETE WALKWAYS OVERVIEW



40 – CONCRETE WALKWAYS OVERVIEW



41 – LANDSCAPING OVERVIEW



42 – LANDSCAPING OVERVIEW

## Appendix B:

### Site Plan(s)

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# Site Plan



BUREAU  
VERITAS

**Project Number**

172559.25R000-029.354

**Source**

Google

**Project Name**

Cloverly Elementary School

**On-Site Date**

April 14, 2025





## **Appendix C:**

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

---

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Cloverly Elementary School

**Name of person completing form:** Maria Romero

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

**Length of time associated w/ property:** 21 Years

**Date Completed:** 4/14/2025

**Phone Number:** 3017416373

**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 1961	Renovated 1989	
2	Building size in SF	61,991 <b>SF</b>		
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?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

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

---

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cloverly Elementary School

BV Project Number: 172559.25R000-029.354

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



CURB CUT



ACCESSIBLE RAMP

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
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



MAIN ENTRANCE



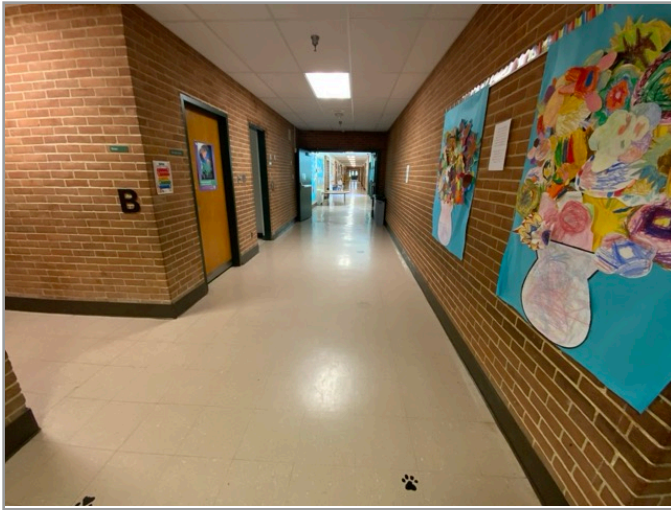
ADDITIONAL ENTRANCE

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

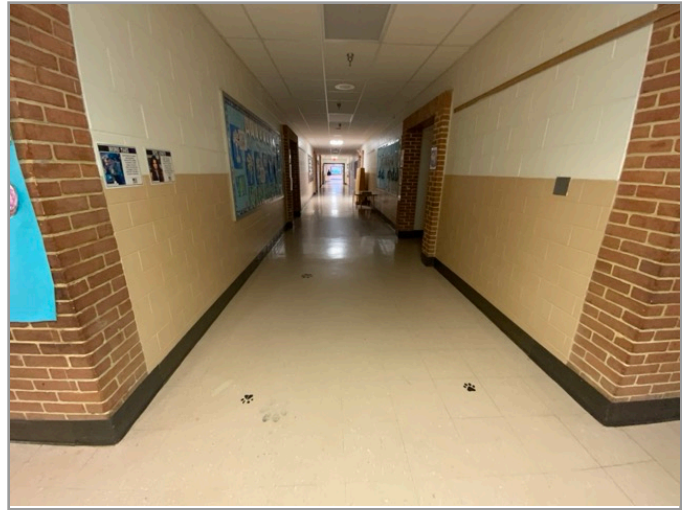
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



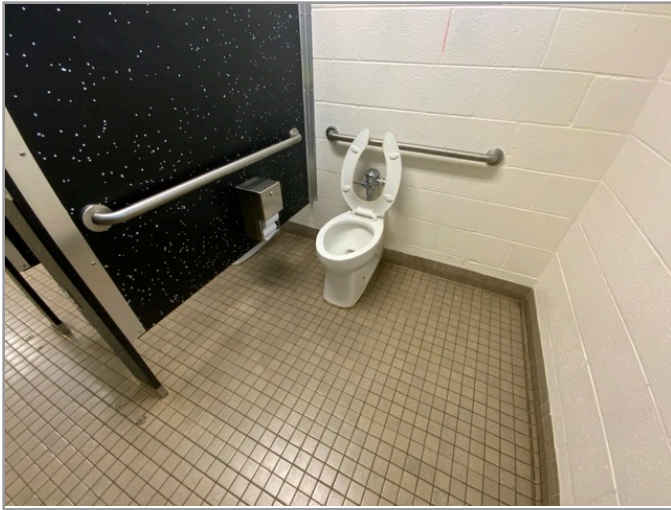
ACCESSIBLE INTERIOR PATH

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 ?	✗			

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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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



## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## **Appendix E:** Component Condition Report

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## Component Condition Report | Cloverly Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	61,991 LF	25	9327375
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls	61,991 SF	25	9375730
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	14,263 SF	10	9219989
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	184	5	9219974
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	15	9219975
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	26	20	9219997
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	2,000 SF	10	9220018
B3010	Roof	Fair	Roofing, Built-Up	60,000 SF	8	9219902
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	10	9219985
Interiors						
C1030	Utility Rooms/Areas	Fair	Interior Door, Wood, Solid-Core	172	10	9219952
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	43,300 SF	10	9327377
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	10	9219944
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	117,700 SF	5	9219914
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	43,390 SF	5	9219917
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	3,100 SF	20	9219933
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,340 SF	13	9220001
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	9,300 SF	3	9219922
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,800 SF	20	9219916
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	18,500 SF	5	9219921
Plumbing						

Component Condition Report | Cloverly Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	8	9219995
D2010	Restrooms	Fair	Urinal, Standard	8	15	9219980
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	5	9219967
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	47	15	9219957
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	26	15	9219945
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	61,991 SF	20	9219891
D2010	Boiler Room	Fair	Piping & Valves, Water Flow Meter, Domestic Water	1	13	9219893
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	32	15	9219907
D2020	Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	10	9220015
D2030	Boiler Room	Fair	Pump, Sump	1	3	9220010
HVAC						
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	22	9219927
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-2]	1	22	9219999
D3030	Portable Classroom	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9220006
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 4 Ton	50	5	9219906
D3030	Building Exterior	Good	Chiller, Air-Cooled [CH-1]	1	17	9219964
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	9219948
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	9219968
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	61,991 SF	20	9327376
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	6	9219931
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted	1	15	9220000
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	15	9219977
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	4	9220014
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	61,991 SF	15	9219934
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-2]	1	15	9219915

Component Condition Report | Cloverly Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-1]	1	15	9219970
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	15	9219941
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	9219996
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	13	9219929
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	12	9219901
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219888
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219958
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219954
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219889
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219976
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219890
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219918
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219978
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219971
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9220009
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219963
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219885
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219961
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9220016
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219919
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9220022
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219912
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9220002
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219991
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219910

Component Condition Report | Cloverly Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219981
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	9219920
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219905
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219943
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219959
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9219903
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219882
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219886
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219951
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9220005
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219899
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219930
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219962
D3060	Roof	Fair	Exhaust Fan, Roof-Mounted, 16" Damper	1	3	9219946
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	9219898
Fire Protection						
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	13	9219984
D4010	Boiler Room	Fair	Pump, Fire Suppression	1	5	9219987
D4010	Boiler Room	Fair	Supplemental Components, Fire Pump Controller	1	10	9220021
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	61,991 SF	15	9219896
D4010	Boiler Room	Fair	Supplemental Components, Fire Jockey Pump	1	10	9219935
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression	1	15	9219966
Electrical						
D5010	Boiler Room	Good	Automatic Transfer Switch, ATS	1	3	9219988
D5010	Boiler Room	Good	Automatic Transfer Switch, ATS	1	5	9219998

Component Condition Report | Cloverly Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D5010	Building Exterior	Fair	Generator, Gas	1	6	9219923	
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	5	9220019	
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	5	9219994	
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown	1	22	9219887	
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9219913	
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9219947	
D5020	Utility Rooms/Areas	Good	Secondary Transformer, Dry, Stepdown	1	3	9219992	
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	22	9219883	
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9219942	
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9219955	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	9220013	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	9220003	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	9219960	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	12	9219904	
D5030	Electrical Room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	61,991	SF	20	9220012
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	61,991	SF	10	9219950
Fire Alarm & Electronic Systems							
D7050	Utility Rooms/Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	9219924	
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	61,991	SF	10	9219908
Equipment & Furnishings							
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9219937	
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9219940	
E1030	Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	25	LF	10	9220017
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	9219972	
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9219993	



Component Condition Report | Cloverly Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	9219936
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	15	9219926
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9219979
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	8	9220008
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	4	5	9219939
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	1,000 LF	10	9219953

Component Condition Report | Cloverly Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	75 SF	5	9219938
F1020	Portable Classroom	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,600 SF	15	9220007
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	34,500 SF	8	9219949
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	34,500 SF	3	9219897
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	9,000 SF	20	9219982
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,000 SF	11	9219884
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	6,600 SF	3	9220020
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	9219894
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	10	9219969
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	9219892
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,000 SF	3	9327378
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	8	10	9219911

Component Condition Report | Cloverly Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	10	9219965
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	9219932
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	8	10	9220004

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report



5/28/2025

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
Cloverly Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cloverly Elementary School / Main Building	\$0	\$0	\$0	\$201,302	\$24,761	\$1,702,510	\$197,019	\$0	\$1,101,583	\$0	\$1,627,627	\$0	\$114,061	\$465,217	\$0	\$1,195,030	\$0	\$297,513	\$14,760	\$0	\$2,226,208	\$9,167,591
Cloverly Elementary School / Site	\$0	\$0	\$0	\$39,256	\$0	\$7,970	\$0	\$0	\$198,471	\$0	\$115,442	\$77,517	\$0	\$52,757	\$0	\$249,275	\$0	\$0	\$61,160	\$0	\$146,295	\$948,144
Grand Total	\$0	\$0	\$0	\$240,558	\$24,761	\$1,710,480	\$197,019	\$0	\$1,300,054	\$0	\$1,743,069	\$77,517	\$114,061	\$517,974	\$0	\$1,444,305	\$0	\$297,513	\$75,920	\$0	\$2,372,503	\$10,115,734

Cloverly Elementary School

Cloverly Elementary School / Main Building

Location Code	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9219989	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	14263	SF	\$1.86	\$26,529											\$26,529											\$26,529	
B2020	Building Exterior	9219974	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	184	EA	\$1,250.00	\$230,000						\$230,000																\$230,000	
B2050	Building Exterior	9219975	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	10	EA	\$1,300.00	\$13,000																\$13,000						\$13,000	
B2050	Building Exterior	9219997	Exterior Door, Steel, Commercial, Replace	40	20	20	26	EA	\$4,060.00	\$105,560																				\$105,560		\$105,560	
B3010	Roof	9220018	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	2000	SF	\$3.80	\$7,600											\$7,600											\$7,600	
B3010	Roof	9219902	Roofing, Built-Up, Replace	25	17	8	60000	SF	\$14.00	\$840,000									\$840,000													\$840,000	
B3020	Roof	9219985	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	1500	LF	\$9.00	\$13,500											\$13,500											\$13,500	
C1030	Utility Rooms/Areas	9219952	Interior Door, Wood, Solid-Core, Replace	40	30	10	172	EA	\$700.00	\$120,400											\$120,400											\$120,400	
C1070	Throughout Building	9327377	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	43300	SF	\$3.50	\$151,550											\$151,550											\$151,550	
C1090	Restrooms	9219944	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	20	EA	\$750.00	\$15,000											\$15,000											\$15,000	
C2010	Throughout Building	9219914	Wall Finishes, any surface, Prep & Paint	10	5	5	117700	SF	\$1.50	\$176,550						\$176,550										\$176,550							\$353,100
C2030	Throughout Building	9219933	Flooring, Ceramic Tile, Replace	40	20	20	3100	SF	\$18.00	\$55,800																				\$55,800		\$55,800	
C2030	Commercial Kitchen	9219916	Flooring, Quarry Tile, Replace	50	30	20	1800	SF	\$26.00	\$46,800																				\$46,800		\$46,800	
C2030	Throughout Building	9219917	Flooring, Vinyl Tile (VCT), Replace	15	10	5	43390	SF	\$5.00	\$216,950						\$216,950														\$216,950		\$433,900	
C2030	Throughout Building	9219922	Flooring, Carpet, Commercial Standard, Replace	10	7	3	9300	SF	\$7.50	\$69,750				\$69,750																		\$139,500	
C2030	Gymnasium	9220001	Flooring, Maple Sports Floor, Replace	30	17	13	4340	SF	\$17.00	\$73,780																						\$73,780	
C2050	Throughout Building	9219921	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	18500	SF	\$2.00	\$37,000						\$37,000										\$37,000							\$74,000
D2010	Boiler Room	9219995	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	\$16,600.00	\$16,600									\$16,600													\$16,600	
D2010	Boiler Room	9219893	Piping & Valves, Water Flow Meter, Domestic Water, Replace	30	17	13	1	EA	\$7,120.00	\$7,120															\$7,120							\$7,120	
D2010	Throughout Building	9219891	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	61991	SF	\$5.00	\$309,955																			\$309,955			\$309,955	
D2010	Throughout Building	9219967	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	5	EA	\$1,500.00	\$7,500						\$7,500														\$7,500		\$15,000	
D2010	Restrooms	9219980	Urinal, Standard, Replace	30	15	15	8	EA	\$1,100.00	\$8,800																	\$8,800					\$8,800	
D2010	Classrooms General	9219957	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	47	EA	\$1,200.00	\$56,400																	\$56,400					\$56,400	
D2010	Restrooms	9219945	Toilet, Commercial Water Closet, Replace	30	15	15	26	EA	\$1,300.00	\$33,800																	\$33,800					\$33,800	
D2010	Restrooms	9219907	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	32	EA	\$1,700.00	\$54,400																	\$54,400					\$54,400	
D2020	Kitchen	9220015	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	10	10	1	EA	\$12,000.00	\$12,000											\$12,000											\$12,000	
D2030	Boiler Room	9220010	Pump, Sump, Replace	15	12	3	1	EA	\$4,270.00	\$4,270				\$4,270															\$4,270			\$8,540	
D3030	Building Exterior	9219964	Chiller, Air-Cooled, Replace	25	8	17	1	EA	\$180,000.00	\$180,000																	\$180,000					\$180,000	
D3030	Portable Classroom	9220006	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$5,500.00	\$5,500				\$5,500																		\$5,500	
D3030	Throughout Building	9219906	Unit Ventilator, approx/nominal 4 Ton, Replace	20	15	5	50	EA	\$10,600.00	\$530,000						\$530,000																\$530,000	
D3030	Roof	9219948	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$4,800.00	\$4,800						\$4,800													\$4,800			\$9,600	
D3050	Boiler Room	9219977	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$6,500.00	\$6,500																	\$6,500					\$6,500	
D3050	Boiler Room	9219915	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$13,600.00	\$13,600																	\$13,600					\$13,600	
D3050	Boiler Room	9219970	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$13,600.00	\$13,600																	\$13,600					\$13,600	
D3050	Boiler Room	9219941	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$6,500.00	\$6,500																	\$6,500					\$6,500	
D3050	Throughout Building	9327376	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	61991	SF	\$5.00	\$309,955																			\$309,955			\$309,955	
D3050	Roof	9219968	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																	\$11,000	
D3050	Roof	9220014	Packaged Unit, RTU, Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																	\$11,000	
D3050	Roof	9219931	Packaged Unit, RTU, Roof-Mounted, Replace	20	14	6	1	EA	\$20,000.00	\$20,000							\$20,000															\$20,000	
D3050	Roof	9219996	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$25,000.00	\$25,000							\$25,000															\$25,000	
D3050	Roof	9219901	Packaged Unit, RTU, Roof-Mounted, Replace	20	8	12	1	EA	\$40,000.00	\$40,000														\$40,000								\$40,000	
D3050	Gymnasium	9219929	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	17	13	1	EA	\$165,000.00	\$165,000																	\$165,000					\$165,000	



## Replacement Reserves Report



**5/28/2025**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	Roof	9220000	Packaged Unit, RTU, Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Throughout Building	9219934	HVAC System, Ductwork, Medium Density, Replace	30	15	15	61991	SF	\$4.00	\$247,964																\$247,964						\$247,964
D3060	Roof	9219888	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219958	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219954	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219889	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219976	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219890	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219918	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219978	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219971	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9220009	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219963	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219885	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219961	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9220016	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200
D3060	Roof	9219919	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9220022	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219912	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9220002	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219991	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219920	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219905	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219943	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219903	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200
D3060	Roof	9219882	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219886	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219951	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9220005	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219930	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219910	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219898	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219946	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219962	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219899	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219959	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	9219981	Exhaust Fan, Roof-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D4010	Boiler Room	9219987	Pump, Fire Suppression, Replace	25	20	5	1	EA	\$50,000.00	\$50,000						\$50,000																\$50,000
D4010	Boiler Room	9220021	Supplemental Components, Fire Pump Controller, Replace	20	10	10	1	EA	\$17,800.00	\$17,800											\$17,800										\$17,800	
D4010	Boiler Room	9219935	Supplemental Components, Fire Jockey Pump, Replace	20	10	10	1	EA	\$800.00	\$800											\$800										\$800	
D4010	Building Exterior	9219984	Supplemental Components, Fire Department Connection, Double, Replace	30	17	13	1	EA	\$1,140.00	\$1,140														\$1,140							\$1,140	
D4010	Throughout Building	9219896	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	61991	SF	\$1.07	\$66,330																\$66,330					\$66,330	
D4010	Boiler Room	9219966	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	\$10,500.00	\$10,500																\$10,500					\$10,500	
D5010	Building Exterior	9219923	Generator, Gas, Replace	25	19	6	1	EA	\$120,000.00	\$120,000						\$120,000															\$120,000	
D5010	Boiler Room	9219988	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	\$12,000.00	\$12,000				\$12,000																	\$12,000	
D5010	Boiler Room	9219998	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$12,000.00	\$12,000						\$12,000															\$12,000	
D5020	Utility Rooms/Areas	9219992	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700				\$6,700																	\$6,700	
D5020	Electrical Room	9220019	Switchboard, 277/480 V, Replace	40	35	5	1	EA	\$75,000.00	\$75,000						\$75,000															\$75,000	
D5020	Electrical Room	9219913	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000															\$10,000	
D5020	Electrical Room	9219947	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$16,000.00	\$16,000						\$16,000															\$16,000	
D5020	Electrical Room	9219955	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000															\$10,000	

Replacement Reserves Report



5/28/2025

Unifmat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5020	Electrical Room	9219942	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000
D5020	Electrical Room	9219994	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$5,300.00	\$5,300						\$5,300																\$5,300
D5030	Electrical Room	9220012	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	61991	SF	\$2.50	\$154,978																				\$154,978	\$154,978	
D5030	Boiler Room	9220013	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5030	Boiler Room	9220003	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5030	Boiler Room	9219960	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5030	Boiler Room	9219904	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5040	Throughout Building	9219950	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	61991	SF	\$5.00	\$309,955											\$309,955										\$309,955	
D7050	Utility Rooms/Areas	9219924	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000														\$15,000	\$30,000	
D7050	Throughout Building	9219908	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	61991	SF	\$3.00	\$185,973											\$185,973										\$185,973	
E1030	Kitchen	9219937	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700		\$3,400	
E1030	Kitchen	9219979	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700				\$2,700															\$2,700		\$5,400	
E1030	Kitchen	9219940	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600														\$3,600	\$7,200	
E1030	Kitchen	9219993	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700														\$1,700	\$3,400	
E1030	Kitchen	9219936	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000	
E1030	Kitchen	9219972	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000															\$25,000	
E1030	Kitchen	9220017	Commercial Kitchen Line, Cooking Equipment, Replace	20	10	10	25	LF	\$2,000.00	\$50,000											\$50,000										\$50,000	
E1030	Kitchen	9219926	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,100.00	\$2,100															\$2,100						\$2,100	
E1070	Auditorium	9220008	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	1000	SF	\$13.00	\$13,000								\$13,000													\$13,000	
E1070	Gymnasium	9219939	Basketball Backboard, Wall-Mounted, Operable, Operable	30	25	5	4	EA	\$4,300.00	\$17,200						\$17,200															\$17,200	
E2010	Throughout Building	9219953	Casework, Cabinetry, Standard, Replace	20	10	10	1000	LF	\$300.00	\$300,000											\$300,000										\$300,000	
Totals, Unescalated											\$0	\$0	\$0	\$184,220	\$22,000	\$1,468,600	\$165,000	\$0	\$869,600	\$0	\$1,211,107	\$0	\$80,000	\$316,790	\$0	\$767,044	\$0	\$180,000	\$8,670	\$0	\$1,232,598	\$6,505,629
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$201,302	\$24,761	\$1,702,510	\$197,019	\$0	\$1,101,583	\$0	\$1,627,627	\$0	\$114,061	\$465,217	\$0	\$1,195,030	\$0	\$297,513	\$14,760	\$0	\$2,226,208	\$9,167,591

Cloverly Elementary School / Site

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Site	9219938	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	75	SF	\$25.00	\$1,875						\$1,875																\$1,875
F1020	Portable Classroom	9220007	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	10	15	1600	SF	\$100.00	\$160,000																\$160,000						\$160,000
G2020	Site Parking Areas	9219897	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	34500	SF	\$0.45	\$15,525				\$15,525					\$15,525					\$15,525				\$15,525				\$62,100
G2020	Site Parking Areas	9219949	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	34500	SF	\$3.50	\$120,750								\$120,750														\$120,750
G2030	Site Parking Areas	9219982	Sidewalk, Concrete, Large Areas, Replace	50	30	20	9000	SF	\$9.00	\$81,000																				\$81,000		\$81,000
G2050	Site	9327378	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	16000	SF	\$0.45	\$7,200				\$7,200					\$7,200					\$7,200				\$7,200				\$28,800
G2050	Site	9219892	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,000.00	\$5,000						\$5,000																\$5,000
G2050	Site	9219884	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	14	11	16000	SF	\$3.50	\$56,000											\$56,000											\$56,000
G2050	Site	9220020	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	6600	SF	\$2.00	\$13,200				\$13,200					\$13,200					\$13,200				\$13,200				\$52,800
G2050	Site	9219894	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
G2050	Site	9219969	Play Structure, Multipurpose, Very Small, Replace	20	10	10	1	EA	\$6,000.00	\$6,000											\$6,000											\$6,000
G2060	Site	9219911	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	8	EA	\$150.00	\$1,200											\$1,200											\$1,200
G2060	Site	9219932	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000											\$25,000
G2060	Site	9219965	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	10	10	1	EA	\$1,700.00	\$1,700											\$1,700											\$1,700
G4050	Site Parking Areas	9220004	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	10	10	8	EA	\$4,000.00	\$32,000											\$32,000											\$32,000
Totals, Unescalated											\$0	\$0	\$0	\$35,925	\$0	\$6,875	\$0	\$0	\$156,675	\$0	\$85,900	\$56,000	\$0	\$35,925	\$0	\$160,000	\$0	\$0	\$35,925	\$0	\$81,000	\$654,225
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$39,256	\$0	\$7,970	\$0	\$0	\$198,471	\$0	\$115,442	\$77,517	\$0	\$52,757	\$0	\$249,275	\$0	\$0	\$61,160	\$0	\$146,295	\$948,144

\* 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	9219995	D2010	Water Heater	Gas, Commercial (200 MBH)	199 GAL	Cloverly Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD100199NET 118	1306M002963	2013		
2	9220015	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Underground		Cloverly Elementary School / Main Building	Kitchen						
3	9220010	D2030	Pump	Sump	3 HP	Cloverly Elementary School / Main Building	Boiler Room						



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9219927	D3020	Boiler	Gas, HVAC	2000 MBH	Cloverly Elementary School / Main Building	Boiler Room	Fulton	EDR-2000	4376-HFTC	2017		
2	9219999	D3020	Boiler [B-2]	Gas, HVAC	2000 MBH	Cloverly Elementary School / Main Building	Boiler Room	Fulton	EDR-2000	4364-HFTC	2017		
3	9219964	D3030	Chiller [CH-1]	Air-Cooled	150 TON	Cloverly Elementary School / Main Building	Building Exterior	Daikin Industries	AGZ150EDSEMNN00	STNU171000046	2017		
4	9220006	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Cloverly Elementary School / Main Building	Portable Classroom	Bard Manufacturing Company	Illegible	Illegible			
5	9219948	D3030	Split System Ductless	Single Zone	1.5 TON	Cloverly Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA2	71000050			
6	9219906	D3030	Unit Ventilator	approx/nominal 4 Ton	1500 CFM	Cloverly Elementary School / Main Building	Throughout Building						50
7	9219970	D3050	Pump [P-1]	Distribution, HVAC Heating Water	20 HP	Cloverly Elementary School / Main Building	Boiler Room	Bell & Gossett	e-1510 SSFSW	C262198-01E81			
8	9219915	D3050	Pump [P-2]	Distribution, HVAC Heating Water	20 HP	Cloverly Elementary School / Main Building	Boiler Room	Bell & Gossett	e-1510 SSFSW	C262197-02E81			
9	9219941	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cloverly Elementary School / Main Building	Boiler Room	Bell & Gossett	e-1510	C262198-01E81			
10	9219977	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cloverly Elementary School / Main Building	Boiler Room	Bell & Gossett	e-1510 SSFSW	C262198-02E81			
11	9219929	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	50000 CFM	Cloverly Elementary School / Main Building	Gymnasium	Trane	MCCB017UA0C0UA	K08C26200	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9219968	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Cloverly Elementary School / Main Building	Roof	Trane	WSC036E4REATUL8	113310756L	2009		
13	9219996	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Cloverly Elementary School / Main Building	Roof	Trane	WCD150E400AB	113510637D	2011		
14	9219931	D3050	Packaged Unit	RTU, Roof-Mounted	10 TON	Cloverly Elementary School / Main Building	Roof	Trane	WSC120E4RKA0800C1A1B00100	113311546L	2011		
15	9220000	D3050	Packaged Unit	RTU, Roof-Mounted	10 TON	Cloverly Elementary School / Main Building	Roof	Trane	WSC120E4RKA0800C1A1800100	113311536L	2020		
16	9220014	D3050	Packaged Unit	RTU, Roof-Mounted	3 TON	Cloverly Elementary School / Main Building	Roof	Trane	WSC072E4RGA0WEG	113212794L	2009		
17	9219901	D3050	Packaged Unit	RTU, Roof-Mounted	20 TON	Cloverly Elementary School / Main Building	Roof	Trane	RN-020-3-0-EB09-EJK	201712-BNWP06108	2017		
18	9220016	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	100 CFM	Cloverly Elementary School / Main Building	Roof	Loren Cook Company	70C15DL	105SC12962/00/00074	2008		
19	9219903	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	ILG Industries	Illegible	Illegible	2008		
20	9219920	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
21	9219898	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	ILG Industries	Illegible	Illegible	2008		
22	9219888	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9219958	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
24	9219954	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	ILG Industries	Illegible	Illegible	2008		
25	9219889	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
26	9219976	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
27	9219890	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
28	9219918	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof				2008		
29	9219978	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
30	9219971	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
31	9220009	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
32	9219963	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
33	9219885	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9219961	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	ILG Industries	Illegible	Illegible	2008		
35	9219919	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
36	9220022	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
37	9219912	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
38	9220002	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
39	9219991	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
40	9219910	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
41	9219981	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
42	9219905	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
43	9219943	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
44	9219959	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9219882	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
46	9219886	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
47	9219951	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
48	9220005	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
49	9219899	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2008		
50	9219930	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	2000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
51	9219962	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1000 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		
52	9219946	D3060	Exhaust Fan	Roof-Mounted, 16" Damper	1500 CFM	Cloverly Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9219966	D4010	Backflow Preventer	Fire Suppression	6 IN	Cloverly Elementary School / Main Building	Boiler Room						
2	9219987	D4010	Pump	Fire Suppression	32 HP	Cloverly Elementary School / Main Building	Boiler Room	Peerless	4AEF10G	9927096687-10A			
3	9219935	D4010	Supplemental Components	Fire Jockey Pump	0.75 HP	Cloverly Elementary School / Main Building	Boiler Room	Tornatect Inc.	JP3-480/0.75/3/60	Z 139877	2015		
4	9220021	D4010	Supplemental Components	Fire Pump Controller		Cloverly Elementary School / Main Building	Boiler Room	Tornatect Inc.	GPL 460.30.3.60	Z 143335	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9219923	D5010	Generator	Gas	150 KW	Cloverly Elementary School / Main Building	Building Exterior	MTU Onsite Energy	MTU 6R0135 GS150	94100600070	2006		
2	9219988	D5010	Automatic Transfer Switch	ATS	150 AMP	Cloverly Elementary School / Main Building	Boiler Room	ASCO	D03ATS30150NGOC	1373555-003	1998		
3	9219998	D5010	Automatic Transfer Switch	ATS	150 AMP	Cloverly Elementary School / Main Building	Boiler Room	ASCO	D03ATS30150NGOC	1373555-001	1998		
4	9219887	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Cloverly Elementary School / Main Building	Boiler Room	Square D	Inaccessible	Inaccessible	2017		
5	9219913	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cloverly Elementary School / Main Building	Electrical Room	General Electric	9T2383874	475A544GAG001			
6	9219947	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Cloverly Elementary School / Main Building	Electrical Room	General Electric	9T2383875	475A544JAG001			
7	9219992	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Cloverly Elementary School / Main Building	Utility Rooms/Areas	Federal Pacific Electric	36B	T4T30CSE	1998		
8	9219883	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Cloverly Elementary School / Main Building	Electrical Room	Square D	Inaccessible	Inaccessible	2017		
9	9219942	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cloverly Elementary School / Main Building	Electrical Room	General Electric	9T23B3874	475A544GAG001 R			
10	9219955	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cloverly Elementary School / Main Building	Electrical Room	General Electric	9T2383874	475A544GAG001			
11	9220019	D5020	Switchboard	277/480 V	1600 AMP	Cloverly Elementary School / Main Building	Electrical Room	General Electric	AV-LINE	192-99116			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9219994	D5020	Distribution Panel	277/480 V	1600 AMP	Cloverly Elementary School / Main Building	Electrical Room	Square D	AEF3424MTX	AXB4			
13	9220013	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Cloverly Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4+F267	2181504709	2017		
14	9220003	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Cloverly Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4+F267	2181000189	2017		
15	9219960	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Cloverly Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4+F267	2173703800	2017		
16	9219904	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Cloverly Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-031A-4+F267	2181506026	2017		



Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9219924	D7050	Fire Alarm Panel	Fully Addressable		Cloverly Elementary School / Main Building	Utility Rooms/Areas						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9219926	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Cloverly Elementary School / Main Building	Kitchen						
2	9219940	E1030	Foodservice Equipment	Dairy Cooler/Wells		Cloverly Elementary School / Main Building	Kitchen	Beverage-Air Corporation	Inaccessible	Inaccessible			
3	9219937	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Cloverly Elementary School / Main Building	Kitchen	Metro	C199-HM20	2200051469	1998		
4	9219993	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Cloverly Elementary School / Main Building	Kitchen	ZEPHAIRE	Inaccessible	Inaccessible			
5	9219979	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Cloverly Elementary School / Main Building	Kitchen	Traulsen	Inaccessible	Inaccessible	1998		
6	9219972	E1030	Foodservice Equipment	Walk-In, Freezer		Cloverly Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
7	9219936	E1030	Foodservice Equipment	Walk-In, Refrigerator		Cloverly Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			